



On **Wednesday, April 27, 2022**, Appearance Inc. 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, on the day of your cleaning 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. Here is the tentative window washing schedule:

- | | | |
|----------------------|---|----------------------------|
| Wed, 4/27/22 | - | West A,B,C apts |
| Thur, 4/28/22 | - | West D,E,F,G,H apts |
| Fri, 4/29/22 | - | West J,K,L apts |
| Sat, 4/30/22 | - | East A,B,C apts |
| Mon, 5/1/22 | - | East D,E,F,G,H apts |
| Tue, 5/2/22 | - | East J,K,L apts |
| Wed, 5/3/22 | - | Overflow 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.

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. The first phase of this project is

scheduled for **Tuesday, April 5, 2022** between the hours of 8:30 a.m. and 4:30 p.m. As we mentioned previously, this first day of the 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*. They will return on Wednesday, April 20, 2022 for the second phase of their work. This second day will cut power only for the common areas of both buildings for replacement of a transformer. 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. 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.
2. Anyone with medicine or a medical condition that requires anything to be refrigerated will need to plan accordingly.
3. Oxygen generators will need to have backup or other arrangements will need to be made to provide oxygen.

TRIMMING OF COCONUT TREES

Just a note that a contractor will be here later this month to perform the trimming of our coconut trees. We will post notices on the elevator landings once we have the specific dates for this work. As advance notice, on the first day we will be closing the West Pool area until mid-afternoon while they trim the inside trees closest to the building and then on the following day we will close the East Pool area while they trim the inside trees closest to the building 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.

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 1st, 3rd and 5th 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.



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.

DISPOSAL OF HOUSEHOLD TRASH

Another reminder regarding the disposal of trash in our trash rooms. We continue to have problems with residents dripping various liquids onto the hallway floor on their way to the trash room on their floor. We would like to ask everyone to help in keeping the hallways clean by cleaning any drips or spills you may make when going to the trash room. It is much harder to clean these items after they harden and set up so if you could get a wet paper towel or rag and clean these drips up right away it would go a long way in helping us with this problem. Thank you for your help and consideration.



NEW PEST CONTROL CONTRACTS



Just a note that we have the new pest control contracts available in the Management Office for calendar year 2022/2023. 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.

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!

