

# Mauna Luan

## Newsletter

March 2017  
Edition



### WINDOW WASHING



On **Monday, March 20, 2017**, American Window Cleaning (AWC) will be here for the quarterly cleaning of the exterior apartment windows here at the Mauna Luan. We will post notices on the 1<sup>st</sup>, 3<sup>rd</sup> and 5<sup>th</sup> elevator landings in each building the week prior to this cleaning as a reminder to everyone. As before, all plants will need to be removed from exterior planter boxes, and if you have screens blocking access to any of your windows, they will need to be removed also. **Please note: due to the painting project currently underway on the East Building, we will not be washing windows on apartments from “F” thru “L” at this time.** Here is the tentative window washing schedule:

<b>Mon, 3/20/17</b>	- <b>West A,B,C,D,E apts</b>
<b>Tue, 3/21/17</b>	- <b>West F,G,H,J,K,L apts</b>
<b>Wed, 3/22/17</b>	- <b>East A,B,C,D,E apts</b>
<b>Thur, 3/23/17</b>	- <b>Overflow day</b>

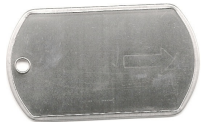
If the weather does not cooperate, this schedule is subject to change. We will keep you updated with daily notices on the elevator landings. If you have any questions please contact the Management Office at 395-7544.

### CHANGING OF BUILDING LOCKS



For most of the past month of February 2017 we have been going through our annual re-coding of the security keys (flat metal disks that allow entry to the buildings). On Monday, February 27, 2017, we changed all of the door locks to accept only the new codes. All keys not re-coded by the time that process is completed will no longer work in the locks. **PLEASE NOTE:** whenever we undergo this re-coding process there are always

some keys that do not work properly due to a weak code or a bad spot on the key. If you are experiencing problems with any of your keys, or you have not had a chance to get them re-coded yet, please stop by the Management Office when you have a chance so we can check them for you. As a reminder, the office is open from 9:00 a.m. to 12:00 noon on Saturdays. If you still cannot make that schedule to have your keys re-coded, please give us a call and we will try to work out a time that is convenient. Many thanks to everyone for your cooperation throughout this process. Mahalo!



### PAINTING PROJECT UPDATE

Eko Painting is currently working on the front of the East Building, apartment stacks “F” thru “L”. As part of the painting work they are also repairing concrete prior to painting. The concrete repair unfortunately does require them to chip out any bad concrete and then patch it. That causes a great deal of noise and vibration in some cases which can continue on periodically throughout an entire day. Please note that this is a necessary part of the repainting project so we need to ask all of our residents to try to plan around this noise. We realize that it is an inconvenience for those who have to stay in their apartments but the painters are on a schedule and need to get this work done as soon as they can. They will be working on the “H” thru “L” apartments into early April and should be finished the “F” & “G” apartments a little before the end of March. They will then begin to move their scaffolding over to the “E” thru “A” apartments. We will post notices on the elevator landings when their move takes place as a reminder. One other note is the skywalk access to the garage. Due to concrete work and recoating of the floor surface, there will be times when you will not be able to use your normal access to the garage and may have to go to the other end of the hallway. Please watch for notices of these closures. Mahalo.

## **TREE TRIMMING ALONG FRONT OF EAST BUILDING**

Beginning Monday, March 13<sup>th</sup> and continuing through Wednesday, March 15<sup>th</sup>, tree trimmers will be here to trim the trees in front of the East Building (facing swimming pool). They will be reducing the height of the trees and also thinning the foliage within the trees to help shape them. This work is necessary for the health of the trees and also for safety reasons due to these trees becoming top-heavy which makes it easier for them to uproot and fall when the ground is very wet. Please be careful in this area when the tree trimmers are working.

## **LOUD NOISE FROM CONCRETE REPAIR**

As our East Building residents are already aware, there is some very loud noise and vibration associated with the concrete repair being done by the painters. Unfortunately, as part of the painting project the painters are first repairing any concrete on the building that requires it, then they will do the painting. So, as they work their way around the East Building there will be this noise and vibration. Because of the cables contained within the concrete slabs this noise is transmitted over long distances which can cause a lot of disruption within living units, even when not close to the actual work. Please note that this work will be ongoing as part of the painting project so please plan your days accordingly.

## **BICYCLE STORAGE FEES**



Just a reminder that notices for payment of the annual bicycle storage fee were sent out in January 2017 to everyone who has a bicycle in our bicycle storage area located in the West Guest Parking area. Please remember that all bicycles must display a decal to be in this storage area. Also, to some of our long-time residents, we would again like to ask that you check your bicycle(s) if they have not been used for a number of years to see if they are still in a serviceable condition. Our storage area remains pretty crowded, and if your bicycle is no longer in good condition we would like to ask that you remove it from the storage area and dispose of it.



## **CONSTRUCTION/RENOVATION REMINDER**

Just a reminder that under our current policy, construction and/or renovation in the individual apartments may only be done Monday thru Friday, between the hours of 8:00 a.m. and 5:00 p.m., unless the work does not generate any noise. Anything that generates noise may not be done at any other time. Hanging of

pictures by drilling or pounding nails into a wall or the use of any other power tool that will generate noise outside of the apartment are also prohibited outside of these hours. ALSO, if you are planning any type of work that does generate a lot of noise, we highly recommend that you contact the Management Office prior to commencing the work so we can post/send notices to surrounding units to make them aware of your schedule. That way they can plan their days to not be around when the noise is going on or at least be aware of it. Mahalo!

## **TRASH CHUTES AND THEIR USE**

We continue to have some problems with unauthorized items being dropped down our trash chutes and trash being disposed of outside of the authorized hours, so I wanted to pass on a reminder. Our trash chutes are only available for use between the hours of 7:00 a.m. and 10:00 p.m., daily. The trash chutes are typically only for bagged garbage which can be compacted by our trash compactors. There should not be any other items placed down the chutes. These prohibited items include, but are not limited to: cardboard boxes, lamps, large breakable items, fans, pieces of wood, etc. These types of items will block the trash chutes and can also damage the trash compactors. Please bring any of these types of items down to the mall area trash compactor room where there is an open trash bin to place these items into. Also please remember to break down all items as much as possible before placing them into this trash bin. {Please note: the trash bin located in the Car Wash area is for Mauna Luan staff use ONLY. Residents should only use the open bin in the mall area trash compactor room}. One other issue that we have regularly is residents leaving their trash or other items on the floor inside of the trash rooms. Please remember that if you take the time to carry your bags of trash from your apartment to the trash room, place it inside of the trash chute so that other residents do not have to pick it up and put it in the chute for you or trip over it so they can dispose of their own trash.



## **UMBRELLAS AT BARBECUE AREAS**



You may have noticed some of our barbecue areas now have thatched umbrellas over them. We are hoping that these areas will be more enjoyable now throughout the day by providing much needed shade. We have had many positive comments on these umbrellas and are planning on adding additional ones in the future.

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](http://www.maunaluan.com) to find more information about the Mauna Luan. Mahalo!

