

# Mauna Luanā

## Newsletter

March 2013  
Edition



### CHANGING OF BUILDING LOCKS

For most of the past month of February 2013 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 25, 2013, 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. **PLEASE NOTE:** 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!



### INSTALLATION OF PHOTOVOLTAIC SYSTEM

As we mentioned in last month's newsletter, a solar contractor is currently finalizing plans for the installation of a photovoltaic electric generating system on top of our parking garage. They are working through the last of the structural issues for the placement of the support structure and are still hoping to begin work by the end of March. As noted, this work will affect parking stalls across the top deck of our parking garage, on both sides, and will require us to move resident vehicles during work that affects their parking stalls. We are also still in need of additional parking stalls to allow residents who need to move during the work, to temporarily park while their stalls are closed for work. We will

also close our guest parking during the work to allow some residents to park there, but we may need more stalls than we have available. **If any resident has an extra parking stall that you would not mind someone else using during this work, please contact the Management Office so we can add you to a list of additional stalls.** For everyone's information, the duration of work is expected to last approximately three months or so. It would be greatly appreciated if you can help out.

### SMOKING IN CONDOMINIUMS



For those residents, and their guests, who do smoke, please remember that due to City and County of Honolulu ordinances, and State law, smoking is not permitted in the Mauna Luanā unless inside of your apartment or completely outside of the buildings, **a minimum of 20 feet from any windows or doors in any 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. Those who utilize the designated smoking areas in the malls need to also remember that you cannot sit on the walls closest to the building entry door. This is too close to the building and allows smoke to blow back through apartments on the lower floors. Please remain on the garage side of the mall where the smoking stanchion is located. One other problem that has been brought to our attention a number of times is when residents hang out their front windows to smoke. As a consideration to others please remember that due to the ventilation in our units this smoke normally will blow back into someone else's apartment. Your help and cooperation with this problem will be appreciated!



## **CHANGE IN FRONT OFFICE PERSONNEL**

A note to all of our residents who may not be aware that Susie McClair, our front office person, has left the Mauna Luan this past February for another job in a career that she really wanted. Susie has been replaced by Tanya Bayless who is currently learning the myriad procedures and also our residents. Although she is picking up things pretty quickly, we would still like to ask for your patience and understanding when calling or stopping by for various things you may need. Hopefully that will allow her to settle in more quickly.

## **REMINDER ON USE OF ELEVATORS FOR MOVING LARGE ITEMS**

A reminder that the only days and hours that any items of furniture, appliances, construction materials, uncovered surfboards or other large items can be moved in the elevators are **Monday through Saturday, between 8:00 a.m. and 5:00 p.m.** There is no padding in the elevators after those hours. If any of the above items are moved without padding there is a fine system in place for violations, to help protect our elevators. **If you are not sure, please ask before moving any large items.** With everyone receiving a set of house rules whenever they move in, after the fine is assessed is not a good time to appeal it because you did not know you would be fined a certain amount. The security cameras installed in each elevator also make it fairly hard to dispute the fact that an unauthorized move has taken place. We urge all residents to please take a minute to review the rules and become familiar with them to avoid a situation such as this.



Also, a reminder to all of our surfers at the Mauna Luan that if you are bringing your surfboard into or out of the buildings before or after a session with the waves, it must have a surfboard cover on it if it is to be transported in **any unpadding elevator**. If you transport your board in a padded elevator you do not have to go to the trouble of

covering it. This rule was put into effect to help reduce damage to our new elevators so we are asking for everyone's help in adhering to this rule. If there are any questions please contact the Management Office for clarification.



## **FEEDING PIGEONS**



As most of you are aware, the planterboxes outside of the pool side bedroom windows in many of our apartments have become very attractive to the pigeon populations in our area. Over the course of the past few years we have tried various means to try and keep the birds out of these planterboxes; however, during the most recent window washing, our window washers informed us that they found 2-3 apartments in the West Building around the "B" and "E" stacks where someone was feeding the birds which

tends to keep them in the area instead of having them find a new location to roost. **Please remember, you should not feed these birds!** You will make them more dependent upon getting their food from a source other than in the wild, plus you will encourage them to keep trying to roost at the Mauna Luan. **If you are having problems with pigeons roosting in the bottom of your planterbox, we can arrange to have it cleaned and also have a barrier installed to keep them from returning to that location to roost.** If you need this service, please contact the Management Office. Everyone's help will be appreciated in this matter!

## **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**

For anyone not aware of it, we have a self-serve library in the West Lobby just before you exit through the glass doors toward the swimming pool. You can take as many books as you wish to read at a time but we do ask that you return them when finished. Also, if you have books that you no longer want cluttering up your apartment, you may bring them down to add to the collection. We do ask that you stack them neatly on the shelves. Thank you and enjoy reading!



## **RESIDENTS REQUIRING ASSISTANCE IN EMERGENCIES**

Due to some problems with our East emergency generator during the recent power outage, we had residents who were stranded in their apartments for awhile if they could not walk down the stairs. Because of this we would again like to ask any resident who would require assistance in an emergency, especially if an evacuation was necessary, to contact the Management Office to ensure you are on our list. Thanks for your help!

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

