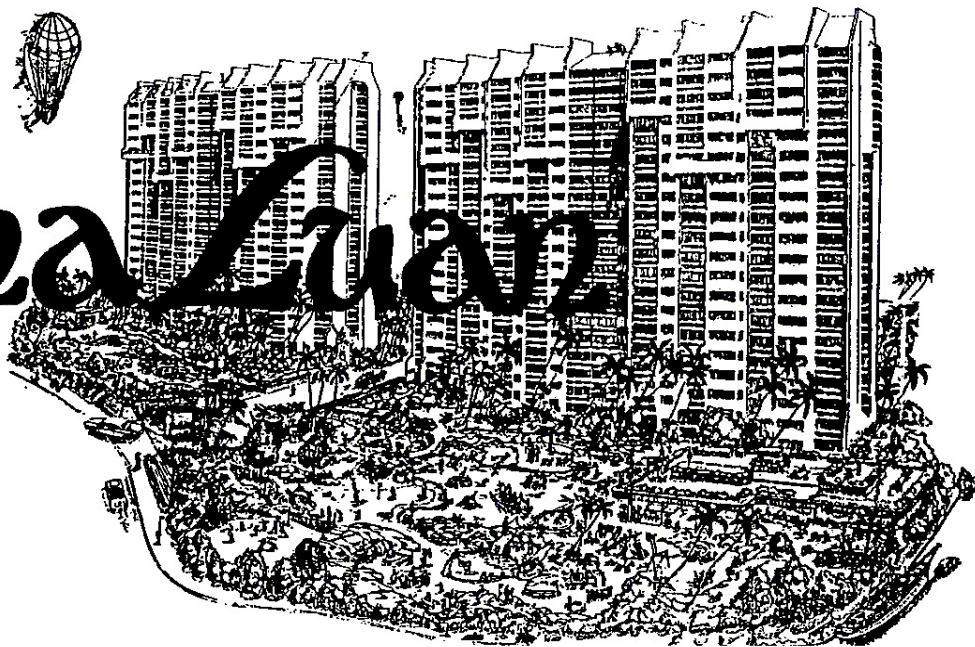


Mauna Luan

Newsletter

March 2016
Edition



WINDOW WASHING



On **Monday, March 28, 2016**, 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, 3/28/16	- West A,B,C,D,E apts
Tue, 3/29/16	- West F,G,H,J,K,L apts
Wed, 3/30/16	- East A,B,C,D,E apts
Thur, 3/31/16	- East F,G,H,J,K,L apts
Fri, 4/1/16	- Overflow day

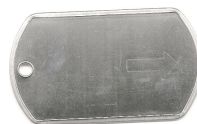
If the weather does not cooperate, this schedule is subject to change. We will keep you updated with daily notices on the elevator landings. If you have any questions please contact the Management Office at 395-7544.

CHANGING OF BUILDING LOCKS



For most of the past month of February 2016 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 22, 2016, 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 sit by 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!

ELECTRICITY SAVINGS

As many of you may be aware, over the past few years we have been retrofitting most of our lighting and taking some additional measures with equipment to cut our electricity usage. As of this year we are seeing a reduction in our usage in the amount of 14.5% due to these efforts. The lower cost of oil has made our savings even greater. However, one problem we have been having for quite some time is when residents walk around and turn off lights in certain areas where we need them on for safety reasons. In particular are areas in our Rec Building. **We need to ask again that you leave the lights on inside of the workout room, both spa areas and the stairwell to the racquetball courts.** Not everyone knows where the light switches are for these areas and we do not want anyone stumbling around in the dark looking for them. Everyone's help and cooperation will be appreciated. Mahalo!

BICYCLE STORAGE FEES



We are running a little late this year with sending out notices, but reminders for payment of the annual bicycle storage fee should be going out early this coming month to everyone who has a bicycle in our bicycle storage area located in the West Guest Parking area. **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 again 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 remains pretty crowded, and 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.



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.



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.

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.maunauluan.com to
find more information about the Mauna Luan.

Mahalo!

