

Mauna Luan

Newsletter

April 2013
Edition



WINDOW WASHING SCHEDULE

On **Monday, April 15, 2013**, American Window Cleaning (AWC) will be here for the 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, unless you choose to clean those windows yourself. Here is the tentative window washing schedule, weather permitting:

Mon, 4/15/13	- West A,B,C,D,E apts
Tue, 4/16/13	- West F,G,H,J,K,L apts
Wed, 4/17/13	- East A,B,C,D,E apts
Thur, 4/18/13	- East F,G,H,J,K,L apts
Fri, 4/19/13	- 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.

TRIMMING OF COCONUT TREES



Just a note that our tree trimming contractor will be here beginning **Monday, April 1, 2013**, for trimming of our coconut trees. He will be trimming the trees in the West Pool area on Wednesday, April 3rd; and then the trees in the East Pool area on Thursday, April 4th.

This means that these areas will be closed until approximately 1:00 p.m. in the afternoon on each of those days while trimming and cleanup is ongoing.



Please do not cross any barricades that have been put up for your safety during this work. We will have these areas opened back up as soon as possible after the trimming is complete.

PROPOSED CHANGES TO HOUSE RULES

At their regular meeting on March 27, 2013, the Board of Directors approved for posting and comment, proposed changes to the house rules. These changes relate directly to Article I of the House Rules which deals with monetary fines for infractions of the rules. The first change would increase the maximum amount of fine for any single violation of the house rules from \$150.00 to \$500.00. The second change would add a new section to provide authority to the Board of Directors to impose a ban on reserving any facilities for a period of up to six months based on the circumstances of specific violations. The proposed language of these changes will be posted on our bulletin boards and will also be available in the Management Office for review, if necessary. If anyone has any comments on these proposed changes, you should submit them to the Management Office by Friday, April 19, 2013, so they can be reviewed by the Board of Directors.

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 these items, or other large items, are moved without padding there

is a fine system in place for violations to help protect our elevators. As a reminder, the house rules state: "Any person found moving furniture, appliances, building materials, uncovered surfboards or other large items *in an unpadding elevator* shall be assessed a fine of \$50.00 for the first occurrence, and \$50.00 times the number of occurrences for subsequent violations." What this means is that, to prevent a total disregard for the rules, the fine is a progressive one. **If you are not sure, please ask before moving any large items.** With everyone receiving a set of house rules whenever they move in, and reminders posted on the 1st, 3rd and 5th floor landings, 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. Mahalo!

!!! 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!



QUIET ZONES AND HALLWAYS

Just a reminder that all of our building hallways are directly adjacent to apartment living spaces. Because of this we need to ask again that everyone remember to keep conversations at a low level whenever you are traveling back and forth from your apartments to the elevators. This means that all parents must also be cognizant of noise generated by children in the hallway and while waiting for an elevator. Please be considerate of your neighbors so they can enjoy their apartments without undue disruptions from excessive noise. Your 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!

SECURITY REMINDER

Just a reminder that **all vehicles must display a valid Mauna Luan decal** whenever entering the property and while parked on the property. We have a number of resident who either do not have their decal or have decided to not display it as required by the House Rules. If you do not have a decal for your vehicle(s) please stop by the Management Office at your earliest convenience to obtain one. Be sure to bring your vehicle information with you at that time. If you do not display a decal, please do not get upset with security if they require you to stop each time you enter the property. Thanks for your attention to this issue.

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.

NOISE DUE TO FLOOR COVERINGS

With the flooring changes in many of our apartments over the past few years we have had an associated increase in noise complaints from units below where the new flooring is installed. If you no longer have carpeting with padding in your apartment we would like to remind you that any furniture on a wood or tile floor needs to have some type of padding on the chair/table legs so that it does not make a loud, scraping noise when moved. Another area of concern is that footfalls can also be heard more easily through these types of flooring. What that means is that people who are normally heavy walkers (walking hard on your heels) and/or children running in the apartment, need to be more cognizant of these issues to help prevent noise problems below. What may seem like normal activity in your apartment can actually be a nightmare for your neighbor below due to the transmission ability of the concrete slab between units. Your neighbors do not want to infringe on your enjoyment of your apartment but they also deserve the same consideration. Thanks to everyone for your help in this matter.

Sincerely,

Randall R. Weikert

Randall R. Weikert
General Manager

