

Mauna Luan

Newsletter

November 2016
Edition



BUGS-----BUGS-----BUGS-----BUGS

Just a reminder that Diversified Exterminators will be here on **Tuesday, November 29, 2016** (NOTE: the contract incorrectly shows 11/22/16) for their quarterly pest control service in the units that have a current contract with them. The cost for this service is still \$60.00 per unit/per year or \$15.00 per treatment. It will cost \$55.00 per treatment on any other day. If you are already signed up for this service please be sure that we do have a signed entry authorization slip on file in the office before the technician arrives, in the event you cannot be home. If you are not currently on this service but would like to be, we have contract forms available in the Management Office. If you have any questions regarding this service you may contact us at (808) 395-7544 or contact Diversified Exterminators at (808) 841-5855. **Please note: Due to their scheduling system, the deadline for scheduling this treatment is Wednesday, November 23, 2016.** If there are any questions regarding this scheduling please contact Diversified Exterminators.

will be divided evenly among our employees and you will be acknowledged to them. Checks made out to “Mauna Luan Xmas Fund”, or cash, will be gratefully accepted at the Management Office, or non-resident owners can send a separate check to the Management Office. We do appreciate the fact that everyone’s financial condition is different, but any help you can give to your hard working employees in making their Christmas this year a little more enjoyable will be greatly appreciated by all of them!



NOVEMBER HOLIDAY REMINDERS

The Management Office will be closed on **Friday, November 11th** in observance of the **Veteran’s Day holiday**; and, **Thursday, November 24th** in observance of the **Thanksgiving Day holiday**. Please contact Security at 395-7422 if you require any assistance. **Mahalo!**



EMPLOYEE CHRISTMAS GIFTS—



--- for the people who keep your home clean, safe and beautiful. Although the Board of Directors annually sponsors a catered employee party and food gift certificates from Safeway; if it is your custom to give a Christmas gratuity, it also helps us to provide our employees with a better holiday season and they really appreciate your extra kindness. Most of our employees here are long-time, dedicated employees who are seldom seen but are here 365 days a year. Some of our more highly visible employees receive a lot of small gifts from residents but it takes 30 full-time people to keep the Mauna Luan going in the condition it is. All monies received from donations

FORTY-FIRST ANNUAL OWNERS’ MEETING

A reminder to all Mauna Luan owners that the 41st Annual Owners’ meeting is scheduled to be held on **Wednesday, November 2, 2016** at 7:00 p.m. in the Mauna Luan West Lobby. Sign-in starts at 6:15 p.m., and the meeting will begin promptly at 7:00 p.m. All owners are invited to attend if you have the time.

PAINTING PROJECT

A note of thanks to our West Building residents who have had to move vehicles during the repainting of the parking garage. Due to the painters using two separate sets of scaffolding they have been sort of leap-frogging over each other as they go across the front of the garage. This sometimes makes for a confusing system as far as who needs to move and when.

We will continue to try and keep up with notices to everyone when you need to move.

As a reminder, those residents who are asked to vacate their stall(s) during the daytime only may move your vehicles back into your stalls by 5:00 p.m. daily. Also, as mentioned, we only have a limited number of stalls available during the day so if you don't leave the garage during the day and have somewhere else you can park your vehicle we would appreciate your help. Thanks again for your help with this project. If you have any questions, please contact the Management Office at 395-7544.



SECURITY/SAFETY NOTES

We wanted to pass on some reminders regarding some security/safety issues we have been having.

1. Vehicle Decals. Please remember that all resident vehicles must have a Mauna Luan decal visible whenever the vehicle enters the property and while it is parked on property. This decal is to be affixed to the driver's side bumper or displayed on the dashboard or sun visor. If you do not have your decal please stop by the Management Office and we will provide another one to you. Thanks.

2. Wet Bathing Suits in Elevators. Fairly regularly we receive reports of large puddles of water in some of our elevators. Most of the time this is due to residents using the swimming pools and then coming directly into the building to go back to their apartments. Please remember to dry yourself off before going into the elevators or at least wrap a towel around you. The water that drips onto the elevator floors creates a slip hazard and also can damage the flooring once the water seeps under the flooring. Your help will be appreciated.

3. Noise from Televisions. As most residents are aware, due to the open design of the Mauna Luan, noise has a tendency to travel and disturb other residents. Late at night or early in the morning the volume from televisions can cause a great deal of problems for other residents. Please try to remember that if you are watching television very late or early in the morning, try to keep the volume lowered so as not to disturb other residents.

4. Hooking Entry Doors Open. Our buildings are supposed to be secured buildings so that only residents with keys or guests using the enterphone can gain entry. However, we find that many times residents or vendors will hook the entry doors open so they do not have to use their keys when returning. Please remember that if you are not actively moving in and out, you should unhook the entry doors to help with security. Mahalo.

5. Trash Chutes. Please remember when disposing of your trash to close the trash chute door completely to help contain odors and insects. Although these doors do have automatic closers, they sometimes hang up due to debris and/or people sitting heavy items on them when open. Your help will be appreciated.

SMOKING REGULATIONS

For those residents, and their guests, who do smoke, please remember that under City and County of Honolulu ordinances and Hawaii law, smoking is not permitted in the Mauna Luan unless completely inside of your apartment or completely outside of the buildings, at least 20 feet from any doorway, window or other opening. **All building hallways, and stairwells,** are also included in this restriction. Please remain in your unit or go to the ground level, outside of the main buildings, if you wish to smoke. **A SEPARATE NOTE REGARDING THE RECREATION BUILDING** - - - we frequently have complaints regarding people smoking directly in front of the Recreation Building at the tables underneath the canopies. Please remember that the '20 feet' restriction also applies to this building. That means that to smoke you will need to be a minimum of 20 feet from all windows and doorways of the Recreation Building. **Please note that all of the above restrictions also apply to electronic cigarettes.** Your help and cooperation with this problem will be appreciated!



HOLIDAY GUESTS

As the holidays approach many of our residents will be having family and friends visiting from the mainland or outer islands. Please remember that any visitors/guests who will be staying in your apartment for more than an overnight visit should be registered with our Management Office. As a registered guest they will be permitted to use our recreational facilities without a resident host in attendance; plus, if they are locked out or need some other service from us, they can be accommodated.

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 more information about the Mauna
Luan. Mahalo!

