

Mauana Lani

Newsletter

February 2011
Edition



RE-CODING OF SECURITY KEYS

We will begin re-coding of all security keys on Monday, February 7, 2011 continuing through Saturday, February 26, 2011. The security keys are the flat metal disks that allow entrance into the buildings through the main entrance doors, parking structure doors, and also allow access to the Recreation Building facilities. This annual project does require you to bring EACH key to the Management Office to have a new code placed on it. Below is the schedule for the re-coding:

East Building - - - - - Feb 7 - 12
West Building - - - - - Feb 14 - 19
All Others - - - - - Feb 22 - 26



On Monday, February 28, 2011 we will change all of the locks to accept only the new code and no longer the old one. If your keys have not been re-coded by that time they will no longer work in the doors. Please take a few minutes and stop by to have your keys done before this date. As a reminder, the Management Office is open on Wednesdays until 8:00 p.m. and on Saturdays from 9:00 a.m. until 12:00 noon for your convenience. If for some reason you just cannot make it to the office at the above times please give us a call and we will see if we can work out some way to accommodate you.



QUARTERLY PEST CONTROL

Diversified Exterminators will be here on Tuesday, February 22, 2011 for their quarterly pest control treatment in the units that have contracts with them. The cost for this service is still \$10.00 per treatment/\$40.00 per year regardless of the size of your apartment. We also have the new 2011 contract forms available

in the Management Office. Also, if you do not intend on being home when they do their treatment please ensure that we do have a signed entry authorization slip in the office so we can allow entry. **PLEASE NOTE, IF YOU HAVE NOT ALREADY CONTRACTED FOR THE SERVICE:** Due to scheduling difficulties Diversified has informed us that they **must** receive your requests for service no later than **Wednesday, February 16, 2011**, or they will not be able to schedule you for the treatment. If you have any questions please contact us at 395-7544 or you may contact Diversified Exterminators at (808) 841-5855.



The Management Office will be closed on Monday, February 21, 2011 in observance of the President's Day holiday. Please contact Security at 395-7422 if you need assistance. Have a safe and fun holiday!

POOL/JACUZZI USE REMINDERS

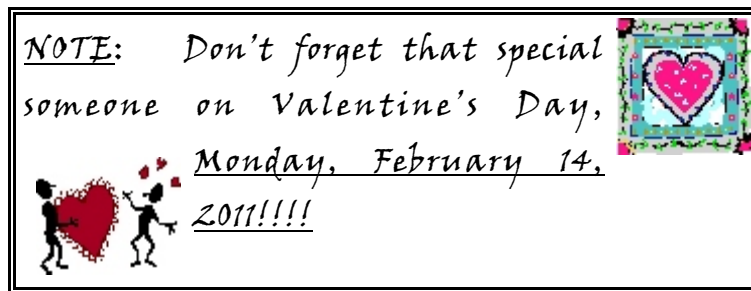
Due to some recent issues related to the use of our recreational facilities, we wanted to pass on some reminders of the rules governing their use.

1. For everyone's safety and health, anyone who has any kind of disease that can be communicable by casual contact, or open sores, may not use any of our pools or jacuzzies.

2. Prior to getting into any of the pools or jacuzzies, all persons should shower to remove suntan lotions or other body oils.
3. Only swimming apparel manufactured or made as such may be worn in the swimming pools or jacuzzies.
4. There is no ball playing permitted in the recreation areas, to include the pools and jacuzzies.
5. Flotation devices may only be worn in the pools or jacuzzies if they attach to the body.
6. No food or beverages are permitted within 6 feet of the pools or jacuzzies. No glass items are permitted outside of the Recreation Building or barbecue areas.
7. All guests **must be accompanied** by a resident when using any of our recreational facilities.

FEEDING OF PIGEONS

As most everyone here is aware we have a hardy population of pigeons around the Mauna Luan which we continually work to take away roosting areas. One problem that was brought up recently was that there may be some of our residents who are feeding these birds by their apartments. We need to ask that if you are doing this that you please stop. We need to try and get the pigeons to move to another location but if they are being fed they will never leave the area. Pigeons can carry a number of diseases and also carry mites which can migrate into apartments if pigeons find a place where they are not disturbed. Please help out by not feeding pigeons and/or allowing them to become comfortable in any planterbox that may be appurtenant to your apartment.



SMOKING REGULATION REMINDER

For those residents and their guests who do smoke, please remember that due to City and County of Honolulu ordinances and Hawaii State law, smoking is not permitted in the Mauna Luan unless inside of your apartment or completely outside of the buildings. **All building hallways, and stairwells**, are also included in this restriction. Please remain in your unit or go to the ground level, outside of the main buildings, if you wish to smoke. Please also remember that there is a '20 feet' restriction that applies to the main buildings as well as the Recreation Building and parking garage. That means that to smoke you will need to be a minimum of 20 feet from all windows and doorways of all buildings if you wish to smoke. Some other issues we receive fairly regular complaints about are



when residents stand at their apartment windows to smoke and blow the smoke outside where it then blows back into other units. We would like to request that, in consideration of your neighbors, if you smoke in your unit please do so away from the windows and doorways to help prevent a nuisance to surrounding neighbors. Your help will be greatly appreciated.

LOUD VOICES IN JACUZZIES

Just a reminder to all jacuzzi users regarding the level of conversation when using this area. As you are probably aware, when the jacuzzi blower is running (to make air bubbles) it is hard to hear if you are talking with someone else in the jacuzzi. Unfortunately, residents in apartments above the pools usually will be able to hear the conversation clearly but due to the distance from the jacuzzi they cannot hear the blower noise. That makes pretty much all conversations 'open to the public'. We just wanted to caution everyone be careful of what you say because whatever you are saying between each other is something that other people may hear also.

NOISE ISSUES DUE TO WOOD/TILE FLOORING

With the proliferation of wood and tile floors we have seen a large increase in the number of noise complaints that we receive due to residents being able to hear the sounds of people walking across their floors, furniture scraping on floors, and/or children playing/running around in apartments. While most of these activities are not prohibited, we would like to ask anyone who has replaced their carpeting with wood or tile to be especially aware that any noise you make in your apartment will probably be able to be heard by some of your neighbors. The use of throw rugs in heavily used areas helps a great deal in minimizing this type of noise. Also please remember that if you are considering installing wood, tile or anything else other than carpet with padding, that you need to install a sound absorption material beneath your new flooring that has a minimum sound rating of 55 for both sound transmission class (STC) and impact insulation class (ICC). You will also need to provide the Management Office with paperwork from your sound proofing noting these ratings. We would appreciate everyone's help and cooperation in minimizing these sound issues. 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.



Aloha,

Randall R. Weikert
 Randall R. Weikert
 General Manager

