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## **RESTRICTIONS ON USE OF FACILITIES**

As everyone should be aware, due to the COVID-19 pandemic around the world, the Mayor and Governor have issued orders restricting resident movement to help prevent the spread of this virus throughout Hawaii. In an effort to help keep Mauna Luan residents as safe as possible, we have completely closed the Recreation Building until further notice due to the close confines in that space. However, as of now, the swimming pool areas, including the barbecue areas, will remain open for **resident use ONLY**. No outside visitors are permitted onto the property unless they are going to and/or from an apartment. Also, for the safety of our staff we have restricted access to the Management Office during normal hours. Most business should be able to be conducted via telephone or email. For things that require a visit to the office, please knock at the door and someone will respond to your requests. For the time being, the Management Office will be closed on Saturday mornings so for items that are signed out such as keys, see Security at the guardhouse. If you need to drop payments or other correspondence you can place them in the mail drop slot in the office door. For any other business call us during the week and we will try to accommodate you. Please also remember that when using any of our facilities to maintain a safe, social distance of approximately 6-feet from other residents. Only the same household members should be in close contact. With many residents being confined to home we are trying to maintain at least minimal use of our facilities so we would appreciate everyone's help and cooperation in following the recommendations of the CDC and other medical providers to minimize the spread of this virus.

Here are a few other important reminders during this virus. Be sure to wash your hands as soon as you get home to your apartment. Try to stay at least 6-feet (two arm lengths) away

from other people and minimize conversation while in an elevator or waiting for one. It is recommended that you wear a protective mask to/from any public spaces. By all means, try to keep yourself and your family safe.

## **WEST TRASH COMPACTOR**

**To all West Building residents.** Just a note that our West trash compactor is, for all intents and purposes, out of order. The two hydraulic cylinders that push the ram and compact the trash have both developed leaks and cannot be repaired. Because of this we cannot push all of the trash that comes down the trash chute into the bins. New cylinders are on order but may take a week or so to get here. In the meantime, we need to ask all West Building residents to help out by bringing as much of your bagged garbage as possible down to the ground floor bins and place them inside. Also, please ensure that your trash bag is not dripping liquid to prevent messes in the elevators and hallways. We appreciate how this is inconvenient for everyone, but it will make the job of our staff trying to keep up with the trash a little easier if most of the trash is brought down. Any help you can give us in that regard will be greatly appreciated. We will get this trash compactor back in service as soon as the parts arrive. Mahalo!



## **WINDOW WASHING**



As most of you know, the window washing originally scheduled for March of 2020 had to be postponed because of the stay-at-home orders related to the coronavirus. As soon as things settle down a little we will get a new set of dates and publish that for everyone.

## **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!

**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.**

### **SECURITY/SAFETY NOTES**

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


**1. 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.

**2. 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.

**3. 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.



### **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! 



### **SMOKING PROHIBITION**



A 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.

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!

