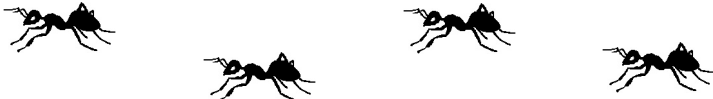


Mauna Luan

Newsletter

March 2024
Edition



QUARTERLY PEST CONTROL

Kilauea Pest Control will be here on **Tuesday, March 26, 2024** for their quarterly pest control treatment in the units that have contracts with them. The cost for this service is now \$200.00 per year/per unit or \$50.00 per treatment if you have it done on the regularly scheduled days. It will cost \$80.00 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 Kilauea not later than Friday, March 22, 2024, otherwise they may be unable to accommodate you.** If you have any questions you may contact us at 395-7544 or contact Kilauea Pest Control at (808) 236-2847.



WINDOW WASHING

On **Thursday, March 21, 2024**, Appearance Inc. will be here to begin 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, on the day of your cleaning 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, **if you wish these windows to be cleaned.** Here is the tentative window washing schedule:

- | | |
|--------------|-----------------------|
| Thu, 3/21/24 | - West A,B,C,D,E apts |
| Fri, 3/22/24 | - West F,G,H,J,L apts |
| Mon, 3/25/24 | - West K apts |
| “ ” | East A,B,C,D apts |
| Tue, 3/26/24 | - East E,F,G,H,L apts |
| Wed, 3/27/24 | - East J,K apts |

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.

WATER SHUTDOWN WEST BLDG, FLOORS 6-20

On **Tuesday, March 12, 2024 between the hours of 9:00 a.m. and approximately 12:00 noon.**, all water will be off to the West Building, floors 6 thru 20, while a contractor replaces old and/or defective shut off valves on the rooftop. We will restore water as soon as possible but please plan on not having water during the entire period. Also, After a shutoff there tends to be air trapped in the hot water return lines. Once water is restored, please turn on your hot water in every location for a minute or so, or until no air spits out, to help bleed any trapped air out of the lines. Thank you for your help. If anyone has questions, please notify the Management Office.



NEW PEST CONTROL CONTRACTS



Just a note that we have the new pest control contracts available in the Management Office for calendar year 2024/2025. The vendor is still Kilauea Pest Control. Their

rates increased slightly to \$55.00 per treatment or \$220.00 for the entire year. This is for quarterly treatments inside of the apartments. Please stop by or give us a call and we can have one delivered to your apartment or emailed to you. You can also download a copy from our web site. Also, we will need everyone on the contracted service to sign a new Entry Authorization Form if you want them to use our set of keys for entry to your apartment. If there are any questions regarding this service or what you need to do please contact us at 395-7544.

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 the above items are moved without padding there is a fine system in place for violations, to help protect our elevators. **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. Also, a reminder to all of our surfers at the Mauna Luan that if you are bringing your surfboard into or out of the buildings before or after a session with the waves, it must have a surfboard cover on it if it is to be transported in **any unpadding elevator.** If you transport your board in a padded elevator you do not have to go to the trouble of covering it. This rule was put into effect to help reduce damage to our new elevators so we are asking for everyone's help in adhering to this rule. If there are any questions please contact the Management Office for clarification.



SMOKING PROHIBITION



Just a reminder that the House Rules and Bylaws **prohibit smoking anywhere on the Mauna Luan property**, including inside of apartment units. Although many residents who do smoke have been abiding by the new rules and smoking off property, we do still have a number of residents who continue to smoke in their apartment and other unauthorized areas. We would like to ask that those residents who are still smoking begin abiding by the no smoking rules so everyone can enjoy a smoke-free environment. Also, this restriction does apply to marijuana, including medical marijuana, as well as any of the electronic cigarettes or other vaping devices. Please help out by not

conducting any of these activities on the premises. Your cooperation will be greatly appreciated. Mahalo.

PARKING GARAGE

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! {USE OF HEADLIGHTS IS SO OTHERS CAN SEE YOU, NOT SO YOU CAN SEE!!} THIS IS ESPECIALLY IMPORTANT AT THE BOTTOM OF THE GARAGE RAMP! PLEASE NOTE: WHEN COMING UP THE RAMP YOU SHOULD YIELD AT EACH LEVEL TO VEHICLES COMING DOWN SO THEY DO NOT STOP AND BLOCK YOUR ABILITY TO MAKE THE TURN. VEHICLES COMING DOWN SHOULD SLOW AT EACH LEVEL BEFORE MAKING YOUR TURN. MAHALO.



BICYCLE STORAGE AREA



As we go through our annual registration process for bicycles currently in our bicycle storage area adjacent to the West Guest Parking, it was noted that we have a number of bicycles in that area that are in unserviceable condition. We have also found a number of bicycles that do not currently display a Mauna Luan decal. As a reminder, all bicycles stored in the Bicycle Storage Area must display a valid decal or it is subject to being removed and disposed of. These unregistered bicycles will be taken from this area and disposed of if not registered. If you haven't been to the area recently but had a bicycle there, we suggest that you check your bicycle to ensure that it still has a decal. Also, if your bicycle is so badly corroded that it could not be ridden, please let us know and we will dispose of it for you. Thank you for your help with this matter.

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 more information about the Mauna Luan. Mahalo!

