



Mauna Luan

Newsletter

August 2012
Edition

QUARTERLY PEST CONTROL

Diversified Exterminators will be here on **Tuesday, August 28, 2012** 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 or on our website (maunaluan.com). **PLEASE NOTE: all requests for service must be made with Diversified not later than Wednesday, August 22, 2012, 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 11, 2012**. 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-Seventh Annual Owners' Meeting to be held on **Wednesday, November 7, 2012**. 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.

REMINDER ON USE OF ELEVATORS FOR MOVING LARGE ITEMS

Another reminder that the only days and hours that any items of furniture (includes mattresses), appliances (includes televisions), construction materials, uncovered surfboards or other large items can be moved in the elevators are **Monday through Saturday, between 8:00 a.m. and 5:00 p.m.** There is no padding in the elevators after those hours. If any of these items, or other large items are moved without padding, there is a fine system in place for violations to help protect our elevators. The house rules currently state: "Any person found moving furniture, appliances, building materials, uncovered surfboards or other large items *in an unpadded elevator* shall be assessed a fine of \$50.00 for the first occurrence, and \$50.00 times the number of occurrences for subsequent violations." What this means is that, to prevent a total disregard for the rules, the fine is a progressive one. **If you are not sure, please ask before moving any large items.** With everyone receiving a set of house rules whenever they move in, and this topic being explained during the registration process, after the fine is assessed is not a good time to appeal it because you did not know you would be fined a certain amount. The security cameras installed in each elevator also make it fairly hard to dispute the fact that an unauthorized move has taken place. We urge all residents to please take a minute to review the rules and become familiar with them to avoid a situation such as this. Mahalo!



FEEDING PIGEONS



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 the past few years we have tried various means to try and keep the birds out of these planterboxes; however, during the most recent window washing, our window washers informed us that they found 2-3 apartments in the West Building around the "B" and "E" stacks where someone was feeding the birds which tends to keep them in the area instead of having them find a new location to roost. **Please remember, you should 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. **If you are having problems with pigeons roosting in the bottom of your planterbox, we can arrange to have it cleaned and also have a barrier installed to keep them from returning to that location to roost.** If you need this service, please contact the Management Office. Everyone's help will be appreciated in this matter!

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.** If you need a longer period for holding the mail, you will need to speak with the postmaster. 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.



UNAUTHORIZED USE OF KAYAK STORAGE

This past year we have had a few instances where residents who are renting kayak storage spaces have come to the office to report that someone had placed a wind surf board or kayak in their space without authorization. Just a reminder note that these kayak spaces are reserved and are only to be used by the resident who has paid for them. Any other boards or kayaks placed there will be removed. **There are currently two spaces being used without authorization. A note to the owners of these items; if they are not removed by Wednesday, August 8, 2012, we will have them removed from these areas.** Due to their unknown status, we will also not be responsible for these items



once removed. If you are using these spaces without authorization, please contact the Management Office and have your name added to the waiting list so you can obtain a space in the future.

NEW CABLE TELEVISION CONTRACT

Just a reminder that if you have not already taken advantage of our new cable television contract, please contact Oceanic Cable as soon as possible. As noted previously, this new agreement reduces the cost for the basic service contained in our maintenance fees and also provides FREE services to all residents as well as other services at a reduced cost. The new agreement will provide Standard Cable, Digital Variety Pak (DVP), the primary Digital Cable box, one (1) Digital Video Recorder (DVR), and Showtime Multi-Plex which includes eight Showtime channels plus Showtime On-Demand and Showtime HD, all at no cost to our residents over the five-year contract period. You can also receive one duplicated service free for 24 months. An example of a duplicated service would be an extra Digital Cable box for another bedroom or other location in your apartment. Many of our residents have already taken advantage of this agreement and are enjoying the results. If you have not already done so, please review the letter that was delivered to all apartments; or, if you need another copy to see what is contained in the agreement, contact us and we will get you another copy.



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

