

# Mauna Luan

## Newsletter

March 2011  
Edition



### **QUARTERLY WINDOW WASHING**

On **Monday, March 21, 2011**, American Window Cleaning (AWC) will be here for their quarterly cleaning of the exterior apartment windows here at the Mauna Luan. We will post notices on the 1<sup>st</sup>, 3<sup>rd</sup> and 5<sup>th</sup> elevator landings in each building with the daily schedules. As before, all plants will need to be removed from exterior planter boxes if you would like those windows cleaned. And, if you have screens on your living room windows that block access to those windows, they will need to be removed also. One item to note - - removing the screens on your bay windows (living room/dining room windows that swing into the unit) can later cause problems with closing the windows if the screens are not put back in exactly as they were prior to removal. If you are not sure you can get these screens back in as they were, I would recommend leaving them in place. Because these windows swing into the unit they can be easily cleaned by hand from inside the unit without the hassle of replacing the screens afterward. Below is the window washing schedule for March:

<b>Mon, 3/21/11</b>	-	<b>West A, B, C, D, E apts</b>
<b>Tue, 3/22/11</b>	-	<b>West F, G, H, J, K, L apts</b>
<b>Wed, 3/23/11</b>	-	<b>East A, B, C, D, E apts</b>
<b>Thur, 3/24/11</b>	-	<b>East F, G, H, J, K, L apts</b>
<b>Fri, 3/25/11</b>	-	<b>Overflow/bad weather day</b>

If the weather does not cooperate, this schedule is subject to change. Please watch the elevator landings for daily updates to this schedule. If you have any questions please contact the Management Office at 395-7544.

### **CHANGING OF BUILDING LOCKS**

For most of the past month of February 2011 we have been going through our annual re-coding of the security keys (flat metal disks that allow entry to the buildings). On Monday, February 28,

2011, we changed all of the door locks to accept only the new codes. All keys not re-coded by that time will no longer work in the locks. Also, whenever we undergo this re-coding process there are always some keys that do not work properly due to a weak code or a bad spot on the key. If you are experiencing problems with any of your keys, or you have not had a chance to get them re-coded yet, please stop by the Management Office when you have a chance so we can check them for you. As a reminder, the office is open until 8:00 p.m. on Wednesdays and from 9:00 a.m. to 12:00 noon on Saturdays. If you still cannot make that schedule to have your keys re-coded, please give us a call and we will try to work out a time that is convenient. Many thanks to everyone for your cooperation throughout this process. Mahalo!

### **PROPOSED CHANGE TO HOUSE RULES**

At their January 2011 regular meeting, the Board of Directors approved a proposed change to the house rules pertaining to the refundable deposit that is required to reserve our lobby areas for private parties. Due to the costs for cleaning increasing over the years, this changes would increase the refundable deposit from the current \$25.00 to \$50.00. Again, this is a refundable deposit that will be returned as long as the lobby has been cleaned up after use. If anyone has any comments regarding this change it is requested that they be submitted to the Management Office not later than Friday, March 11, 2011 for consideration.



### **BICYCLE STORAGE**



The deadline for payment of the annual bicycle storage fee has now passed and several of our residents still have not responded to our reminder notices. If you do use our bicycle storage area

adjacent to the West Guest Parking area, and have not paid your 2011 fees yet, please stop by the Management Office as soon as possible to take care of this. In the near future we will be double-checking which bicycles are not authorized to be in this storage area and these will be tagged for removal. These include bicycles that are not paid up, as well as a number of bicycles that have no Mauna Luan decal on them. **Please remember that all bicycles must display a decal to be in this storage area.** Also, to some of our long-time residents, we would like to ask that you check your bicycle(s) if they have not been used for a number of years to see if they are still in a serviceable condition. Our storage area is pretty crowded now so if your bicycle is no longer in good condition we would like to ask that you remove it from the storage area and dispose of it.

### **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.



### **TRASH CHUTES AND THEIR USE**

We continue to have some problems with unauthorized items being dropped down our trash chutes and trash being disposed of outside of the authorized hours, so I wanted to pass on a reminder. Our trash chutes are only available for use between the hours of **7:00 a.m. and 10:00 p.m., daily.** The trash chutes are typically only for bagged garbage which can be compacted by our trash compactors. There should not be any other items placed down the chutes. These prohibited items include, but are not limited to: cardboard boxes, lamps, large breakable items, fans, pieces of wood, etc. These types of items will block the trash chutes and can also damage the trash compactors. Please bring any of these types of items down to the mall area trash compactor room where there is an open trash bin to place these items into. Also please remember to break down all items as much as possible before placing them into this trash bin. {Please note: the trash bin located in the Car Wash area is for Mauna Luan staff use ONLY. Residents should only use the open bin in the mall area trash compactor room}. One other issue that we have been having recently is residents leaving their trash or other items on the floor inside of the trash rooms. Please remember that if you take the time to carry your bags of trash from your apartment to the trash room, place it inside of the trash chute so that other residents do not have to pick it up and put it in the chute for you or trip over it so they can dispose of their own trash.

### **SLAMMING APARTMENT DOORS**

As most of you are probably aware, there are a number of our residents who, when they are leaving their apartments, must slam their door very hard to get them to close. For virtually all of these situations, the only thing that is required is to lubricate the locking latch on your door so that it can move easily when pushed inward. Many residents who have to do this probably do not even notice and think that this is normal for the lockset. You can usually rectify this problem easily and by yourself. Use either a spray lubricant or graphite (both available at any hardware store). Either spray lubricant or squeeze graphite onto the locking latch, then turn your doorknob to retract the latch and spray lubricant or squeeze graphite into the opening where the latch retracts into. Turn the doorknob a few times to work the latch in and out of the opening, wipe off any excess lubricant, and you should be done. In most cases, this will allow you to pull your door closed quietly so that you only hear the latch click. If this does not work then you should have someone inspect your lockset to see if it may need replacing. We do have lubricant in the Management Office that we would be glad to lend to residents who have this problem. Just stop by when you have time. Mahalo.

### **DRIVING REMINDERS**

Please remember that while driving on the premises there is a 5mph speed limit that is there for the safety of all our pedestrians, big and small. Also, in accordance with our house rules, all vehicles **must** use their headlights anytime while driving in the garage. Although this does help you see and make you a safer driver, it primarily aids others in seeing you coming for their own safety. Finally, when driving on the ramp in the garage please remember that at each landing there is a **4-way STOP.** That means that all vehicles, regardless of which direction they are heading, are required to stop before proceeding. There have been a number of close calls in the garage when vehicles ignore the stop signs and almost collide with other vehicles on the same level. We would appreciate everyone's cooperation to ensure that driving in our garage, and other places on the property, is done in a safe and considerate manner. Thank you for your help! The Management Staff

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.



Sincerely,

*Randall R. Weikert*

Randall R. Weikert  
General Manager

