

# Mauna Luanu

## Newsletter

September 2011  
Edition



### **INTERRUPTION OF WATER SERVICE TO ENTIRE PROPERTY**

On **Tuesday, September 20, 2011** between the hours of **9:00 a.m. and approximately 1:00 p.m.**, the water service to the entire property will be interrupted periodically while a plumbing contractor conducts the annual testing of our backflow prevention valve. This valve is attached to the main water line from the City and County and is intended to prevent contaminated water from flowing backwards into the City and County water system in the event their pumps fail causing a loss of City pressure. During the actual test the water should only be off for brief periods at any one time but due to the various phases of the test we cannot pin down the exact times so you will need to plan on not having water pressure for the entire period. **Also, due to the age of our backflow valve, the contractor may have to perform some repairs on the interior mechanisms. If this is necessary the water will be off for up to three full hours while this work is done.** Accordingly, if you think you may need water between the above hours you should draw it and set it aside prior to the above times. Also, because this affects the entire property you will not be able to utilize any of the common area water supplies either. We do apologize for the inconvenience; however, this work is required by the Board of Water Supply to ensure the safety of their water distribution systems.



and 5<sup>th</sup> elevator landings in each building with the daily schedules. As before, all plants will need to be removed from exterior planter boxes on your scheduled days, and if you have screens blocking exterior access to any of your windows, they will need to be removed also, if you want them cleaned. However, because these windows swing into the unit they can be easily cleaned by hand from inside the unit without the hassle of replacing screens. Below is the tentative window washing schedule:

<b>Mon, 9/12/11</b>	-	<b>West A, B, C, D, E, apts</b>
<b>Tue, 9/13/11</b>	-	<b>West F, G, H, J, K &amp; L apts</b>
<b>Wed, 9/14/11</b>	-	<b>East A, B, C, D &amp; E apts</b>
<b>Thu, 9/15/11</b>	-	<b>East F, G, H, J, K &amp; L apts</b>
<b>Fri, 9/16/11</b>	-	<b>Overflow day</b>

If the weather does not cooperate, this schedule is subject to change so please check the elevator landings daily. If you have any questions please contact the Management Office at 395-7544.



### **HOLIDAY NOTICE**

The Management Office will be closed on **Monday, September 5, 2011** in observance of the Labor Day holiday. Please contact our Security at 395-7422 or 001 on the enterphone if you require any assistance. Have a safe and fun holiday!!! The Management Staff



### **QUARTERLY WINDOW WASHING**



On **Monday, September 12, 2011**, American Window Cleaning will be here for the quarterly cleaning of the exterior apartment windows at the Mauna Luanu. We will post notices on the 1<sup>st</sup>, 3<sup>rd</sup>

## **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.



## **PROTECTION OF ITEMS STORED IN BASEMENT STORAGE LOCKERS**

Recently, during the replacement of some sections of cracked storm drain piping in the East basement, there was a flooding incident that affected a large number of storage lockers. Although only two were affected directly by water coming from the overhead piping, between 30 and 40 lockers had water migrate into the locker from the floor. The lockers where items were either up on wood or in plastic bins did not sustain any damage from the water. However, many of the lockers had cardboard boxes, mattresses and other porous items sitting on the concrete floor which soaked up a lot of water. Please remember that there is always a chance of water intrusion in the basements either from a plumbing issue above or sometimes during heavy rains. This is why we always recommend that residents either create a sub-floor with plywood and 2x4 wood so that all items are stored at least a few inches above the concrete floor. In some cases smaller wooden pallets will fit into the lockers which will also provide a barrier against flooding on the floor. If your locker is directly beneath drain piping, as an added protection, you might want to consider draping a tarp or large piece of plastic over the top of your items to deflect water if something were to happen overhead. Again, these incidents are normally few and far between but it only takes one to ruin items stored there. If anyone has any questions on this, please contact the Management Office.

## **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, 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!

***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.***

## **NOISE FROM POOL AREAS**

This summer, as with summers past, we have had periods of very loud noise in our pool areas when large numbers of people get together. Please remember that although our recreational facilities may look like a resort, we are in fact a residential community and excessive noise affects the lives of a great many people. We would like to ask everyone to try to hold loud, boisterous activity and horseplay in check. Included in horseplay is tossing children into the air, playing loud games such as Marco Polo, and other loud activities. Also, screaming and/or yelling is strictly prohibited while in the pool areas. We don't want to restrict your enjoyment of the recreation areas, however, your neighbors deserve some consideration also. Mahalo!

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.



Aloha,

*Randall R. Weikert*  
Randall R. Weikert  
General Manager

