

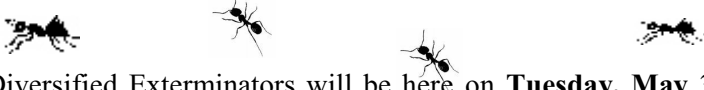
Mauna Luan

Newsletter

May 2011
Edition



QUARTERLY PEST CONTROL



Diversified Exterminators will be here on **Tuesday, May 31, 2011** for their quarterly pest control treatment in the units that have contracts with them. The cost for this service is still \$10.00 per treatment/\$40.00 per year regardless of the size of your apartment. Treatments on any day, other than the regularly scheduled day, will be at a cost of \$35.00. We also have contract forms available in the Management Office if you are not currently on a pest control plan. As a reminder, if you do not intend on being home when they do their treatment, please ensure that we do have a signed entry authorization slip in the office so we can allow entry. **PLEASE NOTE, IF YOU HAVE NOT ALREADY CONTRACTED FOR THE SERVICE:** Due to scheduling difficulties Diversified has informed us that they **must** receive your requests for service no later than Wednesday, May 25, 2011, or they will not be able to schedule you for this treatment. If you have any questions please contact us at 395-7544 or you may contact Diversified Exterminators at (808) 841-5855.

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.

REMINDER: PROPOSED CHANGE TO MAUNA LUAN HOUSE RULES

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 there 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



HOLIDAY REMINDER

The Management Office will be closed on Monday, May 30, 2011 in observance of the Memorial Day holiday. Please contact Security at 395-7422 if you need assistance.

Have a safe and fun holiday!



POWER OUTAGE FOR COMMON ELEMENTS

On **Tuesday, May 3, 2011**, it will be necessary to shut down the power for the common elements serving the West Building and recreation areas, and possibly the East Building also with its facilities, to allow an electrical contractor to perform repairs to an electrical box that was hit by our trash contractor this past week. When we say “common elements” we mean such things as elevators, water pumps, pool pumps, etc. Pretty much anything outside of your apartment would be affected. Typically, as long as our emergency generators are operating properly we will still be able to supply elevator service with one elevator as well as

limited water service to all apartments. As with any large project such as this however, we urge everyone to plan your day so that you miss the outages and/or work. **PLEASE NOTE AGAIN: THIS POWER OUTAGE WILL NOT AFFECT THE ELECTRICITY INSIDE OF YOUR APARTMENT.** Due to the different times that the electrical contractor anticipates needing the power off, we ask that you review the insert with this newsletter for more details. If you have questions after reviewing all of the information, please contact the Management Office.

UPDATING OF ROSTER OF RESIDENTS REQUIRING ASSISTANCE IN EMERGENCIES

We are in the process of updating our listing of any of our residents who would require assistance in any the event of an emergency, especially if an evacuation was necessary. Accordingly, if you or a family member would require assistance in an emergency it is requested that you contact our Management Office at 395-7544 so we can be sure our list is accurate. This listing is also provided to the Honolulu Fire Department for their information in the event they need to evacuate the buildings. Thank you for your help in this matter. If there are any questions please feel free to contact us.

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.



PLEASE REMEMBER TO USE HEADLIGHTS AND OBSERVE SPEED LIMITS & ALL STOP SIGNS AT ALL TIMES WHILE IN THE PARKING STRUCTURE AND OTHER AREAS OF THE PREMISES! THIS IS ESPECIALLY IMPORTANT AT THE BOTTOM OF THE GARAGE RAMP! MAHALO.

AUTHORIZED ITEMS IN HALLWAYS

From time to time we see a number of items being set in front of apartments in the hallways that are not permitted under our house rules. Please remember that the only items that may be set out in front of the apartments are an **authorized number of plants and a doormat**. Ceramic objects, coconuts, pieces of coral, brass ornamental pieces, etc., may not be placed in the hallways. Also, shoes/slippers must be kept inside the apartment door of the apartment and not left in front of the door in the hallway. We would appreciate it if everyone would take a minute to review the house rules and take corrective action if it is required. Thank you for your help!

USE OF GUEST PARKING

When having guests over to your apartment please remember that there is a 12-hour maximum limit for vehicles to be parked there. Each vehicle must also display a guest pass which is obtained at our entryway guardhouse upon entering the property. One other item that has been causing some problems recently is the first two stalls in our East guest parking that are utilized by the postman. Each morning our security posts a sign noting that the first two parking stalls are for the use of the postal vehicles only. We have instances recently where a visitor's vehicle has parked in these stalls and if the visitor does not leave by about 8:30 or 9:00 in the morning, our security must call to have the vehicle moved. If you know that your guest will be parked until later in the morning, please consider not parking in the first two stalls. Thanks for your help with this.

House Rule Reminder

No non-motorized vehicles, bicycles, tricycles, scooters, roller skates or other similar devices of any sort may be ridden, driven or used on the premises at any time. If these items are to be used they must be walked or carried off of the property prior to using them. Thank you for your attention to this rule.

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
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General Manager

