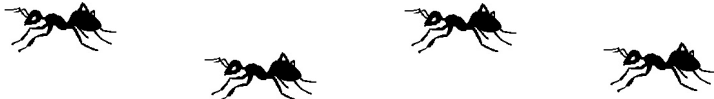




March 2022
Edition



QUARTERLY PEST CONTROL

Kilauea Pest Control will be here on **Tuesday, March 29, 2022** 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 25, 2022, 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.

INTERRUPTION TO ELECTRICAL SERVICE FOR MAUNA LUAN

We wanted to remind everyone of the electrical upgrade project that Hawaiian Electric Company (HECO) is planning for the Mauna Luan electrical service. This project has been pushed back from the earlier dates we mentioned and we are still awaiting firm dates for their scheduled work. There will be two separate days where they will need to shut off electricity. As we mentioned previously, HECO is planning on upgrading all of their switch gear in their electrical vault for the Mauna Luan that provides electrical service to the East building apartment units

and all common areas. The first day they shut down will be for replacement of the switch gear which will turn off power to the East building apartments and all common areas for both buildings. The second day will cut power only for the common areas for replacement of a transformer. They are still putting their schedule together and as soon as we have the dates we will notify all residents. These outages will be for an extended period, from 8:30 a.m. until approximately 4:30 p.m. on each day, so we will need everyone to plan accordingly. Some specific notes on this work are:

1. They will provide a minimum of 30 days notice for the shut downs.
2. Residents who work from home will not be able to access the Internet. You will need to notify your employer of this. The Mauna Luan will provide verification in writing, if needed. to back up their not being able to work. You may be able to use cellular service for Internet but you should verify that first.
3. Anyone with medicine or a medical condition that requires anything to be refrigerated will need to plan accordingly.
4. Oxygen generators will need to have backup or other arrangements will need to be made to provide oxygen.

If anyone has any questions about this work, please contact the Management Office at (808) 395-7544.

COVID-19 PRECAUTIONS

We thought that the Governor and/or Mayor would be changing some of the restrictions we have been under the past few months but so far nothing has been forthcoming. However, we are still receiving reports of residents and/or guest who are not wearing masks whenever indoors. Please remember that everyone is required to wear a mask whenever in any of the common elements that are enclosed (i.e., elevators, lobbies, hallways, etc.). Unless you are



outdoors you must be wearing a mask. This is especially so in an elevator since it is such a small, confined space. Your help and cooperation will be appreciated. Mahalo.



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.

TRASH CHUTES AND THEIR USE

We wanted to pass on a reminder 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 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.

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, you must 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!

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!

RESIDENTS REQUIRING ASSISTANCE IN EMERGENCIES

We are in the process of updating our listing of all residents who may require assistance in the event of an emergency at the Mauna Luan. We would again like to ask any resident who would require assistance in an emergency, especially if an evacuation was necessary, to contact the Management Office at (808) 395-7544 to ensure you are on our list. This list will be made available to the Honolulu Fire Department as well as our staff if there is an emergency. Thanks for your help!

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!

