

# Mauna Luan

## Newsletter

April 2021  
Edition



### TRIMMING OF COCONUT TREES

Just a note that a contractor will be here on **Monday, April 5<sup>th</sup>** and **Tuesday, April 6<sup>th</sup>**, respectively, to perform the trimming of our coconut trees. On Monday we will be closing the West Pool area until mid-afternoon while they trim on the inside trees and then on Tuesday we will close the East Pool area while they trim the inside trees in that area. They will also be trimming the trees along the exterior of the property, including the driveway area, so for your safety, please pay attention to any barriers that may be in place to avoid injury or damage from falling fronds and coconuts.



### FEEDING OF CATS AND OTHER ANIMALS

Aloha. We are aware of concerns expressed by our residents related to increasing numbers of feral cats on and near the property, along with unpleasant odors, and sanitary issues. Please be aware that in accordance with the State of Hawaii directives, the Mauna Luan has house rules against feeding feral cats and we will begin strict enforcement of these rules. Feeding feral cats is not helpful to the cats and is harmful to other species. Cats will return frequently to locations where they are being fed. In front of the building, this has resulted in many cat deaths as they are inhabiting the street and being hit by automobiles. Increasing numbers of cats on the property forces a situation where they must be removed. Please help us and let security or management know if you observe someone feeding the cats.

(<https://dlnr.hawaii.gov/hisc/info/invasive-species-profiles/feral-cats/>)

### 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 still in Tier 3 which allows groups of up to 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-feet) 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 and cooperation will be appreciated. Mahalo.



### 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. Vehicle Decals.** Just a reminder that the house rules do require that all vehicles registered by residents must display a Mauna Luan decal so security can identify residents when they enter. We need to ask that everyone who keeps a vehicle on the property display their decals. The decal must be placed either on the driver’s side front bumper, dashboard (windshield) or visor so security can see it when you drive in.

**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.



## ***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.

## ***DUMPING/SHAKING OF ITEMS OFF THE BUILDINGS***

We have received reports of some residents who have thrown items or are shaking rugs and towels out over the side of the buildings. As a reminder, it is prohibited to dust or shake mops, rugs, towels, etc., from any window or corridor. If done from upper floors all of the dust/dirt will blow back into lower hallways and/or apartments. Please show consideration for your neighbors by not doing this. Thank you 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](http://www.maunaluan.com) to find more information about the Mauna Luan. Mahalo!

