

Mauna Luan

Newsletter

March 2015
Edition



CHANGE IN MANAGEMENT OFFICE HOURS OF OPERATION

Effective **Wednesday, March 4, 2015**, the Management Office will begin closing at 4:00 p.m. rather than the previous 8:00 p.m. on Wednesday evenings. The regular hours for the Management Office will then be from Monday thru Friday, 8:00 a.m. to 4:00 p.m. and we will continue to remain open on Saturdays from 9:00 a.m. until 12:00 noon. If for some reason you do have something that needs to be attended to for which you might previously have stopped by on Wednesday evenings, please contact our office at 395-7544 and we will try to accommodate your request. Please remember that for things such as basement keys you can still pick those up at the guardhouse; if you need to drop off payments or other information we have the drop box in our office door (West Building residents can call Security from the enterphone to gain entry into the East Building to drop things off); and, reservation requests can still be left either in the drop box, you can contact Security or leave a message on the telephone.

WATER SHUTDOWN WEST BUILDING, FLOORS 1 -5 ALL APARTMENTS

A note to all of our West Building residents who live on floors 1 thru 5 that on **Tuesday, March 3, 2015** between the hours of 9:00 a.m. and approximately 1:00 p.m., we will be shutting all of the water off (both hot and cold) to replace some defective water valves in the West basement. Because we will be draining all of

the hot water from the pipes there could be some problems with air in the lines that will hinder the recirculation of the hot water. To help remove trapped air we need to ask that everyone on floors 1 thru 5 open all of your water faucets when you come home to remove the trapped air from the water lines. That includes your sinks, bathtub/shower and also flush your toilets. Once you have free flowing water without any sputtering from air you can close everything up. We are hoping to have the water back on early but in the event something out of the ordinary occurs, please plan on not having water for the noted period.



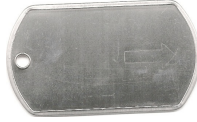
On **Monday, March 16, 2015**, American Window Cleaning (AWC) will be here for the quarterly cleaning of the exterior apartment windows here at the Mauna Luan. We will post notices on the 1st, 3rd and 5th elevator landings in each building the week prior to this cleaning as a reminder to everyone. As before, all plants will need to be removed from exterior planter boxes, and if you have screens blocking access to any of your windows, they will need to be removed also. Here is the tentative window washing schedule:

- | | |
|---------------|-------------------------|
| Mon, 3/16/15 | - West A,B,C,D,E apts |
| Tue, 3/17/15 | - West F,G,H,J,K,L apts |
| Wed, 3/18/15 | - East A,B,C,D,E apts |
| Thur, 3/19/15 | - East F,G,H,J,K,L apts |
| Fri, 3/20/15 | - Overflow day |

If the weather does not cooperate, this schedule is subject to change. We will keep you updated with daily notices on the elevator landings. 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 2015 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 23, 2015, we changed all of the door locks to accept only the new codes. All keys not re-coded by the time that process was completed 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 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!



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 Luan 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. *Also, due to problems associated with smoke drifting out of apartments and then blowing through neighboring units, we need to ask that apartment doors be kept closed to help contain the smoke inside of the apartment where smoking is being done.* 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 location. 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!



USE OF WORKOUT ROOM

Just a reminder that the only workout equipment that is permitted to remain in the workout room is the equipment provided there by the Mauna Luan. We have found some loose weights and other items that someone had stored in the back corner. You are permitted to bring these items with you to aid in your workout; however, when you are finished you must take these items with you. Everyone's help with this will be appreciated.



CONSTRUCTION/RENOVATION REMINDER

Just a reminder that under our current policy, construction and/or renovation in the individual apartments may only be done Monday thru Friday, between the hours of 8:00 a.m. and 5:00 p.m., unless the work does not generate any noise. Anything that generates noise may not be done at any other time. Hanging of pictures by drilling or pounding nails into a wall or the use of any other power tool that will generate noise outside of the apartment are also prohibited outside of these hours. **ALSO**, if you are planning any type of work that does generate a lot of noise, we highly recommend that you contact the Management Office prior to commencing the work so we can post/send notices to surrounding units to make them aware of your schedule. That way they can plan their days to not be around when the noise is going on or at least be aware of it. Mahalo!

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.



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 to find more information about the Mauna Luan. Mahalo!

