



REFURBISHING OF DRIVEWAY PLANTERS

As you may have noticed our driveway planters as you drive up our driveway are currently empty of bougainvillea. These two planters are undergoing a repair and replanting due to some required concrete repair on the undersides and the need to have them waterproofed again. Not to worry though; once the repair work is complete we will be replanting these areas again with new plants to help enhance the appearance. Please bear with us during this work. Mahalo.



HOLIDAY NOTICE



The Management Office will be closed on **Monday, September 7, 2015** 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

KEYS TO APARTMENTS

From time to time instances arise where we need access to apartments for emergencies such as water leaks or scheduled work in a unit where the resident has authorized our entry with our set of apartment keys. Once in a while when we get to the unit we find that the locks had been changed preventing entry and we then must wait until someone shows up who has a current set

of keys. When contractors need to sit around and wait to begin their work they will charge either the owner who needs the work done or the Mauna Luan for that down time. Because of this we need all residents to ensure that whenever you change your locks or have them re-keyed that you provide an updated set of keys to the Management Office. In 2002 our Bylaws were amended to require that every apartment owner provide the Management Office with a set of apartment keys. Whenever those keys are changed an updated set of keys must be provided. This provision also applies to those who rent apartments at the Mauna Luan. If you are not sure if our set of keys will open your door, please stop by when you have time so we can match our set with yours. In the future, if we incur charges due to someone not providing us with a current set of apartment keys those charges will be passed on to the resident of the apartment in question for reimbursement. Your help and cooperation with this will be appreciated.

USE OF HOT TUBS IN SPAS

We have received reports recently of residents not using the indoor hot tubs properly and wanted to pass on a few reminders about their use. First and foremost, our hot tubs **are not** bathing facilities. We have had some residents bring their scrubbing brushes, oils and soaps into the hot tub and bathe there. Please remember that these facilities are for soaking only and are used by multiple persons so you cannot put foreign substances in them. Also, these are not play areas for children. We need to ask that you not bring your children into the spas and put them in the hot tub so they have a place to play. Again, these are for soaking and are not play areas. We ask everyone to please pay attention to this so everyone can enjoy the facilities. If anyone observes someone using these areas improperly we would appreciate a call to either our security or Management Office so we can prevent this from happening. Thank you for your attention to this.

HURRICANE SEASON REMINDER

It seems like every week or so we are notified about another tropical storm forming in the Pacific heading toward Hawaii. With hurricane season in full bloom until November we just wanted to pass on another reminder to all of our residents that it might be a good time to review the information that was contained in the June 2015 Newsletter regarding preparations for a hurricane. As we noted in that issue you should begin your preparations far enough in advance so that you do not get caught up in the rush at local stores and/or be unable to find items that you really need. If you do not have a copy of that newsletter and would like another, you may contact the Management Office or it is also available on our web site.



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.



DISPOSAL OF TRASH

We would like to again ask that when disposing of your household garbage you be sure that it is contained in a trash bag when dumped down the trash chute. When loose trash is dumped down the chute it tends to get caught on many of the ledges, sprinkler pipes or other edges inside the chute and attracts insects plus creates odors that be very disturbing to residents near the trash rooms. We also have to deal a lot with drips in the hallways from garbage bags as they are taken to the trash rooms. We realize that sometimes this dripping is unavoidable; however, if you know you have dripped liquids in the hallway, please come back and wipe up the mess so other residents do not have to walk through a mess that was made through carelessness. Also, we have been receiving reports again recently of people leaving their trash sitting on the floor of the trash room. If you made it to the trash room, please place your garbage in the chute for disposal below. Finally, please remember that the hours of use for the trash chutes are 7:00 a.m. until 10:00 p.m., daily. Use after these hours is very disturbing to residents at the bottom of the chute due to the loud noise generated when the trash hits the bottom. Mahalo.

REMINDER ON USE OF ELEVATORS FOR MOVING LARGE ITEMS

A reminder that the only days and hours that any items of furniture, appliances, 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. As a reminder, the house rules 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 reminders posted on the 1st, 3rd and 5th floor landings, 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!

AUTHORIZED ITEMS IN HALLWAYS

Although you may decorate the interior of your apartments any way you like, there are restrictions to what can be done when visible from the outside or in the hallways. The only items permitted in the hallways are doormats and plants. Doormats must have bound edges and be no wider than the apartment doors. Plants are restricted by number and, because of fire code requirements, cannot protrude into the walkway or conflict with the normal use of the hallways by other residents. With our building design some units will be able to locate plants where others will not, so if you have questions please contact us first.

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.

Did you know that we have a web site? Please visit us at: www.maunaluan.com to find information about the Mauna Luan. Mahalo!

