

Mauna Luani

Newsletter

April 2011
Edition



PROPOSED CHANGE TO MAUNA LUAN HOUSE RULES

At their February 2011 regular meeting, the Board of Directors approved a proposed change to the house rules pertaining to the requirement that soundproofing material must be installed beneath any replacement flooring that is not carpet with padding. Because the bottom floor units do not have another living unit underneath them that may be affected by noise from wood or tile flooring, an exemption was recommended for those specific units. Because of this, Article II, Section 27 of the house rules would have the following language inserted after the second full sentence: ***“Bottom floor apartments with no living units below them are exempt from this provision.”*** The remainder of the requirements will remain the same. If anyone has any comments regarding this change it is requested that they be submitted to the Management Office not later than Friday, May 14, 2011 for consideration.

!!! HAPPY EASTER !!!



Just a note that with the Easter celebration this month, we usually have a great many get-togethers scheduled for our recreation areas. Please review our rules with your guests to make sure that everyone can enjoy their day. If you are planning on having easter egg hunts for the little ones, please try to confine your search area to the immediate vicinity of your party to prevent problems with surrounding groups. Thank you for your help and consideration in seeing that everyone enjoys their Easter!



POSTAL DELIVERY REMINDERS

Due to some recent problems with our mailboxes and parcel lockers becoming overloaded, I wanted to pass on some reminders about our mail/package deliveries:

1. **Parcel Lockers.** There are only 8 lockers for every 108 apartments. They are for parcels only and the parcels need to be removed within 2 days. After that all parcels will need to be picked up at the Hawaii Kai Post Office.
2. **Hold Mail.** Mail can only be held by the Post Office for a maximum of 30 days. If you request delivery of held mail, you must be home to accept it. Held mail cannot be placed in the parcel lockers due to the volume of parcels received on any given day.
3. **Box Full of Mail.** If you are unable to pick up your mail from your box for a few days, please make arrangements with friends or family to pick it up for you. Otherwise, you should place a “hold” on your mail until you return. If your box becomes full and the mail is removed by the postal carrier, it will not be redelivered. You will need to go to the Hawaii Kai Post Office and pick it up.

MOVING AND USE OF ELEVATORS

We continue to see a great deal of unauthorized moving of items in our unpadded elevators for which many residents have received fines. Some of these are simply because the resident has decided it is worth it to move at that particular time. However, most of the time it is because residents are unaware of whether they are in violation of the house rules or not. As a reminder, the house rules prohibit the moving of any items of furniture (no matter how big or small), building materials *or uncovered surfboards*, in any unpadded elevator. Since our freight elevators

are only padded Monday thru Saturday, 8:00 a.m. to 5:00 p.m., that would mean that the above items cannot be moved outside of those hours. This would include chairs, large floor lamps, televisions, tables, etc. Please also remember that even though mattresses are mostly soft material, they are items of furniture and cannot be moved in an unpadded elevator. As we have mentioned many times before; if you are unsure whether the items you plan on moving are permitted, you should ask someone first. Thank you for your help and cooperation in keeping our elevators from being damaged.

DRIVING IN PARKING STRUCTURE

We continue to receive reports/complaints about drivers in the parking structure proceeding straight through the stop signs at each landing in the garage and we have had some near accidents because of it. Please remember that there is an **ALL-WAY** stop at each landing where the ramp is located. Vehicles coming down need to be sure to adhere to the stop signs so that the vehicles coming up the ramp have sufficient space to make their turns when proceeding to the next up-ramp. And, vehicles coming from either side of the ramp area on each floor are also required to stop before proceeding through the intersections to go up or down the ramp. If everyone shows mutual consideration while driving, many of our problems would resolve themselves. Please help out by driving a little slower, using your headlights at all times (required by the house rules), and adhering to all stop signs while in the parking structure. Your help will be greatly appreciated!

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 "glass" then only glass should be placed in there. Not plastic bags or cardboard boxes that the glass was brought down inside of. 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 material (aluminum, usually there will be your items. Your



room somewhere for help 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. **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!

SMOKING REGULATION REMINDER

For those residents and their guests who do smoke, please remember that due to City and County of Honolulu ordinances and Hawaii State law, smoking is not permitted in the Mauna Luan unless inside of your apartment or completely outside 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. Please also remember that there is a '20 feet' restriction that applies to the main buildings as well as the Recreation Building and parking garage. That means that to smoke you will need to be a minimum of 20 feet from all windows and doorways of all buildings if you wish to smoke. Some other issues we receive fairly regular complaints about are when residents stand at their apartment windows to smoke and blow the smoke outside where it then blows back into other units. We would like to request that, in consideration of your neighbors, if you smoke in your unit please do so away from the windows and doorways to help prevent a nuisance to surrounding neighbors. Your help will be greatly appreciated.



NOTARY SERVICE

A reminder that we do have notary service available in the Management Office on Tuesday, Wednesday and Thursday between 8:00 a.m. and 1:30 p.m. Due to other work requirements however, we do recommend that you call ahead before coming down to be sure she is available. There is a fee for this service.

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

