

Mauna Luan

Newsletter

May 2016
Edition



QUARTERLY PEST CONTROL

Diversified Exterminators will be here on **Tuesday, May 24, 2016** for their quarterly pest control treatment in the units that have contracts with them. As a reminder, the cost for this service has increased this year to \$15.00 per treatment/\$60.00 per year regardless of the size of your apartment. **We have the new 2016 contract forms available in the Management Office.** Also, 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 19, 2016**, or they will not be able to schedule you for the treatment. If you have any questions please contact us at 395-7544 or you may contact Diversified Exterminators at (808) 841-5855.

REPLACEMENT OF CHILLER FOR RECREATION BUILDING

We wanted to pass on some advance notice on the replacement of the chiller for our Recreation Building. The chiller is the unit that makes the air conditioning for the men's spa, women's spa, workout room and racquetball courts. Our contractor made a final site visit a few weeks ago and is now working on their schedule for this replacement. We are anticipating that the work will be done toward the latter part of May or early June. During the work there will be no air conditioning in the Recreation Building. The contractor has said that they do not anticipate the chiller being down for much more than a day or so; however, whenever these types of projects are done there are invariably some issues that may arise. Please watch for notices of this work so you can plan your use of the Rec Building facilities accordingly. If there are any questions, please contact the Management Office. Mahalo.

HOLIDAY NOTICE

The Management Office will be closed on **Monday, May 30, 2016** in observance of the Memorial Day holiday. Please contact Security at 395-7422 if you need assistance.

Have a safe and fun
holiday!



CHANGE IN FRONT OFFICE PERSONNEL

A note to all of our residents who may not be aware that Jo Timoteo, our front office person, will be leaving the Mauna Luan in early May to move to another job. Jo will be replaced by Elaine Wang who is currently learning the myriad procedures and policies along with learning our residents. Although she is picking up things pretty quickly, we would still like to ask for your patience and understanding when calling or stopping by for various things you may need. Hopefully that will allow her to settle in more quickly.

REPAIRS TO WEST POOL HOUSE

Last month we notified everyone of some upcoming work on the West Pool house that would require removal of one of the support walls due to deterioration of the CMU block wall. Our contractor is preparing his schedule right now and we are probably looking at the middle or latter part of May for this work. As we mentioned earlier, this work will require closing the West Pool and Jacuzzies for a period of from two to three weeks while the work is done since we will need to disconnect all of the equipment that is currently mounted on the wall that will be removed. There is a chance that the work may be done sooner than this but please plan on not being able to use the West Pool or Jacuzzies during this period. As soon as we have the specific start date we will post notices. We apologize in advance for the inconvenience this work will cause and appreciate your patience and understanding.

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.



either next to or in our regular trash bins. Please note that the only time you may bring down large items for disposal are the two times per year that we bring in a large roll-off trash bin and stage it in the Car Wash Area. All other times of the year you must make other arrangements to dispose of these items. Also, if you are performing renovations to your unit our trash bins are not to be used for the debris and rubbish generated from this work. All owners are paying for the disposal of trash and it is only for the normal trash generated by each apartment. The other owners should not be subsidizing your renovation by paying to dispose of the debris. Please ensure that your contractor hauls away all trash generated during these renovations. Mahalo.

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!



USE OF TRASH CHUTES

Just a reminder that our trash chutes are available for use between the hours of 7:00 a.m. and 10:00 p.m., daily. **PLEASE ADHERE TO THESE HOURS AS THE SOUND OF TRASH CRASHING INTO THE COMPACTOR IN THE LATE EVENING OR EARLY MORNING HOURS IS VERY DISTURBING TO RESIDENTS WHOSE BEDROOMS ARE LOCATED DIRECTLY ADJACENT TO THE TRASH CHUTE.** Also, the only type of trash that should be placed in the chutes is bagged, kitchen-type trash. No boxes, lamps, ironing boards, wood, fans, large breakable items, etc., are to be placed inside. Most of these items block the chute which requires our staff to expend a great deal of time and energy trying to unclog it. Please bring all items, other than normal bagged trash, to the ground floor trash bins located in the mall areas of each building. **Individual glass items will also break up once they hit the ledge on a floor and can cause injury to another resident if they happen to open the trash chute door on their floor when the glass breaks up.** Your help with these items will be greatly appreciated!

DRIVING REMINDERS

PLEASE REMEMBER TO USE YOUR HEADLIGHTS AND OBSERVE SPEED LIMITS & ALL STOP SIGNS AT ALL TIMES WHILE IN THE PARKING STRUCTURE AND OTHER AREAS OF THE PREMISES! REMEMBER THAT THE STOPS AT EACH LEVEL IN THE PARKING GARAGE ARE ALL WAY STOPS. THIS INCLUDES THE PAINTED STOP SIGNS AT THE RAMP LOCATIONS JUST BEFORE TURNING TO GO DOWN THE RAMPS. PLEASE PROCEED WITH CAUTION AT EACH LEVEL AND SHOW CONSIDERATION FOR OTHERS. MAHALO!!!



DISPOSAL OF LARGE ITEMS

We have had a number of instances in recent months where residents are bringing down large items of furniture and/or other pieces of construction/renovation materials and leaving them

Did you know that we have a web site? Please visit us at: www.maunauluan.com to find more information about the Mauna Luan. Mahalo!

