



*July 2021
Edition*

CANDIDATES FOR MAUNA LUAN BOARD OF DIRECTORS

The Board of Directors is currently soliciting resumes from any Mauna Luan owner who is interested in serving on the Board of Directors. A Search Committee has been appointed to solicit and review resumes, and conduct interviews of candidates who wish to serve on the Board. This committee will then make a recommendation to the full Board as to how they will vote any proxy votes given to them for the election of directors at the Forty-Sixth Annual Owners' Meeting to be held on **Wednesday, November 3, 2021**. We would like to encourage all owners to consider running for election and help with making the decisions that affect all owners. It is not terribly time-consuming and is a really good opportunity for owners who would like to learn more about how the Mauna Luan operates. Any owner who is interested should submit a resume, not to exceed one page, to the Management Office **not later than Saturday, August 14, 2021**. You will then be contacted by a member of the committee. If anyone has any questions about this process or the commitment for a Board member, please feel free to contact the Management Office at 395-7544 for clarification.

RE-OPENING OF COMMON AREAS

As everyone should know we have been in Tier 4 for a while now as far as restrictions due to Covid-19. Right now we are still only permitted to have a **maximum of 10 people** in any social gathering **indoors**; and although the outdoor maximum is 25, because our house rules have a different requirement, residents are again permitted to have a **maximum of 10 non-resident guests** at their **outdoor** gatherings. You also do not need to wear a mask when you are outdoors.


Considering our elevator use and inside of the buildings. We still need to ask everyone to be considerate of others when indoors by following the CDC guidelines and wear masks at all times indoors and when in the elevators.

We are anticipating some changes to the restrictions after July 8th so please watch for new notices to be posted. Mahalo.

TIME FOR SUMMER HOUSE CLEANING!


Beginning on **Friday, July 16, 2021**, we are scheduled to have a large trash bin located in our Car Wash Area for everyone's use to help rid ourselves of any accumulated junk and unwanted items that you have collected throughout the year. This is your chance to clear out any old furniture, boxes, or do something as crazy as cleaning out your storage lockers. Imagine all of that extra space you'll have! **There are a few restrictions** on what can be disposed of in this bin due to environmental regulations. We are not permitted to put refrigerators, televisions, computer monitors or other electric appliances, air conditioners, petroleum products (gas or oil), paints, tires, or anything that has any type of motor oil in it that could leak into the ground. All types of furniture, wood, or other





HOLIDAY REMINDER

The Management Office will be closed on Monday, July 5, 2021 in observance of the Independence Day holiday. Please contact Security at 395-7422 if you need assistance. Have a safe and fun holiday!!!



similar items are okay. This trash bin will be staged in the Car Wash Area for about two weeks so please take advantage of this opportunity. If you have any questions regarding this service, or what you may place inside of this bin, please contact the Management Office.



NO-SMOKING RULES



Just a reminder that there are rules prohibiting smoking or vaping anywhere on Mauna Luan property, including inside of the apartments. We have posted signs around the property but we need to ask that all smokers adhere to these rules as we do still have some residents who continue to smoke either in their apartment or other areas of the buildings. There is also a fine system for anyone identified as smoking on the property. If anyone has any questions, please contact the Management Office at 395-7544. Mahalo.

HURRICANE SEASON IS HERE!!

Just another reminder to all of our residents that hurricane season has officially begun and typically runs from June 1st to November 30th of each year. We provided a separate special edition hurricane newsletter last month with helpful hints to prepare if you hear of a storm approaching. If you have any questions on anything regarding the storms, or need another copy of that newsletter, please let us know.



AUTHORIZED ITEMS IN HALLWAYS

Please remember that the only items that may be set out in front of the apartments are an authorized number of plants and a doormat. Residents must also be aware of the size of the plants so they do not obstruct normal passage in the hallways and all plants must be properly contained so they do not leak water onto the hallway floor and cause staining. Ceramic objects, coconuts, pieces of coral, brass ornamental pieces, etc., may not be placed in the hallways. Also, shoes/slippers must be kept inside the apartment door of the apartment and not left in front of the door in the hallway. Thank you for your help!



FIREWORKS PROHIBITED!!

Just a quick reminder that fireworks are not permitted to be used on Mauna Luan premises. Although some of our residents may really like to "cut loose," the majority of our residents would still like to maintain the noise at a reasonable level, so we need to ask

that all fireworks and loud parties be taken elsewhere. Your cooperation will be greatly appreciated by everyone!

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.

STRUCTURAL INTEGRITY OF BUILDINGS

As most of you are probably aware, there was a condominium in Florida recently where a portion of the building collapsed due to a loss of structural integrity over a number of years. Since then we have been receiving calls from people concerned about the structural integrity of our buildings. At this time, there are no indications of any structural issues with the buildings at the Mauna Luan. We have been in contact with our structural engineers about this and they agree that unless there are some signs of major cracking or spalls somewhere in our slabs or walls, there should be nothing to worry about here. We continue regular, monthly walkthroughs of the buildings and any potential issues are identified and if needed, we would contact our structural engineers for further action or guidance. Also, about three years ago during our repainting project we had repairs made to spalling concrete along the leading edges of apartments and the hallways. Although not a structural issue as in Florida, it helps to ensure the building integrity. We do understand everyone's concern on this issue so we would like to encourage anyone who sees something that they think could be an issue or problem, to contact the Management Office and report that to us. We will maintain a file of these items and after our inspection, will forward any concerns to our structural engineers for further review. Thank you for your help in 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.maunaluan.com to find information about the Mauna Luan. Mahalo!

