

Mauna Luan

Newsletter

March 2020
Edition



WINDOW WASHING



On **Monday, March 9, 2020**, 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, 3/09/20	- West A,B,C,D,E apts
Tue, 3/10/20	- West F,G,H,J,K,L apts
Wed, 3/11/20	- East A,B,C,D,E apts
Thur, 3/12/20	- East F,G,H,J,K,L apts
Fri, 3/13/20	- 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 31, 2020** 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 27, 2020**, 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.

DISTRIBUTION OF NEW HOUSE RULE BOOKLETS

We have just received the newly printed, updated house rule booklets and will begin distribution to all of our residents. Starting **Monday, March 2, 2020**, all residents will need to send someone from your apartment to the Management Office to pick up the new set of rules. You will need to sign acknowledging receipt of these new rule books and we will also be updating our contact information for each unit. It should only take a minute or so to get you in and out so the inconvenience should be minor. We will be doing this during regular office hours which are: Monday thru Friday from 8:00 a.m. to 4:00 p.m.; and, Saturday from 9:00 a.m. to 12:00 noon. Thank you for your help and cooperation in this endeavor.

TRASH CHUTES AND THEIR USE

We have an urgent matter we want to bring to everyone's attention regarding dangerous items being put into the trash chutes such as individual glass bottles and appliances, such as microwave/toaster ovens, and pieces of furniture. Please take care never to place inappropriate items in the trash chutes as this can seriously injure our staff. Boxes and oversize items are also inappropriate and clog the trash chutes. Because of these recurring issues, the Mauna Luan will be closely monitoring these

areas now. Our strong preference is to educate people via this newsletter. However, progressive fines will be enforced so we can prevent injuries to our staff. Please place appropriate items in a kitchen size trash bag before depositing into the trash chutes. Heavy items such as appliances and furniture can be disposed of by transporting in the elevator and placed into the trash bin on the ground level. Glass bottles and similar items must be bagged with regular trash before disposal. Please review the house rules or contact the Management Office if you are uncertain or have questions about the appropriate way to dispose of an item. Thank you for your cooperation in resolving this concern.



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.

PLEASE REMEMBER TO USE HEADLIGHTS AND OBSERVE SPEED LIMITS & ALL STOP SIGNS AT ALL TIMES WHILE IN THE PARKING STRUCTURE AND OTHER AREAS OF THE PREMISES! THIS IS ESPECIALLY IMPORTANT AT THE BOTTOM OF THE GARAGE RAMP! MAHALO.

INCORRECT MAIL



We still see a lot of mail being left on the ledges by the mailboxes, 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.

VANDALISM AND SECURITY ITEMS

On February 26, 2020, someone set papers on fire inside of one of the fire exit stairwells in the East Building. Fortunately, this act did not cause damage but something like this could easily get out of control and affect many residents. We have also recently had someone throwing items from the East Building hallways into the mall area and onto the parking garage; and, found on multiple occasions where someone had written graffiti on the hallway walls. If anyone has any information on who might be responsible for any of these incidents, please contact the Management Office so we can try and put an end to these senseless acts. All information will be kept strictly confidential.

WATERFALL ARCHWAY IN EAST POOL

Most of you have probably noticed that there has been yellow caution tape stretched across the narrow portion of the East Pool where a small waterfall is located next to Jacuzzi #3 and out from the children's pool. This is due to corrosion problems affecting the steel bar inside the concrete of the waterfall. We are currently on a repair/rebuild plan for this feature but in the meantime we need everyone to not swim under this area where the tape is located. Please walk around to the other side if you need to go there. This is for everyone's safety. We will appreciate everyone's cooperation with this.

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!

