



Mauna Luan

Newsletter



December 2024
Edition



EMPLOYEE CHRISTMAS GIFTS—



--- for the people who keep your home clean, safe and beautiful. Although the Board of Directors annually sponsors an employee party and food gift certificates from Safeway; if it is your custom to give a Christmas gratuity, it also helps us to provide our employees with a better holiday season and they really appreciate your extra kindness. Most of our employees here are long-time, dedicated employees who are seldom seen but are here 365 days a year. Some of our more highly visible employees receive a lot of small gifts from residents but it takes around 30 full-time people to keep the Mauna Luan going in the condition it is. All monies received from donations will be divided evenly among our employees and you will be acknowledged to them. Checks made out to “**Mauna Luan Xmas Fund**”, or cash, will be gratefully accepted at the Management Office; or non-resident owners can send a separate check to the Management Office. We do appreciate the fact that everyone’s financial condition is different, especially this year, but any help you can give to your hard working employees in making their Christmas this year a little more enjoyable will be greatly appreciated by all of them!



your windows, they will need to be removed also, *if you wish these windows to be cleaned.* Here is the tentative window washing schedule:

- Wednesday, December 11** West A, B, C, D, E apt
- Thursday, December 12** F, G, H, J, L apt
- Friday, December 13** West K and East A, B, C, D apt
- Saturday, December 14** East E, F, G, H
- Monday, December 16** East J, K, L apt

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.

USE OF DRAINS

We wanted to pass on some information related to the use of your drains to help prevent clogs and backups that tend to ruin everyone’s day. You should never treat your garbage disposal as a trash can. You need to be very careful of what you put down your drains. As an example, **NEVER** pour cooking oil or grease down the drain. When hot it may seem fine as it is still in a liquid state. However, once the oil/grease begins to cool it will not continue running down the drain but will harden and begin to build up in the line eventually causing a blockage. Although your garbage disposal can chop up many items, there are a lot that still should not go down the drains. Any type of vegetable peels when wet will become a heavy mass and when it lands at the bottom of the drain stack will stay there collecting additional items until the line is blocked. Other items that should not be placed in the drains would be egg shells, pasta, rice, bread, fibrous meat, etc. All of the above items should be disposed of in your kitchen trash. Please help us to prevent drain backups that tend to cause a lot of water damage in the units where they occur. Mahalo!



WINDOW WASHING



On **Wednesday, December 11, 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



QUARTERLY PEST CONTROL

Kilauea Pest Control will be here on **Tuesday, December 17, 2024** for their quarterly pest control treatment in the units that have contracts with them. The cost for this service is now \$220.00 per year/per unit or \$55.00 per treatment if you have it done on the regularly scheduled days. It will cost \$85.00 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 (maunaulan.com).

PLEASE NOTE: all requests for service must be made with Kilauea not later than Friday, December 13, 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.

NEW YEAR'S DAY RECEPTION

The Mauna Luan New Year's Day get-together in the West Lobby normally held on January 1st of the new year is being moved to later date in the new year, date and time to be determined later.

If you have any question, please contact the office at 808-395-7544.

STOP AT ALL STOP SIGNS!!

The Mauna Luan property has many stops signs, from when you enter the property, drive through it's parking garages, and when you leave. All residents are to make a full stop at all posted signs. This is both a house rule and will be enforced, but all safety rule, and can prevent you from hitting another car in the parking structure or hitting someone walking the grounds. Please be safe.



TIME TO CLEAN HOUSE!!!

On **Friday, December 13, 2024**, we are scheduled to bring in a large roll-off trash bin to help handle the additional Christmas trash and also for your use if you decide to do some winter house or storage locker cleaning. This would be a good time to clear out old furniture, boxes or really go crazy and clean out that storage locker that has probably not seen you for years! This bin will be staged in the Car Wash Area throughout the holidays until Friday December 27, 2024.

As a reminder, there are a few restrictions on what can be placed in this bin. **Unfortunately, the landfill will not take**

mattresses, refrigerators, air conditioners, washer/dryers, or any type of petroleum products (oil or gas). There is also a restriction on televisions, computers or computer monitors. Any other types of items such as furniture, wood, boxes, etc., are okay. If you are not sure, please give us a call at the office before placing something in the bin which may have to come back out. Make a change for the new year - - make some sorely needed free space and enjoy the results with no hauling charges!!!

HOLIDAY OFFICE HOURS

Tuesday, 12/24/2024	8:00 am - 12:00 noon
Wednesday, 12/25/2024	Closed
Tuesday, 12/31/2024	8:00 am - 12:00 noon
Wednesday, 1/1/2025	Closed

CHRISTMAS TREES IN CONDOS

Because most trees are already 45 to 90 days old when they arrive on the island and there is really no way to keep them fresh through the holidays, we usually recommend the use of artificial trees for the holidays. With an artificial tree you can forego the mess plus you do not have to worry about the fire hazard that a dry tree can present. However, if you do use a real tree, please think safety with the use of tree lights and the placement of the tree. We want to be sure that you and your family have an enjoyable and safe holiday season! Also, when you decide to put your tree up or take it down we will again be providing large plastic bags to place your tree inside of to bring it in or out of the buildings. This helps to contain the pine needles that cause such a mess in the common areas. The bags are **FREE OF CHARGE** so please stop by the office or security guardhouse and get one when you need it. A large bin will be available for tree to be disposed of Friday January 3-17, 2024. Only live trees are allowed, nothing else.



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.

From the Staff to all our Residents

Mele Kalikimaka!

