

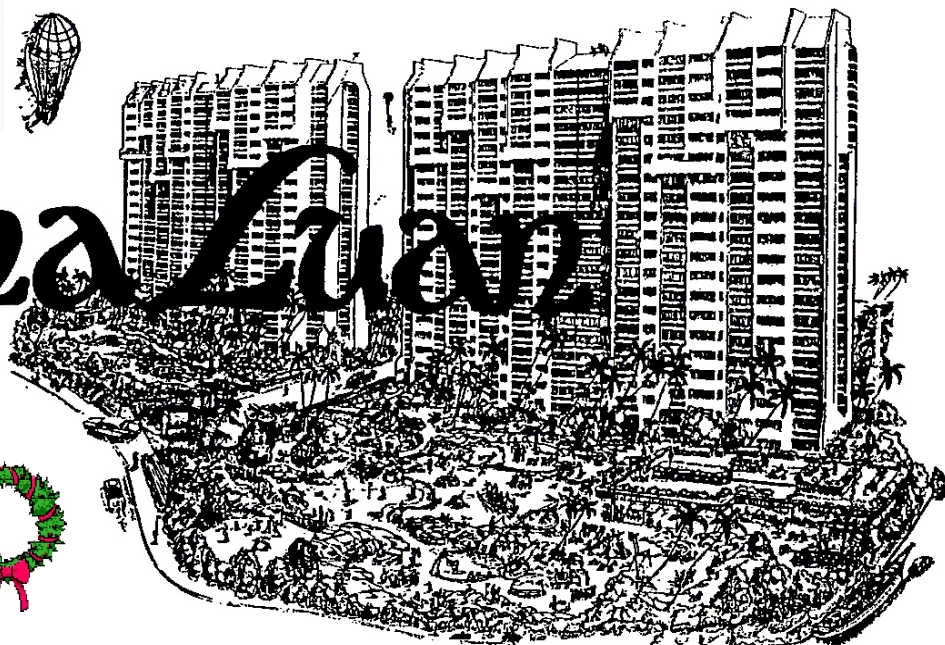


Mauna Luan

Newsletter



December 2011
Edition



EMPLOYEE CHRISTMAS GIFTS—



--- for the people who keep your home clean, safe and beautiful. Although the Board of Directors annually sponsors a catered employee party (12/16/11) and food gift certificates from Safeway; as we have also requested in past years, if it is your custom to give a Christmas gratuity,

it helps us to provide our employees with a better holiday season and they really appreciate your extra kindness. Most of our employees here are long-time, dedicated employees who are seldom seen but are here 365 days a year. Some of our more highly visible employees receive a lot of small gifts but it takes 31 full-time people to keep the Mauna Luan going in the condition it is. All monies received from donations will be divided evenly among our non-supervisory employees and you will be acknowledged to them. Checks made out to “**Mauna Luan Xmas Fund**”, or cash, will be gratefully accepted at the Management Office, or non-resident owners can include a separate check along with your maintenance fee payment. We do appreciate the fact that everyone’s financial condition is different, but any help you can give to your hard working employees in making their Christmas this year a little more enjoyable will be greatly appreciated by all of them!



CLOSING OF EXIT DRIVEWAY FOR SPEED BUMP REPAIRS

Weather permitting, on Monday, December 5, 2011, we will be closing the exit portion of our driveway next to the guardhouse while maintenance performs repair on the speed bump closest to the street. We will close this section at

approximately 9:00 a.m., and it will need to remain closed at least into the afternoon for the material to set up. During this work all traffic, incoming and outgoing, will need to use the entrance side of the driveway so we need everyone to exercise caution and consideration to help make the process as smooth as possible. You may want to leave a little earlier than usual to be sure you have enough time to get to where you are going. Also, on **Tuesday, December 6, 2011** we may need to close this same area for an hour or so to perform some additional work, if necessary. Again, please factor this into your daily schedule. Thank you for your cooperation in this project. If anyone has any questions please contact the Management Office at 395-7544.



NEW YEAR’S DAY RECEPTION



The Mauna Luan Board of Directors will once again be sponsoring a New Year’s Day get-together in the West Lobby on Sunday, January 1, 2012 between 3:00 p.m. and 5:00 p.m. As we all wind down from a hectic holiday season this is always a good chance to relax and spend some time with neighbors and friends. We are currently seeking volunteers to help out with planning and preparation of the party. If you would like to help out by either putting together some of the food trays or just help out on the day of the party, please call the Management Office at 395-7544 and we will pass on your information to the committee. Also, anyone who has some type of special dish they would like to show off, please let us or the committee members know ahead of time so we know how much and what type of food will be there. However, no one is under any obligation to bring anything! Just stop by for a little while to meet some new people and have some great pupus and drinks. Hope to see you all there!



TIME TO CLEAN HOUSE!!!

On **Monday, December 19, 2011**, we are scheduled to bring in a large roll-off trash bin to help handle the additional Christmas trash and also for your use if you decide to do some winter house or storage locker cleaning. This would be a good time to clear out old furniture, boxes or really go crazy and clean out that storage locker that has probably not seen you for years! This bin will be staged in the Car Wash Area throughout the holidays until approximately the second week in January. As a reminder, there are a few restrictions on what can be placed in this bin. **Unfortunately, the landfill will not take refrigerators, air conditioners, washer/dryers, or any type of petroleum products (oil or gas). There is also a restriction on televisions, computers or computer monitors.** Any other types of items such as furniture, wood, boxes, etc., are okay. If you are not sure, please give us a call at the office before placing something in the bin which may have to come back out. Make a change for the new year - - make some sorely needed free space and enjoy the results with no hauling charges!!!

SEMI-ANNUAL WINDOW WASHING

On **Monday, December 12, 2011**, American Window Cleaning (AWC) will be here for the semi-annual 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, 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:

Mon, 12/12/11	-	West A,B,C,D,E apts
Tue, 12/13/11	-	West F,G,H,J,K,L apts
Wed, 12/14/11	-	East A,B,C,D,E apts
Thur, 12/15/11	-	East F,G,H,J,K,L apts
Fri, 12/16/11	-	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.

HOLIDAY OFFICE HOURS

Friday, 12/23/2011	8:00 am - 12:00 noon
Saturday, 12/24/2011	9:00 am - 12:00 noon
Monday, 12/26/2011	Closed
Friday, 12/30/2011	8:00 am - 12:00 noon
Saturday, 12/31/2011	9:00 am - 12:00 noon
Monday, 1/2/2012	Closed

BARBECUE CLEAN-UP

Our barbecue facilities continue to see a high volume of use from all of our residents and their guests. Because of this, we would like to remind everyone of the responsibility to clean up these areas when you are finished so they are ready for the next person to use when they arrive. Many times it is found that the grill has not been cleaned of food particles and grease/other materials are left on the countertops. Please take the time to use the wire brush that has been provided to clean off the grill and take a minute to wipe down the countertop so that it is clean when you leave. Everyone's help in this matter will be greatly appreciated by all!

CHRISTMAS TREES IN CONDOS



Because most trees are already 45 to 90 days old when they arrive on the island and there is really no way to keep them fresh through the holidays we usually recommend the use of artificial trees for the holidays. With an artificial tree you can forego the mess plus you do not have to worry about the fire hazard that a dry tree can present. However, if you do use a real tree, please think safety

with the use of tree lights and the placement of the tree. We want to be sure that you and your family have an enjoyable and safe holiday season! Also, when you decide to take down your tree we will again be providing large plastic bags to place your tree inside of to bring it out of the buildings. This helps to contain the pine needles that cause such a mess in the common areas. The bags are **FREE OF CHARGE** so please stop by the office or security guardhouse and get one when you need it.

MAUNA LUAN DECORATIONS

Just a note regarding the varied decorations around the property and in the office. Although our staff puts up the majority of the outdoor decorations, we would like to thank one of our residents, Cindy Sharp, for most of the lobby decorating and the office decorating. Cindy has always donated her time and even decorations to help make the property festive during this time of year. Thanks to Cindy for all she does.

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.



Mele Kalikimaka,
Randall R. Weikert
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General Manager

