



Mauna Luan

Newsletter



December 2015
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 (12/11/15) 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 30 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 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 send a separate check to our Management Office. 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 Monday, January 4, 2016, American Window Cleaning (AWC) will be here for the quarterly 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, on the day of your cleaning 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, 1/4/16 - West A,B,C,D,E apts
- Tue, 1/5/16 - West F,G,H,J,K,L apts
- Wed, 1/6/16 - East A,B,C,D,E apts
- Thur, 1/7/16 - East F,G,H,J,K,L apts
- Fri, 1/8/16 - 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.

INTERRUPTION OF WATER SERVICE TO ENTIRE PROPERTY

On Tuesday, December 8, 2015 between the hours of 9:00 a.m. and approximately 11:00 a.m., the water service to the entire property will be interrupted periodically while a plumbing contractor conducts the annual testing of our backflow prevention valve. This valve is attached to the main water line from the City and County and is intended to prevent contaminated water from flowing backwards into the City and County water system in the event their pumps fail causing a loss of City pressure. During the actual test the water should only be off for brief periods at any one time but due to the various phases of the test we cannot pin down the exact times so you will need to plan on not having water pressure for the entire period. **Also, due to the age of our backflow valve, the contractor may have to perform some repairs on the interior mechanisms. If this is necessary the water will be off for up to two full hours while this work is done.** Accordingly, if you think you may need water between the above hours you should



draw it and set it aside prior to the above times. Also, because this affects the entire property you will not be able to utilize any of the common area water supplies either. We do apologize for the inconvenience; however, this work is required by the Board of Water Supply to ensure the safety of their water distribution systems.



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 **Friday, January 1, 2016 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 **Friday, December 18, 2015**, 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

Thursday, 12/24/2015	8:00 am - 12:00 noon
Friday, 12/25/2015	Closed
Thursday, 12/31/2015	8:00 am - 12:00 noon
Friday, 1/1/2016	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.

POSTAL DELIVERY REMINDERS

Due to the heavy volume of mail during the holiday season we wanted to pass on some reminders about our mail/package deliveries:

1. **Parcel Lockers.** There are only 8 lockers for every 108 apartments. These are for parcels only and the parcels need to be removed within 2 days. After that all parcels will need to be picked up at the Hawaii Kai Post Office.
3. **Box Full of Mail.** If you are unable to pick up your mail from your box for a few days, please make arrangements with friends or family to pick it up for you. Otherwise, you should place a "hold" on your mail until you return. If your box becomes full and the mail is removed and taken back to the post office by the postal carrier, it will not be redelivered. You will need to go to the Hawaii Kai Post Office and pick it up.

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!

