

Mauna Luan

Newsletter

October 2021
Edition



WATER SHUTDOWN WEST BUILDING, FLOORS 6-20

On Tuesday, October 12, 2021 between the hours of 9:00 a.m. and approximately 12:00 noon, the hot and cold water will be off to the West Building, floors 6 thru 20 while a plumbing contractor replaces defective shut off valves on the building rooftop. We are hoping that this work will be completed before noon, but please plan on not having any 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 water during the above times. Your help will be appreciated.* Mahalo.

FORTY-SIXTH ANNUAL OWNERS' MEETING

A reminder note to all of our owners that the Forty-Sixth Annual Owners' Meeting will be held on **Wednesday, November 3, 2021 at 7:00 p.m.** in the Mauna Luan West Lobby. All proxy forms should be returned to the Management Office **not later than 4:30 p.m. on Monday, November 1, 2021 to be valid for this meeting.** Also, we need to have at least 40% of the ownership represented at the meeting, in person or by proxy, in order to hold it, so please return your proxy as soon as possible to be sure we have the required percentage of representation. You do not forfeit any voting privileges by turning in a proxy so please help us to ensure that we have the required 40% representation prior to the meeting. If any owner has questions regarding any of the information contained in the packet please contact us at (808) 395-7544. Mahalo!

HALLOWEEN & TRICK OR TREAT



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.



TRIMMING OF EUCALYPTUS TREES

On October 5th, 6th and 7th a tree contractor will be here to trim the Eucalyptus trees between the buildings and parking garage. These are the trees with the striped bark on them. We need to ask that everyone be careful if traveling behind the buildings as there will be large branches that might fall to the ground. They are usually pretty good at controlling this but just in case something were to fall we need you to be watchful and adhere to any barricades that the contractor may have posted. Thank you for your attention to this work.

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 2021 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.

CORONAVIRUS REMINDERS

As everyone should be aware, we are still operating under City & County and State mandates as far as what we can or cannot do during the COVID pandemic. There are still restrictions on gatherings which are a maximum of 10 indoors and 25 outdoors (*but according to our house rules this means no more than 10 non-resident guests outside*). The most recent news stated that the restrictions are being extended until November 30th now so there does not appear to any let up anytime soon. We need to again remind all residents and their guests that you must wear face masks at all times when indoors anywhere in the common areas, especially when using the elevators. We would appreciate everyone's help and cooperation during this time with the mask mandates, social distancing and restriction on gathering. 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.

TRIMMING OF COCONUT TREES

We will also be trimming the coconut trees around the property during the month of October. At this point we do not have the exact dates but please watch for notices on the elevator landings for when this will occur since it will require closing of each of our pool areas for about a half day or so when those areas are being worked on.

NOISE FROM SWIMMING RECREATION AREAS

We continue to receive a number of complaints regarding noise from the swimming recreation areas due to loud screaming and talking. Please remember that noise generated at the pools and Rec Building is much louder when heard from the apartments as this noise will generally echo as it makes its way up the buildings. It would be greatly appreciated if everyone exercised a little restraint if you hear loud noise coming from your group. You are entitled to enjoy the use of our recreation facilities; however, all residents are also entitled to be able to enjoy their homes too. Everyone's help and cooperation will be appreciated. Mahalo!

IDENTIFICATION

As a reminder, Article IV, Section 12 of the house rules provides that Management and/or any Security Personnel are authorized to require any person in any of the common or limited common elements to identify himself or herself by name and apartment number and, if a guest, to give the name and apartment number of the host and to confirm the physical presence of the host at the Mauna Luan. We have had a few instances recently where residents refused to provide that information when asked. Please help and cooperate if asked.

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!

