

Mauna Luan

Newsletter

March 2018
Edition



WINDOW WASHING



On **Monday, March 12, 2018**, 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 1st, 3rd and 5th 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 West Building, we will not be washing windows on West apartments from "H" thru "L" at this time.** Here is the tentative window washing schedule:

- | | |
|---------------|----------------------------|
| Mon, 3/12/18 | - West A,B,C,D apts |
| Tue, 3/13/18 | - West E, F,G apts |
| | - East A,B,C apts |
| Wed, 3/14/18 | - East D,E,F,G,H,J apts |
| Thur, 3/15/18 | - East K,L apts |
| Fri, 3/16/18 | - Overflow/Bad Weather Day |

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 ENTRY KEYS

As we noted in last month's newsletter, we were changing to a new security access system at the end of February 2018 which will require you to use a Fob to activate the security doors to enter the buildings, garage skywalks, bicycle storage and Recreation Building. The new equipment has now been activated at all of our



secured entry doors. With the new readers that you see at each location all you will need to do is swipe your new Fob (or just hold it) within a few inches of the reader and it will activate the electric switch allowing you to push/pull the door open. At the locations with an automatic door opener, this will activate the door to open automatically. All other doors will work as before with the exception that you will not have to put a key into any type of lock any longer. Simply swipe (or hold) your Fob within a few inches of the reader and the door can be opened.

If you have not already done so, the process of picking up your new Fobs will still require a trip to the Management Office by you with **EACH** of your current security keys. **We will be issuing a new Fob for each of the old keys that you physically have in your possession.** No Fob will be issued for security keys that we cannot verify that you still have in your possession and were paid for by you. The deposit currently on file with us for your old security keys will be transferred over to the new Fobs. Once you have the new Fob you can either drop off your old flat keys or simply throw them away as they will no longer work in the locks.



QUARTERLY PEST CONTROL

Kilauea Pest Control will be here on **Tuesday, March 27, 2018** for their quarterly pest control treatment in the units that have contracts with them. The cost for this service is \$180.00 per year/per unit or \$45.00 per treatment if you have it done on the regularly scheduled days. It will cost \$75.00 per treatment on any other day. If you are on this service please be sure that we have an Authorized Entry form signed and in our possession if you will not be home when the technician arrives. If you are not on this service but would like to be, we do have contract forms available in the Management Office or on our website (maunaluan.com). **PLEASE NOTE: all requests for service must be made with Kilauea not later than Friday, March**

23, 2018, otherwise they will be unable to accommodate you. If you have any questions you may contact us at 395-7544 or contact Kilauea Pest Control at (808) 236-2847.

PAINTING PROJECT UPDATE

Eko Painting is currently working on the front of the West Building, apartment stacks "H" 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 probably into early April. They will then begin to move their scaffolding over to the "G" 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.

LOUD NOISE FROM CONCRETE REPAIR

As many of our West 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 West 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.



SMOKING PROHIBITION



We wanted to pass on news regarding the proposed amendment to our Bylaws that would prohibit smoking everywhere on Mauna Luan premises. As of January 2018, we have received sufficient approval from owners to make the Mauna Luan a smoke-free facility. In approximately 30 days, we will begin posting notices so everyone is aware of the new regulations. At that point smoking will no longer be permitted any where on the Mauna Luan property, including inside of the individual apartments. It will be very helpful if all residents can notify guests or other

visitors to the property that smoking is not permitted so they are aware when they arrive. Again, we will be posting notices soon with the effective date of the new regulations. Everyone's help and cooperation will be appreciated to make this transition as smooth as possible. Mahalo.

BICYCLE STORAGE AREA CLEANUP



As we mentioned last month, we have begun the process of identifying abandoned and/or unregistered bicycles in our Bicycle Storage area so we can open up some more space for our residents who use their bicycles on a more frequent basis. We have marked many of the unregistered bikes and if we cannot identify the owners those bicycles will be removed. We will then move on to old bicycles that have obviously not been used for a long time to see if we can contact the owners for removal or donation to a charitable organization. Again, if you have old bicycles that you no longer want, please let us know and we will take care of disposal for you. Thanks for your help.



CABLE TELEVISION CONTRACT

We wanted to let everyone know that the Board of Directors are still in negotiations with providers for our cable television and internet services here at the Mauna Luan. Even though a letter sent by Spectrum last month gave a date of February 20th for the end of analog service (where you simply plug in the cable to the back of your television), so far they have kept our analog service in tact. With any luck this will continue until a new contract is settled on. As soon as a contract is approved by the Board we will notify everyone with the terms and conditions so you know what equipment you will have as part of the bulk service. We apologize for the additional time this process is taking but are trying to obtain the best possible service for all of our residents.

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!

