

# Mauna Kūia

## Newsletter

September 2012  
Edition



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

On **Thursday, September 27, 2012 between the hours of 9:00 a.m. and approximately 11:00 a.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 two 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.



with as little delay as possible. This means that probably within the next few weeks we will be closing the entire Recreation Building so this work can take place. At present the contractor is anticipating on being completed by early December so we will have a new facility for the holidays. Unfortunately, this also means that those residents who use our facility regularly will need to make alternate plans during this work. The lobby restroom facilities will also need to be used due to the spa areas being closed. We will post notices when we know the exact date that the work will begin so please watch the bulletin boards and elevator landing notice holders for this information.

### ***CLOSING OF RECREATION BUILDING FOR RENOVATION WORK***

At their August meeting the Board of Directors approved a contract for the long awaited renovation of our Recreation Building. Because this project has been in the planning stages for quite awhile, we are going to have the contractor begin his work



### **HOLIDAY NOTICE**



The Management Office will be closed on **Monday, September 3, 2012** 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

### ***OCEANIC CABLE TELEVISION SERVICES***

Just a reminder to all of our residents that through our new contract with Oceanic Cable all residents are entitled to a free Digital Box with DVR service for the duration of the five year contract. If you are familiar with hooking up these types of boxes you can simply call their customer care department at 643-2100 to arrange for a box to be available for pickup at their Hawaii Kai

location next to Bank of Hawaii in the Koko Marina Shopping Center. If you will be a new customer of Oceanic or just are not sure if you can get the box hooked up properly to work with other equipment, you can contact David Lopera at 389-2538 and he will make arrangements to have a technician stop by with your new equipment and make all of the hook-ups for you. Also, if you are just getting connected to this new service, don't forget to inform the person you speak with to also start your free Showtime services. These also are free to all residents for the duration of the five year contract. Lastly, if you are having any issues at all with your cable service (e.g., loss of picture, pixilation, etc.) please contact the Management Office at 395-7544 and we will submit your issue to Oceanic for resolution. We have access to their technicians in our area to help expedite any problems that residents at the Mauna Luan may be experiencing so hopefully we can help resolve any problems quicker.

### **SECURITY/SAFETY REMINDER**

We had a report recently of someone walking down the up-ramp in the parking garage while vehicles were driving up. Please remember that the ramp is primarily for vehicular traffic only. If there is a valid reason for a pedestrian to be on the ramp, they need to move out of the driving lane if vehicles are traveling there to prevent an accident. We would appreciate everyone's help to ensure the safety of all who use these areas. 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.

### **DELIVERY OF PACKAGES TO APARTMENTS**

Please remember that Article II, Section 17 of the Mauna Luan House Rules prohibits any of our staff from accepting deliveries of mail, packages or other personal property for any of our residents. This does include the Management Office also. For any expected deliveries, you need to make arrangements ahead of time if the delivery will require someone being there to accept/sign for the item(s). One way some residents handle this is to get to know your neighbors so that if you do have a friend who is normally home, they may possibly accept items for you. Otherwise, other arrangements will need to be made.



### **DRIVING AND SAFETY IN THE GARAGE**



We are still receiving reports regarding the manner in which some of our residents are operating their vehicles in the parking structure. In an attempt to help prevent accidents in the parking garage we previously instituted procedures that made each level where the ramps intersect cross traffic, an **ALL WAY STOP**. That means that all vehicles approaching the ramp area from either side should stop before proceeding **AND** all vehicles coming either up or down the ramp should stop at each level before proceeding with their turns. Our house rules also require that headlights be used while in the parking structure to make it easier for other vehicles to see you and facilitate yielding the right of way to help prevent accidents. Please help us all by driving a little slower, using your headlights and being courteous to others. The minimal gain in time from using excessive speed and/or running through the stop signs is not worth an accident or worse.

### **SMOKING IN CONDOMINIUMS**

For those residents, and their guests, who do smoke, please remember that due to City and County of Honolulu ordinances, and State law, smoking is not permitted in the Mauna Luan unless inside of your apartment or completely outside of the buildings, a minimum of 20 feet



from any windows or doors in any of the buildings.. All building hallways, **and stairwells**, are also included in this restriction. Please remain in your unit or go to the ground level, outside of the main buildings, if you wish to smoke. One other problem that has been brought to our attention a number of times is when residents hang out their front windows to smoke.



As a consideration to others please remember that due to the ventilation in our units this smoke normally will blow back into someone else's apartment. Your help and cooperation with this problem will be 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.

Aloha,

*Randall R. Weikert*

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General Manager

