

Mauana Lani

Newsletter

February 2012
Edition



RE-CODING OF SECURITY KEYS

We will begin re-coding of all security keys on Monday, February 6, 2012 continuing through Saturday, February 25, 2012. 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 6 - 11
- West Building - - - - - Feb 13 - 18
- All Others - - - - - Feb 21 - 25



On Monday, February 27, 2012 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 28, 2012 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 2012 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 22, 2012**, 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 20, 2012 in observance of the President's Day holiday. Please contact Security at 395-7422 if you need assistance. Have a safe and fun holiday!

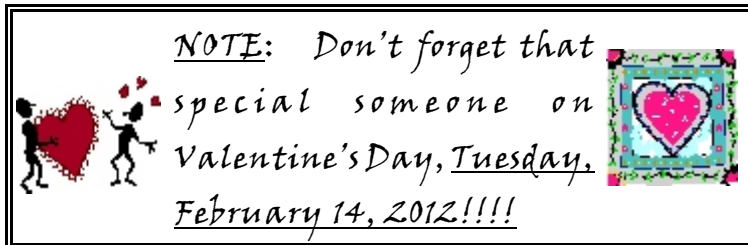
CLEANING OF BARBECUE GRILLS

We continue to receive reports of barbecue users not cleaning off the grills when finished using these areas. Once again we would like to ask that if you use our barbecue grills you clean off the grill tops before you leave the barbecue area so that the next person does not have to clean it before using and they also do not want to use your marinades or have portions of your food mixed in with theirs. We have provided wire brushes that are attached to a chain and will be hanging directly below the front of the grills. If you use these brushes right after you remove your food,

or at least while the grill is still hot, the food particles and other residues will come off very easily. If you then take a few paper towels and just wipe around the edges, the grill will be in good shape for the next user. Please show consideration for your neighbors by helping to leave these facilities in a good and clean working order for all of our residents. Mahalo.

HOT WATER USE AND ELECTRICITY

As you all are probably aware, the cost of electricity in Hawaii has risen dramatically again this year and nothing on the horizon promises any different going forward this year or next. Because of the multitude of facilities here at the Mauna Luan, our common area electric bill runs very high. A good portion of this is the generation of hot water for the individual living units. One way to help cut down on the run time for our electric heat pumps would be if we could reduce our hot water use to a degree. A suggestion on how to do this would be if residents used the cold water cycle in their clothes washers as much as possible to help cut down on the hot water usage. With many of the new detergents your clothes will still be clean and you can help us in a small way to reduce our electricity use. The Board is also looking into other ways to help with our energy use but every little bit will help. Thank you for your attention to this request.



SMOKING REGULATION REMINDERS AND NOISE

In past newsletters we have passed on reminders regarding the State of Hawaii and the City and County of Honolulu smoking regulations as they apply to our condominium. As a reminder, smoking is not permitted here at the Mauna Luan unless you are inside of your apartment or completely outside of the buildings a minimum of 20 feet from all windows and doorways of the buildings. This restriction also applies to the garage stairwell openings. Between the buildings and parking garage are four areas that have been designated as smoking areas and smoking urns have been provided to place the butts into. A problem that has come up with these areas is when people go down to smoke after 10:00 p.m. and have loud conversations with other residents or use their cell phones to talk to other people. **Please remember that each of these areas are adjacent to the master bedroom for the end units. Once we hit quiet hours (10:00 p.m. to 8:00 a.m.), all noise must be kept at a minimum.** To avoid any further restrictions on smoking in our common areas we would like to request the assistance of everyone who uses



these areas to help out and keep all conversations, both in person and on the phone, at a very low level after 10:00 p.m. so as not to disturb other residents.

OFFICE PERSONNEL

Although this note is a little late, for those of you who were not aware, our front office person Cassie left for another job in November of this past year. She has been replaced by **Susie McClair** who is learning the myriad procedures and residents as we speak. So far she is doing really well but we would still like to ask for your patience if things do not get done quite as quickly as before while she settles in.

REPLACEMENT OF 3-FOOT WALKWAY LIGHTS IN RECREATION AREAS

During the first part of this year we are going to begin replacing the 3-foot pole lights that provide light for the sidewalks in our two recreation areas. We will start on the East side and work our way across to the West. We wanted to alert everyone to this project because the new fixtures will have a golden or brass appearance until they begin to obtain a patina that will gradually turn them close to the current dark bronze color of the old fixtures. There are several factors that affect how quickly this raw brass will turn color so at least for the first few months expect to see the golden color until it begins to change. This is expected and is the final desired result we are looking for.



POOL/JACUZZI USE REMINDERS

We wanted to pass on a few reminders regarding the use of some of our recreational facilities due to some recent incidents:

1. Flotation devices may only be worn in the pools or jacuzzies **if they attach** to the body. No flotation rings or rafts.
2. All guests must be accompanied by a host resident when using any of our recreational facilities.
3. 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.
4. There is no ball playing permitted in any of the recreation areas, including the pools and jacuzzies.

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

