

Mauna Luan

Newsletter

March 2019
Edition



WINDOW WASHING



On Monday, March 11, 2019, 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. Here is the tentative window washing schedule:

Mon, 3/11/19	- West A,B,C,D,E apts
Tue, 3/12/19	- West F,G,H,J,K,L apts
Wed, 3/13/19	- East A,B,C,D,E apts
Thur, 3/14/19	- East F,G,H,J,K,L apts
Fri, 3/15/19	- 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.



QUARTERLY PEST CONTROL



Kilauea Pest Control will be here on Tuesday, March 26, 2019 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 22, 2019**, otherwise they may 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.

CONCRETE REPAIRS IN DRIVEWAY

We wanted to let everyone know that, weather permitting, on Wednesday, March 6, 2019, a contractor will be here to begin concrete repairs on the main entrance driveway behind the guardhouse. The contractor will be working between the hours of 8:00 a.m. and 4:30 p.m., daily. They estimate that they will be completed with this work by Tuesday, March 12, 2019. Because of the location of the work areas it will be necessary to close off one side of the driveway at a time. This means that all vehicles will need to use the same space when entering and exiting the property, so please be considerate of other drivers during this work. There will also be loud jackhammering and grinding noise during this work so please be aware of this when planning your day. Please avoid all cordoned off areas and abide all warning signage. If you have any questions regarding this work, please contact the Management Office. Mahalo.



SMOKING PROHIBITION



Another reminder that in mid-2018 an amendment to the Bylaws was enacted by the owners that **prohibits smoking anywhere on the Mauna Luan property**, including inside of apartment units. Although many residents who do smoke have been abiding by the new rules and smoking off property, we do still have a number of residents who continue to smoke in their apartment and other unauthorized areas. We would like to ask that those residents who

are still smoking begin abiding by the no smoking rules so everyone can enjoy a smoke-free environment. Also, this restriction does apply to marijuana, including medical marijuana, as well as any of the electronic cigarettes or other vaping devices. Please help out by not conducting any of these activities on the premises. Your cooperation will be greatly appreciated. Mahalo.

DRAIN PROBLEMS

Periodically we have apartments who experience drain backups in their kitchen sinks, more times than not on the bottom floor apartments. What we have found on many occasions is a large amount of food particles which do not wash away but once water-logged will just pile up at the bottom of the drain stack. As a reminder, fats, oils and grease down kitchen drains will create problems in our drain lines when disposed improperly. This results many times in clogged pipes and sewage overflows that impact other residents. Be sure to run hot water with any of these types of items to help break down and/or move them through the drain system. Also, when you are peeling or shredding vegetables, **DO NOT** put these items down your garbage disposal. Once wet, they become too heavy to wash away and will clog the bottom of the stack causing backups. Please throw these types of items in your trash to be disposed of in our trash chutes. You should always minimize the use of your garbage disposals for any large items and/or vegetables. Although these items may pass through, garbage disposals were not designed for grinding up meats or other fatty foods. Any items that can be, should be scraped from plates and disposed of in your kitchen trash. We would appreciate everyone's help in trying to minimize our problems with drain backups. Mahalo!

APARTMENT MAINTENANCE

Just a reminder that the upkeep of the hallway louvered windows, security screen doors and screens is the responsibility of the apartment owner/resident. A quick wipe down of these glass louvers each month will help enhance the aesthetic appearance of the buildings and you will be pleasantly surprised at the added ventilation through your apartment if those screens are cleaned!

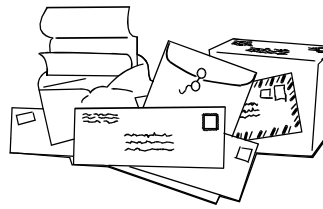
TRASH CHUTES AND THEIR USE

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 we wanted to pass on some reminders. 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, metal racks, 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 also been having 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.

INCORRECT MAIL

We have been seeing a lot of mail being left on the ledges by the mailboxes again, especially when our regular mail carrier is out. If you receive mail that is addressed to your apartment but the name does not match anyone in your apartment, please draw a line through the address and drop it back in the outgoing mailbox. Any mail not addressed to your apartment, but placed in your box by mistake may be placed back in the outgoing mail as is for re-delivery. Please help out by not leaving mail on the ledges for anyone to pick up. Thank you for your help.



PARKING STALLS: Centering your car and keeping concrete clean....

Parking in your parking stall sometimes takes a bit of finesse to maneuver. As a courtesy to your neighbors, please center your vehicle between the 2 lines. Also, if your vehicle has an oil or other fluid leak, please have it attended to as soon as possible. Many times this fluid will seep through the concrete and end up dripping onto a vehicle on the next level below. After the leak is repaired, please have your parking stall cleaned to remove any current or wet fluids. Mahalo.

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!

