

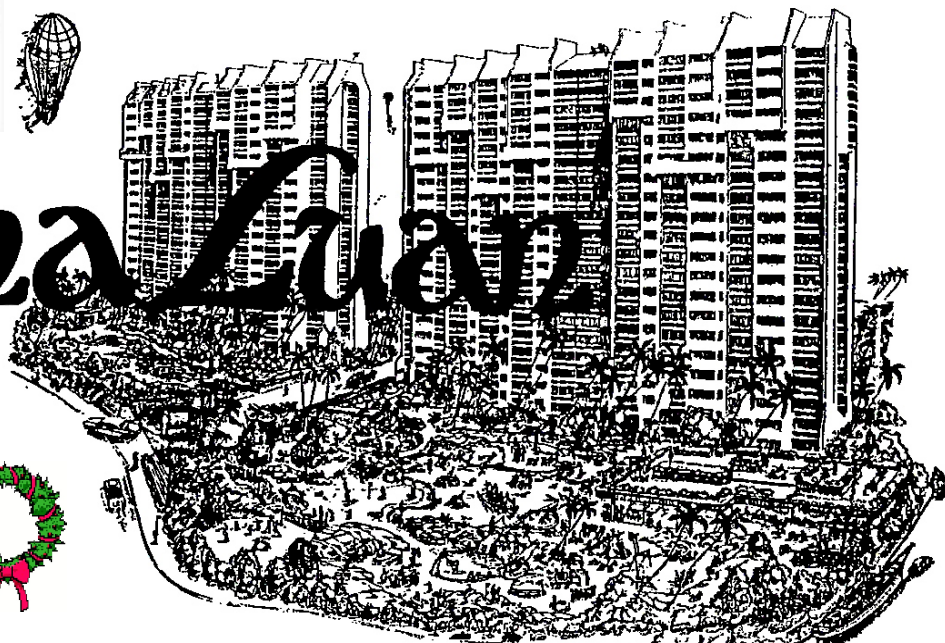


Mauna Luan

Newsletter



December 2012
Edition



EMPLOYEE CHRISTMAS GIFTS—



--- for the people who keep your home clean, safe and beautiful. Although the Board of Directors annually sponsors an off-site employee party (12/14/12) and gives 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!



WINDOW WASHING

On Tuesday, December 4, 2012, 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:

- Tue, 12/4/12 - West A,B,C,D,E apts
- Wed, 12/5/12 - West F,G,H,J,K,L apts
- Thur, 12/6/12 - East A,B,C,D,E apts
- Fri, 12/7/12 - East F,G,H,J,K,L apts
- Sat, 12/8/12 - 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.



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 Tuesday, January 1, 2013 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 **Wednesday, December 19, 2012**, 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!!!

HOLIDAY OFFICE HOURS

Monday, 12/24/2012	8:00 am - 12:00 noon
Tuesday, 12/25/2012	Closed
Monday, 12/31/2012	8:00 am - 12:00 noon
Tuesday, 1/1/2013	Closed

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.



REMINDER ON USE OF ELEVATORS

Just a reminder with all of the moving of holiday decorations and Christmas trees that you **are permitted** to move storage bins and/or boxes in the unpadded elevators. You may also bring in your Christmas trees the same way. We do ask, however, that if you leave a trail of pine needles from your tree in the hallways or elevators that you return to sweep these areas. Mahalo!

RE-OPENING OF REC BUILDING

We are hoping to be able to re-open our Recreation Building sometime around the middle of December as the renovation work winds down to completion. At present, the contractor is planning on being finished the week of December 10th. If that date holds, the Board of Directors is planning on holding a small open house on Sunday, December 16th between 10:00 a.m. and 12:00 noon for all residents to stop by to take a look at the new facility. We will provide pastries and coffee so if you have a minute please do a walkthrough. If, for some reason, the contractor is delayed, we will post notices to let everyone know of the re-open date and rescheduling of the open house. Mahalo.

GUEST BICYCLE STORAGE

Each of our buildings has a guest bicycle storage rack at the garage stairwell entrance closest to the driveway. We have found that there are a number of bicycles that are parked there on a fairly permanent basis and never move. This would indicate that these bicycles belong to residents rather than guests. We need to ask that any resident who has been utilizing the guest bicycle racks in the above locations, remove these bicycles and store them in the appropriate place. In the near future we will be tagging the bicycles that have not moved and after short period will be cutting the locks and removing the bicycles from these areas. Any bicycle not claimed after that will be donated to a local charity. Thank you for your attention to this matter.

POSTING NOTICES ON DOORS

We have received a report at the office that someone has been leaving pamphlets on certain doors in our buildings, some of which are religious in nature. Please remember that it is not permitted to post any type of pamphlets or other materials on someone else's apartment. We need to ask whoever has been doing this to not do so in the future.

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

Randall R. Weikert
General Manager

