

Mauna Luan

Newsletter

August 2011
Edition



QUARTERLY PEST CONTROL

Diversified Exterminators will be here on **Tuesday, August 30, 2011** for their quarterly pest control treatment in the units that have contracts with them. The cost for this service is still \$40.00 per year/per unit or \$10.00 per treatment if you have it done on the regularly scheduled days. It will cost \$35.00 per treatment on any other day. If you are on this service please be sure that we have an Authorized Entry form signed and in our possession if you will not be home when the technician arrives. If you are not on this service but would like to be, we do have contract forms available in the Management Office. **PLEASE NOTE: all requests for service must be made with Diversified not later than Wednesday, August 24, 2011, otherwise they will be unable to accommodate you.** If you have any questions you may contact us at 395-7544 or contact Diversified Exterminators at (808) 841-5855.

CANDIDATES FOR MAUNA LUAN BOARD OF DIRECTORS

The Board of Directors is currently soliciting resumes from any owner who would like to contribute to the Mauna Luan. As a board member you would assist in reviewing and making decisions on many different projects and plans that directly affect your property value and maintenance fees. If this is you, please submit a resume, not to exceed one 8-1/2 x 11 paper, to the management office not later than close of business on **Saturday, August 13, 2011**. This is the perfect opportunity for you to invest some time to protect your most valuable asset - - your home, and have your voice heard in the operations of the Mauna Luan. A Search Committee has been appointed to review resumes, and conduct interviews of candidates who wish to serve on the Board. The Search Committee will contact you to make arrangements to meet with the committee. This committee will

then make a recommendation to the full Board as to how they will vote any votes given to them for the election of directors at the Thirty-Sixth Annual Owners' Meeting to be held on **Wednesday, November 2, 2011**. If anyone has any questions about this process or the commitment for a Board member, please feel free to contact the Management Office at 395-7544 for clarification.

SECURITY REMINDERS

Just a reminder of the vehicle burglaries we had in our parking garage during the past month or so. Since most of these occurred in vehicles that were not locked, we would like to strongly recommend that you always lock your vehicle when it is parked in the parking garage. This will help prevent anyone from casually walking around and trying door handles until they find one that will open. Also, there are still instances where we have actually had vehicles broken into by getting around the lock system. Because of this it is probably a good idea to never leave anything that is really valuable in your vehicle, even if it is locked. It will make it less tempting for someone looking for a quick score and will probably make it less likely that your vehicle might be broken into. Along these same lines, if you happen to see anyone loitering in the parking garage or looking into vehicles, please notify security immediately so they can investigate to determine whether that person or persons are authorized to be there. Thank you for your help with this matter.



FEEDING PIGEONS AND OTHER BIRDS



As most of you are aware, the planterboxes outside of the pool side bedroom windows in many of our apartments have become very attractive to the pigeon populations in our area. Over the course of this past year we have tried various means to try and

keep the birds out of these planterboxes. The last method was use of a bird gel on the outer ledge at the bottom of each planterbox which makes it very difficult for the birds to get into the bottom of the planterbox to nest. Although this has all helped a great deal, we still have certain areas on the property where we continue to have problems. In a few cases we have received reports of someone feeding the birds which keeps them in the area instead of having them find a new location to roost. **Please remember, do not feed these birds!** You will make them more dependent upon getting their food from a source other than in the wild, plus you will encourage them to keep trying to roost at the Mauna Luan. We have a number of areas now that are unsanitary due to the build up of bird droppings because they sit all day in certain trees waiting for the next batch of bread and other food items to be thrown out of someone's window. Please do not do this as it creates a bad situation for everyone, even the birds. Mahalo!

LIGHTS AND ELECTRICITY USE

The Mauna Luan has an extremely large number of lights and other equipment that utilizes a lot of electricity each month. Many of these lights are required for safety reasons and really cannot be shut off. However, there are other lights around the property that can be turned off when not in use and we would like to request your assistance in helping to conserve whenever possible. Areas such as the lobby bathrooms, trash rooms, etc., should have the lights turned off as you leave those areas so they do not stay on for extended periods. If the main lobby area is not being used, please remember to turn these lights off as you leave. Only the lights above the walkways in each lobby need to be on if no one is using these areas. Just helping with these small things will help a good deal in keeping our electricity use minimized as much as possible. Thank you for your help.

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.



POSTAL REMINDER



Our postal carrier would like to remind all of our residents that when you place a "Hold" on your mail when you will be away for an extended period of time, this is normally only

for a maximum of 30 days. You will need to speak with the postmaster to obtain a longer period for holding the mail. Also, when you return from your trip and request to have your held mail delivered, you must arrange to be home to receive it from the carrier. They cannot utilize the parcel lockers for held mail and if no one is home to receive it, the mail will be returned to the post office and you will need to go there to pick it up. If you have any questions on this policy, please direct them to the postmaster at the local post office.

BARBECUE DRAINS

We continue to receive reports regarding the drains at the barbecue areas being plugged. Another reminder that these are actually "French" drains and do not connect to a standard sewer system but instead allows water to fall into a blind drain which is simply a hole or ditch dug in the ground beneath these drains. Because of this we are at the mercy of the ground as to how saturated it might be from varying amounts of water put down those drains. As we have asked in the past, please do not use the sinks at the barbecue areas to do a complete wash of your pans and dishes. The sink should be used sparingly. That way each succeeding group can still use the area without water from prior parties backing up and overflowing from the drain. We would like to ask everyone's help with this problem. Mahalo.

USE OF SHOPPING CARTS

Over the years some of our residents have wheeled carts back here from stores such as Costco, Safeway and Longs. Once done with the carts they were abandoned on our property. We now have a number of them that many of our residents use to move groceries and other purchased items from the loading zones up to their apartment. At this point we are continuing to permit the use of these carts so we need to ask that anyone using a shopping cart please return it to the area in East Guest Parking where they can be found. We continually find them left sitting just outside of the elevators, in the mall areas or loading zones and not returned to their original location. One other issue that has come up is the potential for damage to the elevators by these carts, especially the large Costco carts. We need to ask that you be especially careful to not ram these carts into the elevator walls to prevent scratching of the surfaces. Your attention to this will be greatly appreciated.

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

