

# Mauana Lani

## Newsletter

May 2017  
Edition



### **TRIMMING OF COCONUT TREES**

Just a note that a contractor will be here on **Monday, May 8<sup>th</sup>** and **Tuesday, May 9<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. For your safety, please pay attention to any barriers that may be in place to avoid injury from falling fronds and coconuts.



### **REPAIR OF SPEED BUMP AT GUARDHOUSE ENTRANCE**

On **Tuesday, May 2, 2017 beginning at approximately 9:00 a.m.**, the exit side of the driveway at the guardhouse will be closed throughout the morning and possibly into the afternoon, while we perform repairs to the speed bump in that location. Due to this work traffic in and out of the property will be a good deal slower due to using only one lane so please plan your day accordingly. Also, please pay particular attention to any signs or barriers that are set up to redirect traffic. Mahalo.

### **RESERVATION OF BARBECUE AREAS**

Just a reminder that residents may reserve barbecue areas for special events. Barbecues #1 and #5 on the East side can be reserved; and, barbecues #6 and #9 on the West side can be reserved. Please note that there is a limit of 10 non-resident guests who may be at the barbecue or pool area with you. Also,

you may not make a reservation more than 10 days in advance of your party so be sure to mark your calendar to get the time and date you want. We would like to ask that all of the barbecue users also clean up when finished so that the grill is ready for the next user. We have many problems with the grill being left with food particles all over it and the surrounding countertop covered in grease. Please take a few minutes at the conclusion of your cook out to wipe everything down. There is a wire brush at each grill for cleaning off the grill. Your help with this will be appreciated by everyone.



### **HOLIDAY NOTICE**



The Management Office will be closed on **Monday, May 29, 2017** in observance of the Memorial Day holiday. Please contact Security at 395-7422 if you need assistance.



Have a safe and fun  
holiday!



### **NOISE ETIQUETTE IN POOL AREAS**

Every month when reviewing our security reports, it is noted that close to 90% of all complaints received are due to noise coming from the pool areas. Realizing that our amenities look a little like a water park it is not unreasonable to believe that there will be noise from these areas. However, once we begin getting into the evening hours and most residents are attempting to relax in their homes, the noise levels must be lowered considerably. We need to ask again that all of our recreation area users help out by

exerting some control over your groups to help out with this problem. Please review the rules governing use of the pool areas with your guests and family so our security does not have to keep running back to the pools to enforce the rules.

### **DRIVING REMINDERS**

***PLEASE REMEMBER TO USE YOUR HEADLIGHTS AND OBSERVE SPEED LIMITS & ALL STOP SIGNS AT ALL TIMES WHILE IN THE PARKING STRUCTURE AND OTHER AREAS OF THE PREMISES! REMEMBER THAT THE STOPS AT EACH LEVEL IN THE PARKING GARAGE ARE ALL WAY STOPS. THIS INCLUDES THE PAINTED STOP SIGNS AT THE RAMP LOCATIONS JUST BEFORE TURNING TO GO DOWN THE RAMPS. PLEASE PROCEED WITH CAUTION AT EACH LEVEL AND SHOW CONSIDERATION FOR OTHERS. MAHALO!!!***

### ***BUILDING PAINTING UPDATE***

Eko Painting is just about ready to move their scaffolding down to the front end of the East Building on apartments A thru E. They will be working on those units for approximately two months and will then move around to the back of the building (hallway side) and work their way down to the Car Wash end. That will take us into summer before they make their move over to the West Building. Everyone who lives in the areas of work should pay particular attention to the barriers and detours that the painters set up. All of this is for your safety due to their scaffolding being overhead.

On a separate note, we are receiving a lot of calls due to pigeons returning after the painters removed the prior wooden barriers and spikes on some units who paid to have them installed. As part of the painting project, we will be installing bird slides (barrier to keep pigeons out) in that bottom space under the planterbox wall which will prevent the pigeons from getting into the bottom of the planterbox to make nests and lay eggs. Unfortunately this area will need to be open while that section of the building is being repaired/painted. Eko Painting will install the bird slides before moving their scaffolding to the next area. If you had bird spikes on the top of the planterbox wall, we will be scheduling with you shortly to have our staff come back in and reinstall those spikes. If anyone has any questions about any of this work please contact our Management Office for clarification.

### ***DISPOSAL OF LARGE ITEMS***

We have had a number of instances in recent months where residents are bringing down large items of furniture and/or other pieces of construction/renovation materials and leaving them

either next to or in our regular trash bins. Please note that the only time you may bring down large items for disposal are the two times per year that we bring in a large roll-off trash bin and stage it in the Car Wash Area. All other times of the year you must make other arrangements to dispose of these items. Also, if you are performing renovations to your unit our trash bins are not to be used for the debris and rubbish generated from this work. All owners are paying for the disposal of trash and it is only for the normal trash generated by each apartment. The other owners should not be subsidizing your renovation by paying to dispose of the debris. Please ensure that your contractor hauls away all trash generated during these renovations. 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!

### ***GUESTS' USE OF FACILITIES***

Just a reminder that guests of residents may only use our facilities if they are accompanied by a host resident at all times. Please do not tell your friends that they can just come over and use the pools and other facilities. We have had some confrontations recently with guests and/or former residents who sign in and then go to the pool or recreation building on their own. Use of our facility is only for residents and authorized guests. Thank you for your attention to this matter.

### ***LEAVING ITEMS IN PARKING STALLS***

Please remember that the house rules only permits vehicles and/or boats on trailers to be in the parking stalls. For purposes of this house rule any motorized vehicle, including motorcycles and mopeds/scooters, are included in the definition of vehicle. No other personal items or property may be left in or around the parking garage. That would mean that you cannot unload your trunk and leave a lot of items in the stall or have a bicycle stored there. Also, we many times find old batteries or other car parts behind parking stalls. If you have something like this, please dispose of it properly so it is not left in the garage. Mahalo!

Did you know that we have a web site?  
Please visit us at: [www.maunauluan.com](http://www.maunauluan.com)  
to find more information about the  
Mauna Luan. Mahalo!

