

Mauna Luan

Newsletter

October 2020
Edition



WATER SHUTDOWN


EAST BUILDING, FLOORS 6-20

On Tuesday, October 6, 2020 between the hours of 9:00 a.m. and approximately 1:00 p.m., the hot water will be off to the East Building, floors 6 thru 20 while a plumbing contractor installs new shut off valves to enable replacement of the rooftop heat pumps in the near future. The contractor is trying to have his work completed before 1:00 p.m., but please plan on not having hot water during the entire period. *Also, to prevent having a lot of air trapped in the lines when the water comes back on we would like to ask that you NOT run any hot water during the above times. Your help will be appreciated.*

FORTY-FOURTH ANNUAL OWNERS' MEETING

Due to Covid-19 restrictions, the Board of Directors is currently holding discussions on how and when we will be able to hold this year's annual owners' meeting. Once the Board makes a determination on how this meeting can be held, we will notify all owners and mail a packet of information to everyone. Mahalo.



A reminder that Trick-or-Treating throughout the buildings **is not** permitted at the Mauna Luan. Because of the desire for privacy by many of our residents, along with the potential danger due to many children running around the premises, it just does not work very well in high-rise buildings. If your children do dress up you must accompany them and they may only go to those units that you have been invited to in advance. 

HURRICANE SEASON STILL HERE!

Although we have not seen a lot of activity so far this year, our hurricane season is still ongoing so please don't become complacent just yet. Please remember that our hurricane season normally runs until November, so it is still a good time to review the information that was contained in the June 2020 Special Edition Newsletter regarding preparations for a hurricane and have some supplies stocked up for a while. The way store shelves empty leading up to one of these events makes it even more important that you prepare early to be sure you have everything you might need. If you do not have a copy of that newsletter and would like another, you may contact the Management Office or it is also available on our web site.



NO-SMOKING PROPERTY



A reminder that smoking or vaping is prohibited anywhere on Mauna Luan property, including inside of apartments. We would also like to ask that residents inform guests that no one will be permitted to smoke or vape on the property. If anyone has any questions, please contact the Management Office at 395-7544. Mahalo.

DRAIN PROBLEMS



Periodically we have apartments who experience drain backups in their sinks or tub/showers. What we have found on many occasions in the kitchen sinks is a large amount of food particles which do not wash away but once water-logged

will just pile up at the bottom of the drain stack. As a reminder, fats, oils and grease down kitchen drains will create problems in our drain lines when disposed of improperly. This results many times in clogged pipes and sewage overflows that impact other residents. Be sure to run hot water with any of these types of items to help break down and/or move them through the drain system. Also, when you are peeling or shredding vegetables, **DO NOT** put these items down your garbage disposal. Once wet, they become too heavy to wash away and will clog the bottom of the stack causing backups. Please throw these types of items in your trash to be disposed of in our trash chutes. You should always minimize the use of your garbage disposals for any large items and/or vegetables. Although these items may pass through, garbage disposals were not designed for grinding up meats or other fatty foods. Any items that can be, should be scraped from plates and disposed of in your kitchen trash. **One other issue that has arisen with the renovation of apartment units** is when contractors or residents will wash out their grout buckets or drywall materials in their sinks and then wash the debris down the drains. This material will harden and restrict flow in the drains to a point where they will clog and back up. Please do not allow your contractors to use your sinks for this type of clean up to help prevent problems for other residents. We would appreciate everyone's help in trying to minimize our problems with drain backups. Mahalo!

DISPOSAL OF LARGE TRASH

We need to ask for everyone's help with the disposal of large trash that cannot be placed in the trash chutes for compaction. When residents have boxes or other large items they need to dispose of there is an open bin in the mall area of each building that these items can be placed into. These bins are located inside of the mall area trash building. If you open the double doors you will see an open trash bin for your use. We do ask that all boxes be broken down flat to save space in the bin. There is also an open bin at the Car Wash Area for our staff's use only. There have been a number of residents who regularly take items there and either place them in the bin or sit them next to it. Please remember that this bin is only for our use due to the amount of landscape materials that are generated along with other Mauna Luan debris. We need to ask that residents discontinue use of this bin so there is sufficient space for us to use. Your help will be appreciated.

CORONAVIRUS REMINDERS

We are still operating under City & County and State mandates as far as how we live during the COVID-19 pandemic. The most recent order from the Mayor has loosened stay-at-home/work-



from-home mandates and the social gathering restrictions. This Order still includes a restriction on gatherings which limits the total number of people in any group to a maximum of five. So at this point Mauna Luan facilities are now open for residents and guests subject to the above number restrictions. We need to again remind all residents and their guests that you should wear face masks at all times when anywhere in an enclosed common area, especially when using the elevators, and outdoors if you cannot maintain a proper social distance of 6-feet.. As noted above, any gatherings in the pool areas or other common areas are limited to no more than five (5) people (workout room is a maximum of four (4) people). We would appreciate everyone's help and cooperation during this time with the mask mandates, social distancing and restriction on gatherings. Also, please continue to sanitize and wash your hands whenever you return home to help prevent your getting sick. Mahalo.

PLEASE REMEMBER TO USE HEADLIGHTS, AND OBSERVE SPEED LIMITS AT ALL TIMES WHILE IN THE PARKING STRUCTURE. ALSO, EACH LEVEL IN THE GARAGE WHERE THE UP & DOWN RAMP IS LOCATED IS A 4-WAY STOP SO EVERYONE SHOULD STOP BEFORE PROCEEDING. THIS IS ESPECIALLY IMPORTANT AT THE BOTTOM OF THE GARAGE RAMP! MAHALO.

As always, we solicit your comments, suggestions and even complaints to help keep the Mauna Luan one of the finest places to live in Hawaii.

Did you know that we have a web site? Please visit us at: www.maunaluan.com to find information about the Mauna Luan. Mahalo!

