

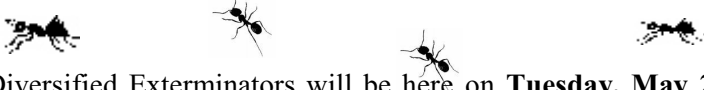
Mauna Luan

Newsletter

May 2013
Edition



QUARTERLY PEST CONTROL



Diversified Exterminators will be here on **Tuesday, May 28, 2013** 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 22, 2013, 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.

PROPOSED CHANGES TO MAUNA LUAN HOUSE RULES: MONETARY FINES & FLOOR COVERINGS

The Board of Directors recently approved for posting & comment, two proposed changes to the house rules related to monetary fines and floor coverings in the apartment units. The change to monetary fines would increase the maximum allowable fine for any single violation from \$150.00 to \$500.00 and add a new section on non-monetary penalties for violating house rules relating to use of the common areas. The change to the floor covering house rule would permit the replacement of the entryway tile in the apartment units without placing sound

insulation beneath the new flooring. This would only apply to the area as it was originally designed. The text of these new house rules 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 **Friday, May 24, 2013** for consideration.



HOLIDAY NOTICE



The Management Office will be closed on **Monday, May 27, 2013** in observance of the Memorial Day holiday. Please contact Security at 395-7422 if you need assistance.



Have a safe and fun holiday!



ENERGY CONSERVATION

The Mauna Luan recently went through a comprehensive energy audit to determine where our biggest sources of energy usage were. The Board just finished reviewing the preliminary report and noted a few measures that can be taken right away to help save on our energy use. Since some of these measures can be done by our staff, we will begin implementing them beginning next week. The first thing you will notice is that our streams that flow in front of each building and in each lobby will be turned off at 10:00 p.m. each day and turned back on at 7:00 a.m. in the mornings. Other measures related to some of our lighting, water

heating and water pumping systems will also be looked at as we move forward with additional energy saving steps. Some of the recommended ways to save energy may require everyone to adjust at least a little in how we are used to doing things here. Hopefully these changes will have minimal effect though. If anyone has any questions on any of this, please contact the Management Office.

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!

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 decorative objects, coconuts, pieces of coral, brass ornamental pieces, etc., may not be placed in the hallways or stored between a security screen door and the wooden apartment doors. 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 SPA LOCKERS IN RECREATION BUILDING

Just a reminder that the policy for use of spa lockers after the renovation of the Recreation Building has changed. There are no longer assigned lockers for every apartment. A majority of apartments consented to give up their lockers for expansion of the workout room. Lockers numbered 1 thru 36 are assigned to those units that did not give up their lockers. Lockers numbered 37 thru 42 are available on a temporary first-come, first-served basis. These may not be used for more than a daily use. We have noticed that some of the lockers do have items inside with locks on them. We will be verifying ownership for these lockers and if the items do not belong to the apartment that the locker is assigned to, the lock will be cut and the items removed and disposed of. Please remove your items if the locker is not assigned to you.

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

