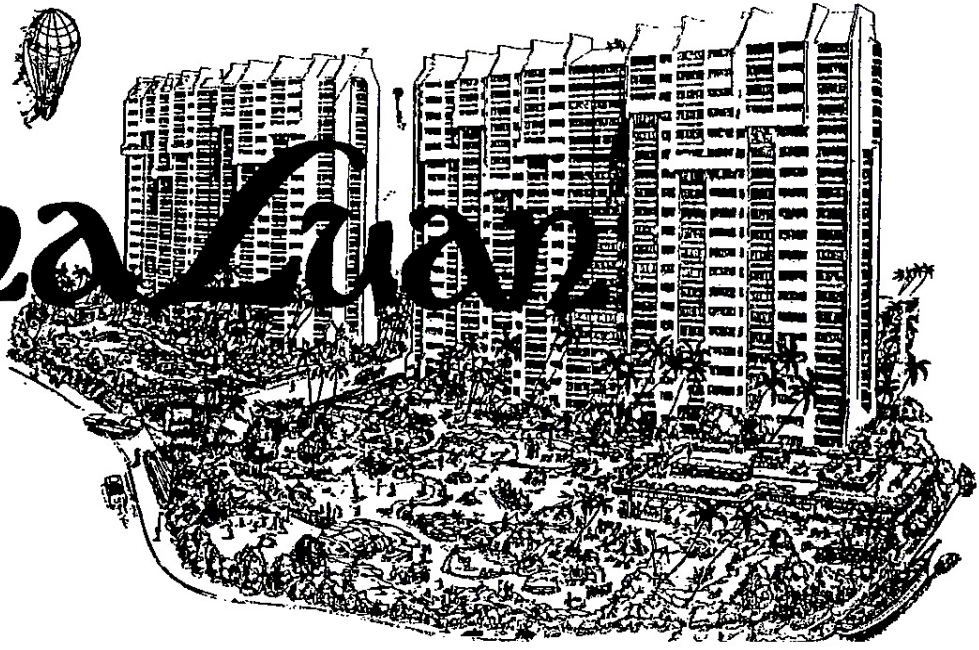


Mauka Lualaba

Newsletter

February 2017
Edition



RE-CODING OF SECURITY KEYS

We will begin re-coding of all security keys on Monday, February 6, 2017 continuing through Saturday, February 25, 2017. The security keys are the flat metal disks that allow entrance into the buildings through the main entrance doors, parking structure doors, and also allow access to the Recreation Building facilities. This annual project does require you to bring EACH key to the Management Office to have a new code placed on it. Below is the schedule for the re-coding:



- East Building-- - - - - Feb 6 - 11
- West Building- - - - - Feb 13 - 18
- All Others- - - - - Feb 21 - 25

On Monday, February 27, 2017 we will change all of the locks to accept only the new code and no longer the old one. If your keys have not been re-coded by that time they will no longer work in the doors. Please take a few minutes and stop by to have your keys done before this date. As a reminder, the Management Office will remain open on Wednesdays until 6:00 p.m. and is open on Saturdays from 9:00 a.m. until 12:00 noon for your convenience. If for some reason you just cannot make it to the office at the above times please give us a call and we will see if we can work out some way to accommodate you.



WATER SHUTDOWN EAST BLDG, FLOORS 6 - 20

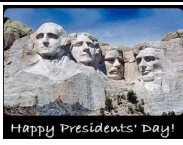
On Tuesday, January 31, 2017 at approximately 10:00 a.m., it will be necessary for us to shut down the water pumps that supply water to floors 6 thru 20 while our electrician ties the pumps in to a different electrical circuit. He anticipates that the pumps will

need to be off for about 45 minutes to one hour. Because of this we need you to plan your day around this shutdown. Also, please do not run any water during the time that the pumps are off. This will help prevent air from getting into the line which can lead to blockages after the water comes back on. We apologize for the inconvenience this shutdown will cause but appreciate your cooperation and understanding. If you have any questions please contact the Management Office at 395-7544. Mahalo!



At present, we still do not have the new pest control contracts available in the office. This past year Diversified Exterminators was purchased by Terminix. For whatever reason, the final two quarterly treatments had many problems trying to get technicians here on schedule to treat the units who had contracts with them. Because of this a purchasing hui that we are a member of is soliciting proposals from other pest control companies to provide services to us. This coming Tuesday there will be a meeting with representatives from these companies so they can present their services. Once that meeting is done we will know whether we will remain with Diversified (Terminix) until the end of their current contract, or, change to a new company. As soon as we know the results of this meeting we will post notices so everyone will know and also have new contract forms available. We thank you for your patience through this process but hope to have word to you this coming week.

NOTE: Don't forget that special someone on Valentine's Day, Tuesday, February 14, 2017!!!!



HOLIDAY NOTICE



The Management Office will be closed on Monday, February 20, 2017 in observance of the President's Day holiday. Please contact Security at 395-7422 if you need assistance. Have a safe and fun holiday!

SMOKING REMINDER



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. **There is also a requirement that any smoke that creates a nuisance for other residents must be contained inside of your unit.** If our security does receive complaints of smoke blowing into other units they will ask that you close your windows and doors to help contain the 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. With regard to electronic cigarettes (e-cigs), the State has implemented a new law that puts e-cigs in the same category as regular cigarettes. That means that the same restrictions as noted above apply to the vapor from these devices. Your help and cooperation with this will be appreciated!

EXCESSIVE NOISE FROM MOTOR VEHICLES

This past year we have continued to receive a number of complaints regarding the loud noise from some of our motorcycles and other vehicles in the parking garage or other areas of the property due to their exhaust systems. Most of this noise is still due to the modification of the muffler/exhaust

system to either enhance performance or just because it sounds good. However, in community living there are parameters to ensure that everyone can enjoy their homes. As a reminder, our house rules prohibit any unnecessary noise ... which may disturb or annoy other residents. Also, all vehicles are to be equipped with an effective muffler. We need to ask all of our motorcycle riders to be particularly aware of these rules and not rev your engines when warming up or driving on the property. Other vehicles with modified exhaust systems also need to be aware of this problem. We would like to request that anyone making this loud noise show a little more consideration for others so this is not such a large issue. Everyone's help will be appreciated.

PAINTING UPDATE

Just a note that the painters have completed virtually all of the parking garage and are moving over to the East Building right now. There are a few touch-up items they will need to do in the garage but for the most part are finished. They are beginning to set their rigging on the Car Wash end of the East Building to start there. We will post notices to let everyone know how they will come across the buildings and also which stack of apartments they will be working on. Since they will be working around the actual living units we need everyone to pay attention to the notices to prevent any problems or additional inconvenience during work.

TREE TRIMMING ALONG FRONT OF BUILDINGS

In conjunction with the building painting we will also have tree trimmers cutting back the trees in front of the apartments facing the pools to allow sufficient space for the painters to get their rigs up and down the buildings. As part of this we will be thinning out and reducing the height of the canopies for the health of the trees. This will mean, at least for the first few months, that the trees will not be as thick and more wide open. These trees usually grow back pretty quickly though, so within a few months the canopies will have filled back in. Thanks again for your cooperation and patience through this large project.

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!

