



NEW YEAR'S DAY RECEPTION

The Mauna Luan Board of Directors will once again be sponsoring a New Year's Day get-together in the West Lobby on **Sunday, January 1, 2023 between 3:00 p.m. and 5:00 p.m.** As we all wind down from a hectic holiday season this is always a good chance to relax and spend some time with neighbors and friends. If you would like to volunteer to help out by either putting together some of the food trays or just help out on the day of the party with setting up or helping to break down everything, please call the Management Office at 395-7544 and we will pass on your information to the committee. **Also, anyone who has some type of special dish they would like to show off, please let us know ahead of time so we know how much and what type of food will be there.** However, no one is under any obligation to bring anything! Just stop by for a little while to meet some new people and have some great pupus and drinks. Hope to see you all there!



INTERRUPTION OF WATER SERVICE TO ENTIRE PROPERTY

In mid-January 2023, the water service to the entire property will be interrupted periodically while a plumbing contractor conducts the annual testing of our backflow prevention valve. This valve is attached to the main water line from the City and County and is intended to prevent contaminated water from flowing backwards into the City and County water system in the event their pumps fail causing a loss of City pressure. During

the actual test the water should only be off for brief periods at any one time but due to the various phases of the test we cannot pin down the exact times so you will need to plan on not having water pressure for the entire period. **Also, the contractor may have to perform some repairs on the interior mechanisms. If this is necessary the water will be off for up to two full hours while this work is done.** Accordingly, if you think you may need water between the above hours you should draw it and set it aside prior to the above times. Because this affects the entire property you will not be able to utilize any of the common area water supplies either. We do apologize for the inconvenience; however, this work is required by the Board of Water Supply to ensure the safety of their water distribution systems.



RECYCLING OF CHRISTMAS TREES

As we do each year, we will be recycling Christmas trees again for all of our residents. All trees should be left in the area above and behind the car wash hoses, above the large trash bin that is staged in our Car Wash Area. **PLEASE REMEMBER** that you will need to remove all decorations, flocking, nails, etc., from your tree for it to be accepted by the recycling facility. Please **DO NOT** place your trees inside the trash bin. We will be staging all of the trees and will bring in a separate trash bin a little later so they can be recycled into mulch. We also ask that you pick up a **FREE PLASTIC BAG** to place your tree inside of before you bring it down in the elevators. This really helps alleviate the additional mess in our hallways and elevators, which our staff must then clean; and, also prevents fouling of the elevator door tracks which can prevent the elevators from operating properly. You can get one of these bags from Security at the Guardhouse or from the Management Office. Thanks for your help!



HOUSECLEANING REMINDER



A reminder that the large trash bin in our Car Wash Area will be here through approximately **Sunday, January 15th** for your use in disposing of unwanted household items. After that date, nothing except Christmas trees may be placed into the bin. Again, you may dispose of any large items of furniture or rubbish that you may not want to pay hauling charges for. As we mentioned before however, the landfill **will not take refrigerators, air conditioners, televisions, computers or monitors, washer/dryers, mattresses or any type of petroleum products (oil or gas).** Most other items are okay. Please give us a call if you are not sure about something you would like to place in the bin.



NEW YEAR'S EVE FIREWORKS

Just a reminder that fireworks are not permitted to be used on Mauna Luan premises. Although we realize that some of our residents would like to "cut loose" for New Year's Eve, the majority of our residents would still like to maintain the noise at a reasonable level, so fireworks and loud parties will need to be taken elsewhere. Please abide by our house rules for the safety and enjoyment of all our residents. Mahalo!!!!



HOLIDAY REMINDER

The Management Office will be closed on **Monday, January 16, 2023** in observance of the **Martin Luther King holiday**. Please contact Security at 395-7422 if you need assistance. Have a safe and fun holiday!



A HUGE THANKS FROM THE ENTIRE MAUNA LUAN STAFF

We would like to pass on our thanks to everyone who was able to contribute to our employees' Christmas fund this year. Your very generous donations of monetary gifts and other treats really helped again to make our employees' Christmas a great one! Our employees really do appreciate the fact that you notice and acknowledge their hard work by contributing to their holiday enjoyment. Our deepest, heartfelt thanks to you all!



DISPOSAL OF TRASH

We would like to ask that all of our residents please ensure that your household trash is properly contained to help prevent spills and drips in the hallway between the apartments and trash room. If you do notice that you dripped something onto the hallway we would like to ask that you grab some paper towels from your unit to wipe the spillage up. All of your neighbors will greatly appreciate your assistance with this.

PLEASE REMEMBER TO USE HEADLIGHTS AND OBSERVE SPEED LIMITS & ALL STOP SIGNS AT ALL TIMES WHILE IN THE PARKING STRUCTURE AND OTHER AREAS OF THE PREMISES! THIS IS ESPECIALLY IMPORTANT AT THE BOTTOM OF THE GARAGE RAMP! MAHALO.

UPCOMING PROJECTS

In the coming year we will have a number of fairly large projects occurring around the Mauna Luan. One important one will be the **installation of smoke detectors** in all apartments at the Mauna Luan as part of our fire safety evaluation that was performed earlier this year. If you already have smoke detectors that are newer and in good operating condition, you can probably keep those as long as they are installed in proper locations. If not, we will have new ones installed for you. We are hoping to be moving forward with the process of obtaining proposals and permits for the **renovation of the property entry**, including moving the guardhouse. This will cause a lot of disruption with traffic so we will appreciate everyone's help and cooperation to make this work go as smoothly as possible. We are also looking at **resurfacing of the top deck of our West parking garage** and putting down a waterproof membrane. This will require relocation of all vehicles that park there. We will attempt to arrange alternate parking, however, if we cannot, vehicles will need to be relocated during the work. If time permits, we may also be **performing plumbing inspections** in all apartments and cleaning of our dryer ducts for both buildings. Again, due to the coordination necessary, we may not get to all of these, but have them in our schedule. If anyone has any questions, please contact the Management Office.

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. Have a great new year!

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

