

Mauna Luan

Newsletter

March 2021
Edition



WINDOW WASHING



On Monday, March 8, 2021, 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 if you want AWC to wash them. Here is the tentative window washing schedule:

Mon, 3/08/21	- West A,B,C,D,E apts
Tue, 3/09/21	- West F,G,H,J,K,L apts
Wed, 3/10/21	- East A,B,C,D,E apts
Thur, 3/11/21	- East F,G,H,J,K,L apts
Fri, 3/12/21	- 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 30, 2021 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 26, 2021, 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.

MANAGEMENT OFFICE RE-OPENING ON SATURDAYS

Just a note that beginning on March 6, 2021, we will again have the Management Office open on Saturdays from 9:00 a.m. until 12:00 noon so you can conduct business you may not have been able to do through the week because of work or other commitments. Please note that we will still be practicing social distancing so please knock at the door and wait until someone acknowledges you. Also, you must wear a mask to enter the office. Mahalo!

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.

Heavier items 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



Just a reminder that the House Rules and Bylaws prohibit 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.

COVID-19 PRECAUTIONS

As everyone should be aware, we are still under emergency orders from both the Governor and Mayor with regard to precautions that have been mandated to help stop the spread of this virus. We are now in Tier 3 which does allow groups of 10 people but still requires that residents and guests wear masks. Please remember that you are required to wear a mask whenever in any of the interior common elements that are enclosed (i.e., elevators, hallways, lobbies, etc.) as a precaution for everyone. Unless you are outdoors and can maintain your social distance (6-foot) you should be wearing a mask. We also want to remind everyone to wash your hands frequently, especially if you have been outside touching other surfaces. Your help will be appreciated. Mahalo.



TELEVISIONS AND HOME ENTERTAINMENT SYSTEMS



With all of the smart televisions and surround sound systems available today, we wanted to pass on some reminders regarding the use of these types of entertainment systems in a condominium. As most of you are probably aware, noise is one of our biggest issues here at the Mauna Luan. Most of that is due to the manner in which our buildings were constructed and does require a lot of consideration and attention to what we do in our apartments. In recent years, the home entertainment system has become a big item because it can provide sound similar to that in a movie theater. Unfortunately, in a high-rise building the sound will reverberate throughout due to the concrete slab between apartments being a great transmitter of sound and vibration. If you have a home entertainment system or a surround sound system in your apartment we need to ask that you pay particular attention to the volume, and even more importantly, the bass settings. Although high volume is an issue, the bass settings, if too loud, actually send vibrations through the concrete and is very disturbing to neighbors. In most cases, a neighbor will not hear the sound from your system, only the vibration from the bass which can actually be more disturbing than a loud volume. Please be aware of this whenever you use your entertainment systems so everyone can enjoy their environment. Mahalo.

UNDERGROUND WATER LEAK BY EAST BUILDING

We recently discovered an underground water leak between the sidewalk and East Lobby stream that appears to be coming from the water source for the East basement sprinkler system. We wanted to let everyone know that in the near future we will have a contractor come out and excavate the planted area next to the sidewalk to get to this pipe and make repairs. During this work there may be traffic disruptions due to heavy equipment sitting along the driveway where the first speed bump is located. Please watch for notices once we have this work scheduled.

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.maunauluan.com to find more information about the Mauna Luan. Mahalo!

