



# Mauna Luan

## Newsletter

April 2019  
Edition

### **NEW! NEW PEST CONTROL CONTRACTS**

Just a note that we have the new pest control contracts available in the Management Office for calendar year 2019/2020. The vendor is still Kilauea Pest Control. Their rates remained the same at \$45.00 per treatment or \$180.00 for the entire year. This is for quarterly treatments inside of the apartments. Please stop by or give us a call and we can have one delivered to your apartment or emailed to you. You can also download a copy from our web site. Also, we will need everyone on the contracted service to sign a new Entry Authorization Form if you want them to use our set of keys for entry to your apartment. If there are any questions regarding this service or what you need to do please contact us at 395-7544.

### **REMINDER ON USE OF ELEVATORS FOR MOVING LARGE ITEMS**

A reminder that the only days and hours that any items of furniture, appliances, construction materials, uncovered surfboards or other large items can be moved in the elevators are **Monday through Saturday, between 8:00 a.m. and 5:00 p.m.** There is no padding in the elevators after those hours. If any of these items, or other large items, are moved without padding there is a fine system in place for violations to help protect our elevators. As a reminder, the house rules state: "Any person found moving furniture, appliances, building materials, uncovered surfboards or other large items *in an unpadding elevator* shall be assessed a fine of \$50.00 for the first occurrence, and \$50.00 times the number of occurrences for subsequent violations." What this means is that, to prevent a total disregard for the rules, the fine is a progressive one. **If you are not sure, please ask before moving any large items.** With everyone receiving a set of house rules whenever they move in, and reminders posted on

the 1<sup>st</sup>, 3<sup>rd</sup> and 5<sup>th</sup> floor landings, after the fine is assessed is not a good time to appeal it because you did not know you would be fined a certain amount. The security cameras installed in each elevator also make it fairly hard to dispute the fact that an unauthorized move has taken place. We urge all residents to please take a minute to review the rules and become familiar with them to avoid a situation such as this. Mahalo!

### **SECURITY/SAFETY NOTES**

We wanted to pass on some reminders regarding some security/safety issues we have been having.

- 1. Vehicle Decals.** Please remember that all resident vehicles must have a Mauna Luan decal visible whenever the vehicle enters the property and while it is parked on property. This decal is to be affixed to the driver's side bumper or displayed on the dashboard or sun visor. If you do not have your decal please stop by the Management Office and we will provide another one to you. Thanks.
- 2. Wet Bathing Suits in Elevators.** Fairly regularly we receive reports of large puddles of water in some of our elevators. Most of the time this is due to residents using the swimming pools and then coming directly into the building to go back to their apartments. Please remember to dry yourself off before going into the elevators or at least wrap a towel around you. The water that drips onto the elevator floors creates a slip hazard and also can damage the flooring once the water seeps under the flooring. Your help will be appreciated.
- 3. Noise from Televisions.** As most residents are aware, due to the open design of the Mauna Luan, noise has a tendency to travel and disturb other residents. Late at night or early in the morning the volume from televisions can cause a great deal of problems for other residents. Please try to remember that if you are watching television very late or early in the morning, try to keep the volume lowered so as not to disturb other residents.

4. **Hooking Entry Doors Open.** Our buildings are supposed to be secured buildings so that only residents with keys or guests using the enterphone can gain entry. However, we find that many times residents or vendors will hook the entry doors open so they do not have to use their keys when returning. Please remember that if you are not actively moving in and out, you should unhook the entry doors to help with security. Mahalo.

5. **Trash Chutes.** Please remember when disposing of your trash to close the trash chute door completely to help contain odors and insects. Although these doors do have automatic closers, they sometimes hang up due to debris and/or people sitting heavy items on them when open. Your help will be appreciated.



## QUIET ZONES AND HALLWAYS

Just a reminder that all of our building hallways are directly adjacent to apartment living spaces. Because of this we need to ask again that everyone remember to keep conversations at a low level whenever you are traveling back and forth from your apartments to the elevators. This means that all parents must also be cognizant of noise generated by children in the hallway and while waiting for an elevator. Please be considerate of your neighbors so they can enjoy their apartments without undue disruptions from excessive noise. Your help will be appreciated! 🙄

## POSTAL DELIVERY REMINDERS

We wanted to pass on some reminders about our mail/package deliveries:

1. **Box Full of Mail.** If you are unable to pick up your mail from your box for a few days, please make arrangements with friends or family to pick it up for you. Otherwise, you should place a “hold” on your mail until you return. If your box becomes full and the mail is removed by the postal carrier, it will not be redelivered. You will need to go to the Hawaii Kai Post Office and pick it up.
2. **Parcel Lockers.** At present, there are about 12 parcel lockers for about 108 apartments. They are for parcels only and the parcels need to be removed within 2 days. After that all parcels will need to be picked up at the Hawaii Kai Post Office.
3. **Hold Mail.** Mail can only be held by the Post Office for a maximum of 30 days. If you request delivery of held mail, you must be home to accept it. Held mail cannot be placed in the parcel lockers due to the volume of parcels received on any given day.
4. **Mail That Is Not Yours.** Most of you have probably noticed that many times you will see a pile of mail sitting on the ledge by the mailboxes. We need to ask all residents to not leave unwanted or mis-addressed mail on the ledge. If it is addressed to your apartment but that person no longer lives there, please draw a line through the address and place it in the outgoing mailbox. If it was put in your box by mistake, again, please place it in the outgoing mailbox for re-delivery. That will help prevent important mail from being taken by the

wrong person.



## KEYS TO APARTMENTS



A reminder that every apartment owner (tenants also) are required to provide our Management Office with a copy of the apartment keys whenever the locks are changed. This is required by our rules and is there so that we can gain access in the event of an emergency or also in the event you are locked out of your apartment or wish to grant access to a contractor or other person to your unit when you are not home. Please try to remember this as it causes a lot of extra cost and effort when we schedule needed work around the property and cannot get into a unit even with the permission of the resident due to our not having the correct key. Your attention and help in this matter will be greatly appreciated.

## SMOKING PROHIBITION

Another reminder that smoking is prohibited anywhere on Mauna Luan property, including inside of apartment units. We would like to ask that those residents who are still smoking abide by the no smoking rules so everyone can enjoy a smoke-free environment. This restriction also applies 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.



## SMOKE DETECTORS



A reminder that every apartment is required to have a working smoke detector by C&C Ordinance. These smoke detectors need to have the battery checked regularly to ensure they are operating. Recently, we have received a number of reports of an irritating beeping noise coming from a couple of apartments. When this was checked, it was found that the battery was going bad and the detector began beeping to notify the resident that attention was required. To prevent this from happening you may want to pick a date, such as your birthday, and change the batteries in all of your items that use batteries just so you can be sure to always have everything functioning correctly. Thank you for your attention to this matter.

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](http://www.maunaluan.com) to find more information about the Mauna Luan. Mahalo!

