

Mauna Luan

Newsletter

August 2013
Edition



QUARTERLY PEST CONTROL

Diversified Exterminators will be here on **Tuesday, August 27, 2013** 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 (maunauluan.com). **PLEASE NOTE: all requests for service must be made with Diversified not later than Wednesday, August 21, 2013, 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.

QUARTERLY WINDOW WASHING

On **Monday, August 26, 2013**, American Window Cleaning (AWC) will be here for the quarterly cleaning of the exterior apartment windows here at the Mauna Luan. We will post notices on the 1st, 3rd and 5th elevator landings in each building the week prior to this cleaning as a reminder to everyone. As before, all plants will need to be removed from exterior planter boxes, and if you have screens blocking access to any of your windows, they will need to be removed also, unless you choose to clean those windows yourself. Here is the tentative window washing schedule, weather permitting:

- | | |
|---------------|-------------------------|
| Mon, 8/26/13 | - West A,B,C,D,E apts |
| Tue, 8/27/13 | - West F,G,H,J,K,L apts |
| Wed, 8/28/13 | - East A,B,C,D,E apts |
| Thur, 8/29/13 | - East F,G,H,J,K,L apts |
| Fri, 8/30/13 | - Overflow day |

If the weather does not cooperate, this schedule is subject to change. We will keep you updated with daily notices on the elevator landings. If you have any questions please contact the Management Office at 395-7544.



SHOWTIME/TMC BLACKOUT

Just a note that this past week Oceanic Cable removed several CBS-owned channels from their line-up while they continue to negotiate the fees being requested by CBS Corporation to air their programming. The specific channels at this point are: Flix; The Movie Channel and The Movie Channel on Demand; all of the Showtime channels and Showtime on Demand; and, the Smithsonian Channel. As a courtesy through this period Oceanic has added access to Encore and Starz. You will need to check the programming guide to see where these channels are located. Right now we do not know how long the negotiations may take before these channels will be back in the line-up but hopefully it will be soon. We apologize for the inconvenience this will cause to many of our residents and hope for a quick resolution to this matter.

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 10, 2013**. 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 proxies given to them for the election of directors at the Thirty-Eighth Annual Owners' Meeting to be held on Wednesday, November 6, 2013. 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.

LEAKS FROM PLUMBING

We wanted to pass on a reminder to everyone about periodic checking of the plumbing in your apartments. We recently had an apartment that discovered a large amount of mold beneath their kitchen sink due to a long-time but small leak that had gone undetected for quite awhile. Just a suggestion that every once in awhile you should open up your cabinets beneath your kitchen and bathroom sinks and take a quick look to see if there is any moisture or other discoloration there that might require attention. If these types of leaks are caught early it can help prevent large clean-up bills or health issues later. It only takes a few minutes but can save a lot of headaches. Mahalo.

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 unpadding 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!

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.



BASEMENT STORAGE LOCKER USE

During recent checks of our basement storage areas, it was noted that there are a number of residents who are in violation of the Fire Code concerning the manner in which items are stored in the basements. Please note that because of the sprinkler system in each basement, all items in a storage locker **MUST BE** at least 18" below any sprinkler head. If you have items stacked on top of your locker, please take a minute to check it to ensure that you are within this requirement. We will be checking both basements in the near future and sending notifications to all apartments that need to re-pack their items. Your help and cooperation 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

