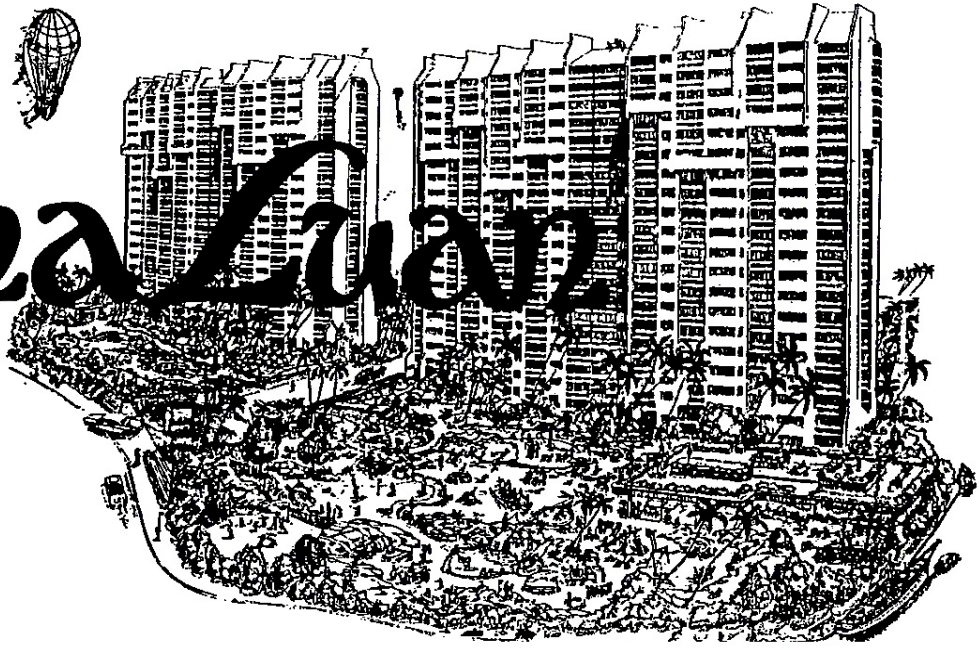


# Mauna Luan

## Newsletter

February 2015  
Edition



### RE-CODING OF SECURITY KEYS

We will begin re-coding of all security keys on Monday, February 2, 2015 continuing through Saturday, February 21, 2015. 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 2 - 7
- West Building-- - - - - Feb 9 - 14
- All Others-- - - - - Feb 17 - 21

On Monday, February 23, 2015 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.

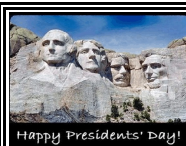


### QUARTERLY PEST CONTROL

Diversified Exterminators will be here on Tuesday, February 24, 2015 for their quarterly pest control treatment in the units that have contracts with them. As a reminder, the cost for this service has increased this year to \$15.00 per treatment/\$60.00 per year regardless of the size of your apartment. We now have the new

### 2015 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 18, 2015**, 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.



Happy Presidents' Day!

### HOLIDAY NOTICE

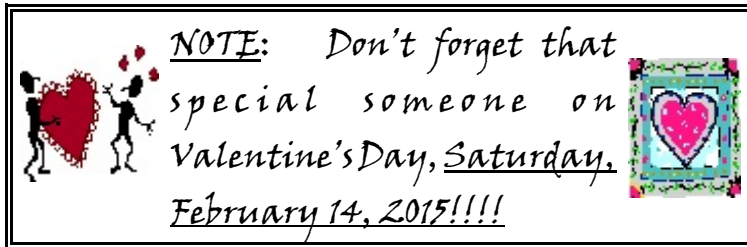


**The Management Office will be closed on Monday, February 16, 2015 in observance of the President's Day holiday. Please contact Security at 395-7422 if you need assistance. Have a safe and fun holiday!**

### NOTICES FROM MANAGEMENT OFFICE

As most of you are aware, we send or post a lot of notices about various things occurring around the Mauna Luan. Some notices are not merely informative but do require a response from residents. One specific notice is when we send requests regarding leak investigations that must be conducted. As our buildings get older we are seeing more instances where residents

will report either water leaking into their units or damages that appear to be from leaking water. In most cases the problem is inside the walls or ceilings and require us to bring in a plumber to investigate the source. Many times when we send notices of the investigation we do not hear back from residents whose apartments we need to enter for this work. We would like to ask that if you receive a notice of a water leak investigation that you please respond to the office so we can be sure everything is arrange for it. There is a lot of scheduling required when dealing with multiple units so everyone's help with this will be greatly appreciated. Mahalo!



## RECYCLING REMINDERS



Our recycling program is a totally voluntary program and needs your help to succeed. That means that if you do participate you need to bring your recyclable items down to the ground floor and dispose of them in the specific bins next to the trash building in your mall area. There are a few things we do need your help with though, regarding the placement of certain items in these bins. If the bin is labeled for "plastic" then only plastic should be placed in there. Not plastic bags or cardboard boxes that the plastic bottles were brought down inside of. **Please also note that tin cans or foil should not be placed in the aluminum bin.** Anything not specifically permitted in the bins should be placed in the large dumpster inside the trash building right next to the recycling bins. Also, please do not stack a lot of recyclable materials on the ground outside of the bins. There are two bins for each type of material (aluminum and plastic) so usually there will be room somewhere for your items. Your help will be appreciated!



## APARTMENT MAINTENANCE/UPKEEP

Just a note regarding the maintenance and upkeep of the individual apartments. Please remember that any changes in the exterior appearance of the apartments **MUST** be approved by the Board of Directors. You are pretty free to do anything inside the unit as long as it does not involve any load-bearing wall, ceiling or floor; but, anything that shows outside will need approval. That means you cannot paint the exterior of your apartment door or place anything outside unless specifically permitted in the house rules. One other important item is the locksets on the apartment doors. Last year the Board of Directors approved a new house rule that would only permit bronze colored locksets.

That means that you may not install bright silver/chrome or gold door knobs or deadbolts on the doors. Please pay particular attention to this new rule as anyone who installs a lockset not in compliance will be required to remove it and replace it with the correct type. Also, from time to time we see a number of items being set in front of apartments in the hallways that are not permitted under our house rules. Please remember that the only items that may be set out in front of the apartments are an **authorized number of plants and a doormat**. Ceramic objects, coconuts, pieces of coral, brass ornamental pieces, etc., may not be placed in the hallways. Also, shoes/slippers must be kept inside the apartment door of the apartment and not left in front of the door in the hallway. Finally, the hallway louvered windows are the responsibility of the individual units to keep clean. Please take a few minutes every month or so and take a damp cloth to wipe off any buildup of dirt or salt. Running a dry cloth over them after will help prevent other particles from sticking to them. Your help with the above will be appreciated.

## PENGUINS WATER EXERCISE CLASS



The Penguins water exercise group is always looking for residents who wish to improve their physical fitness in a friendly atmosphere. Benefits of water exercises include limberness and stamina as well as feeling good about oneself. The Penguins currently meet on Monday, Wednesday and Friday from 8:30 a.m. to 9:30 a.m. in the heated West Pool. There is no fee involved and it is also a nice way to meet some of your fellow neighbors and get some exercise to boot! Come on down to the West Pool some morning and try it out.



## BOOK LIBRARY

A reminder that we do have a reading library located in the corner of the West Lobby just before you pass through the glass doors on your way to the West Pool. This is a self-serve library so we do ask that you return your books when finished reading. Also, if you bring books down to add to the collection, please stack them neatly on the shelves provided. Please, no encyclopedias or textbooks. 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.

Did you know that we have a web site? Please visit us at: [www.maunaluan.com](http://www.maunaluan.com) to find more information about the Mauna Luan. Mahalo!

