

# Mauna Luan

## Newsletter

May 2019  
Edition



### **PROPOSED CHANGES TO MAUNA LUAN HOUSE RULES**

The Board of Directors recently completed a review of the house rules and approved a number of changes for posting and review by owners and residents. There is a complete copy of all changes available in the Management Office for anyone who wishes to read through and provide comments. Many of the changes are simply wording changes that do not change the effect of the rule, however, there are also some more substantial changes. A summary of those is provided below.

1. Article II, Section 27. **Floor Coverings.** There are specific noise insulation requirements in effect for any type of flooring installed in a unit, other than carpet with padding. Please read through this section carefully if contemplating work such as this.
2. Article IV, Section 17. **Smoking Restrictions.** As most residents are aware, the Mauna Luan became a non-smoking facility last year, including inside the apartment units. Please review this section as there are specific enforcement guidelines for violations of this rule.
3. Article V, Section 4.a pertaining to **vehicle noise.** Due to a number of extremely loud vehicles, including motorcycles, security has been advised to monitor the noise levels from all vehicles. If you have a vehicle with modified exhaust which makes it very loud, you may be required to have it re-modified or parked off property.
4. Article IX, Section 8. **Water Slide.** Since use of our water slide tends to generate many more problems than others, there is a new section governing its use. Please review this section carefully if you utilize this feature.

This is just a highlight of some of the proposed changes. We urge residents to stop by the office and review the complete list of proposed changes. Mahalo!



### **HOLIDAY NOTICE**



The Management Office will be closed on **Monday, May 27, 2019** in observance of the Memorial Day holiday. Please contact Security at 395-7422 if you need assistance.



Have a safe and  
fun holiday!



### **RESERVATION OF BARBECUE AREAS**

With the holiday rapidly approaching we wanted to remind everyone to make your barbecue reservations early to be sure you have an area during the holiday weekend. Barbecues #1 and #5 on the East side; and, barbecues #6 and #9 on the West side can be reserved up to 10 days in advance of your party so be sure to mark your calendar to get the time and date you want. All; of the grills, including the non-reservable ones, have a three-hour time limit. Due to normally heavy usage on holidays, please plan on vacating the area once your three hours is finished. Please also note that there is a limit of 10 non-resident guests who may be at the barbecue or pool area with you. 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. 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.

## **GOING ON VACATION?**

Just a note that if you are going on vacation we recommend that you notify the Management Office so we are aware of your status in the event there is an emergency or other situation that may require entry to your apartment. You may also want to leave a point of contact with us. One additional thing we usually recommend is that you turn off all of your water shut-off valves to prevent flooding. For whatever reason, it seems that as soon as someone leaves the apartment one of the water supply lines will rupture and flood the unit. With the shut-off valves closed you can help prevent this. Thank you for your help with this.



### **FREE SMOKE ALARMS FOR SENIORS**

The American Red Cross Hawaii Chapter has just notified us that they are starting up their program again of installing **FREE** smoke alarms in the homes of seniors (and possibly homes with children under 18 years of age). Anyone who would like to be a part of this **free program** is asked to call 739-8111 and leave your name, phone number and address. Someone will then call you back to schedule an appointment to install the smoke alarms. If you are a senior and do not have a working smoke alarm in your apartment, you may want to take advantage of this offer.

### **ENTRY TO MANAGEMENT OFFICE**

Just a reminder that if you are coming to the Management Office from outside of the East Building, you need to go to the enterphone and dial up for entry. Please do not go to the door at the top of the loading ramp and pull on the door to get someone's attention. This entrance is only for residents who have a Fob coded for the East Building. Thank you for your help and cooperation.

### **RENOVATION WORK IN APARTMENTS AND WORK AREAS**

We continue to see a great deal of renovation work in our apartments and wanted to pass on a reminder that all work must be done completely inside of the apartment and not have any equipment set up in the hallways. If a contractor, or resident, needs to cut, paint, etc., there is a craft area just past Barbecue #1 that can be used for this. There is a wooden table and electrical outlet there for use. Please keep this in mind when doing your work.

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

With the summer months rapidly approaching we wanted to remind everyone that 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. Mahalo for your help!

### **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!!!**

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

Please remember 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. Our security has had some confrontations 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.

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

