

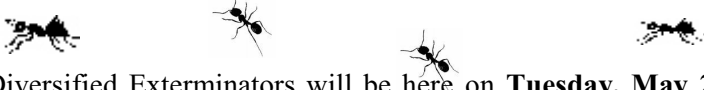
Mauna Luan

Newsletter

May 2012
Edition



QUARTERLY PEST CONTROL



Diversified Exterminators will be here on **Tuesday, May 29, 2012** 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 23, 2012, 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.

soon as we are finished, you should plan on not having water for the entire period just in case. If anyone has any questions on this work, please contact the Management Office at 395-7544.



HOLIDAY REMINDER



The Management Office will be closed on **Monday, May 28, 2012** in observance of the Memorial Day holiday. Please contact Security at 395-7422 if you need assistance.



Have a safe and
fun holiday!



WATER SHUTDOWN, WEST BLDG FLOORS 1 THRU 5

On **Tuesday, May 1, 2012 between the hours of 9:00 a.m. and 2:00 p.m.**, all water will be off to all apartments in the West Building, between floors 1 and 5. Because we will need to drain the water from this zone, this means that you will not have any water in your apartment so please plan your day accordingly. We will have plumbing contractors replacing defective shut-off valves as well as attempting to diagnose a hot water problem we have been having in the "L" apartments. Although we will turn the water back on as

PROPOSED CHANGE TO MAUNA LUAN HOUSE RULES: ELECTRIC VEHICLE CHARGING STATIONS

The Board of Directors recently approved for posting & comment, a proposed change to the house rules related to the installation of electric vehicle charging stations (EVCS) by owners at the Mauna Luan. A previously enacted State law provides that owners are entitled to install an EVCS at their parking stall subject to specific rules and regulations developed by homeowner associations. The text of this new house rule is too long to print in this newsletter but if anyone would like to review a copy, we have one available in the Management Office

for review or we can provide a PDF copy if you give us your email address. After review, if anyone has any comments regarding this change it is requested that they be submitted to the Management Office not later than Wednesday, May 23, 2012 for consideration.

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.

REGISTERING OF ADDITIONAL PERSONS AS RESIDENTS

Just a reminder that anyone residing in any of the apartments at the Mauna Luan, other than overnight visitors, must be registered with the Management Office. The registration will either be permanent or temporary as a registered guest. If you wish to add someone permanently to your apartment listing and you rent your unit, you are required to have authorization of that addition to your lease sent to the office from your property manager/owner. Additional residents cannot be added to an apartment lease without the written consent of the property manager or owner. With a temporary registration, you may register someone for a maximum of 30 days in any six month period as a temporary resident in your apartment. Again, you must do so with the Management Office. For any period longer than that you will again need to have written consent from your property manager or owner. Hopefully this will alleviate future confusion and/or problems with unregistered or improperly registered guests and residents. If you have any questions regarding these policies or rules please contact us first. Mahalo.

House Rule Reminder

Please remember that when coming from the swimming recreation areas, all dripping bathing suits and wet feet **must** be sufficiently dried so as not to drip water in any of the elevators. This will help prevent slips and falls with other residents and also minimize damage to the elevator from the standing water. Mahalo!

HAVING GUESTS VISIT THE MAUNA LUAN

Every once in awhile we have an incident where someone comes to the Mauna Luan to visit or see a resident here but does not have the proper information to gain entry to the property at the entryway guardhouse. Please ensure that anyone you have invited to visit you knows both your last name and apartment number. From time to time we have a problem where the guest does not know the proper information and then gets upset at the security officer at the guardhouse because they will not permit entry until the proper information is obtained. This is not because the security officer enjoys holding people up at the entry; it is because the policy for security here requires that anyone wanting to enter the premises must provide a valid name and apartment number. Otherwise, the guest must call the resident and obtain this information. Having the proper information will go a long way toward avoiding heated arguments. Thank you for your attention to this issue.

Security Reminder

Please remember that our men's and women's spa areas in the Recreation Building are gender specific. That means that men may not enter the women's spa and women may not enter the men's spa. We would appreciate everyone's help in maintaining this separation. Mahalo!

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

