

# Mauna Luan

## Newsletter

October 2014  
Edition



### **THIRTY-NINTH ANNUAL OWNERS' MEETING**

A reminder note to all of our owners that the Thirty-Ninth Annual Owners' Meeting will be held on Wednesday, November 5, 2014 at 7:00 p.m. in the Mauna Luan West Lobby. All proxy forms should be returned to the Management Office not later than 4:30 p.m. on Monday, November 3, 2014 to be valid for this meeting. Also, we need to have at least 40% of the ownership represented at the meeting in order to hold it, so please return your proxy as soon as possible to be sure we have the required percentage of representation. You do not forfeit any voting privileges by turning in a proxy so please help us to ensure that we have the required 40% representation prior to the meeting. If any owner has questions regarding any of the information contained in the packet please contact us at (808) 395-7544. Mahalo!

### **WATER SHUTDOWN, WEST BUILDING FLOORS 6-20**

On Thursday, October 9, 2014 between the hours of 9:00 a.m. and approximately 11:00 a.m., we will need to shut off all water to the upper 15 floors of the West Building intermittently while repairs are made to the controller that operates the water pumps for that building. The water will not be off the entire time but due to their working with very high voltage inside the control panel the contractors will be shutting down the power at various intervals during the repairs. We are hoping that they will complete their work earlier than the two hours; however, we need everyone to plan your day for the water being off for the entire period. If you have any questions regarding this work or the shut off, please contact the Management Office. Mahalo.

### **HALLOWEEN & TRICK OR TREAT**

A reminder that Trick-or-Treating throughout the buildings **is not** permitted at the Mauna Luan. Because of the desire for privacy by many of our residents, along with the potential danger due to many children running around the premises, it just does not work very well in high-rise buildings. If your children do dress up you must accompany them and they may only go to those units that you have been invited to in advance.



### **DISPOSAL OF ABANDONED OR INOPERABLE BICYCLES FROM BICYCLE STORAGE AREA**

Earlier this year we notified all of our bicycles owners in a newsletter that we had found a large number of bicycles in our storage area that did not have a valid Mauna Luan decal on them. We had our staff go through the storage area and place tags on each of the bicycles that did not currently have one to identify bicycles that needed to be removed from this area. We wanted to pass on a final note to ask everyone who stores a bicycle in our storage area to make a check of your bicycle to be sure it has a decal and also that it is in operable condition. Due to the limited size of the facility we are pretty much full as far as available spaces for new bicycles. Because of this we will be removing unregistered or inoperable bicycles to make more room. If these bicycles are not claimed within a certain period of time they will either be donated or disposed of. If you have not been to the storage area recently but did have a bicycle there, we suggest that you check your bicycle to ensure that it still has a decal. Better to be safe than sorry. Thanks for your help and cooperation in this matter. If any has any questions please let us know.



## **QUIET ZONES AND HALLWAY NOISE**



Another 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!

## **KAYAK STORAGE USE**

As many of our residents are aware, we have kayak storage racks located in our Car Wash area for resident use. However, due to the limited facilities there are only a certain number that can be used at any time. These racks are assigned to specific residents who have paid a fee to use them. One issue that comes up due to the long wait times for an empty rack is that there are many times racks that sit empty for months at a time while a resident decides on whether they really want a kayak or not. We would like to ask our residents who have an assigned space, if you are not going to use it within a reasonable time period, that you notify the office so it can be reassigned to someone who will actually be using it. You will then be placed back on the wait list for the next available space. This way everyone has an opportunity to utilize our facilities. Thank you for your consideration.



## **SMOKING OF MARIJUANA**

Recently we have been receiving a number of complaints from residents regarding someone around their apartments smoking marijuana and the smoke continually blowing back through their apartments. Just a reminder that the smoking of marijuana is prohibited by Federal law and is only permitted by the State of Hawaii if a person is in possession of a valid medical marijuana card. If you do not possess a valid medical marijuana it is a violation of the law to smoke on the premises, especially if it creates a nuisance to other residents. Anyone found to be smoking marijuana on the premises without a medical marijuana card will be referred to the Honolulu Police Department for further action.

## **!!! VOTING REMINDER !!!**

Just a reminder that the General Election is scheduled for **Tuesday, November 4, 2014**. Be sure you are registered to vote and show up at the polls to make your voice heard!

## **CONSTRUCTION/RENOVATION REMINDER**

Another reminder that construction and/or renovation in the individual apartments may only be done Monday thru Friday, between the hours of 8:00 a.m. and 5:00 p.m., unless the work does not generate any noise. Anything that generates noise may not be done at any other time. **ALSO**, if you are planning any type of work that does generate a lot of noise, we need you to contact the Management Office prior to commencing the work so we can notify surrounding units to make them aware of your schedule and provide them the opportunity to plan their days around when the noise is going on or at least be aware of it. Mahalo!

## **WATER SHUTDOWNS FOR PLUMBING WORK**

Recently we have been having complaints due to multiple water shutdowns for residents who have been having plumbing repairs or renovation work done that affects the plumbing. We would like to suggest to all of our residents that when scheduling water shutdowns please ask the contractor to take into consideration all of the plumbing work that will be needed and plan to do as much as possible in one day so we do not have to inconvenience other residents on multiple occasions. It will also help us save on our water loss as the pipes need to be drained each time this work is done. Your help and cooperation will be greatly appreciated!

## **AIR CONDITIONING UNITS**

With the continuation of our hot and humid weather, more and more residents are turning to their air conditioners for some relief from the heat. One thing that needs to be considered is that you need to be sure your air conditioner is operating properly, especially if it has not been used in a while. We have received a number of reports of air conditioners that are making loud noise, dripping water, etc., which causes problems for other surrounding units. Please check your air conditioners periodically and if you notice a problem such as these, please have it serviced to prevent problems. Mahalo.

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 information about the Mauna Luan. Mahalo!

