

# Reflections

CENTURY CENTER NEWSLETTER – DECEMBER 2008

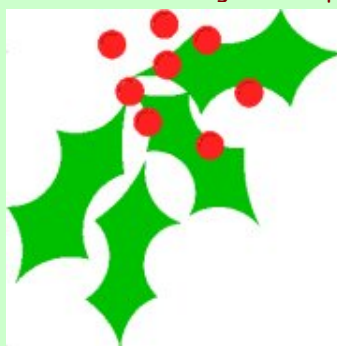
## MESSAGE FROM THE BOARD

The Board wishes all owners, residents and their families a Merry Christmas and Happy New Year. There has been much said about the increase in maintenance fees that our owners will endure in 2009. We plan to keep you informed of how your money is being spent to improve the complex. Below are a few examples of projects that are in progress.

**Expansion Joint Replacement...** As you know from this months rainfall the expansion joint on the recreation deck that sits in the ceiling of the 4<sup>th</sup> floor-parking garage has passed its useful life and floods the parking garage. A new Emseal joint is in the process of being installed. Total project cost \$18,880.00.



**Flood Prevention System...** During the heavy rains in March 2006 the Makiki Stream overflowed above Century Center causing sewers and street water to enter Century Center, which resulted in over \$600,000 in damages. The stream had overflowed several times prior to this incident but the street and sewer water problem was something new. Your Board investigated the possibility of raising the driveway and installing dams to protect water from entering the lobby common areas and apartments. The dam system that will begin construction at Century Center on January 12, 2009 has been tested and installed at the Nordstrom Store in Ala Moana Center. The system is completely portable and easily installed in 15 minutes. The driveway will be lifted in front of the parking booth to keep street and sewer waters from entering the complex as well. Total project cost \$118,415.99.



### **Low Zone Floors 1-22 Heat Exchanger Replacement...**

A heat exchanger has developed a leak and has forced us to use our original gas heaters to keep up with hot water demands on floors 1-22. The existing heat exchanger is located in the basement mechanical room and is obsolete and will require rigging to be able to move it out of the room. The replacement heat exchanger is smaller in size and will require a considerable amount of re-piping to get it on line. Total cost for replacement is \$24,000.00.





We have had several parking lot storage lockers broken into in December. Residents are asked to check their lockers periodically, not store any items of irreplaceable values and report all suspicious persons who are seen loitering in the parking garage. Together we can apprehend the suspects and rid ourselves of this problem. Please take extra precautions during the Holidays and be aware of lurking thieves. Do not store visible Christmas shopping packages and gifts in vehicles.



## Committee Reports



Special thanks to our Building and Grounds Committee for decorating the lobby and driveway common areas for Christmas. All decorations were done with energy usage cost in mind, loaner Holiday figures and ornaments from years gone by. The décor brings cheer, elegance and a touch of class to our complex.

As you are aware a resolution was passed to require all owners to carry insurance for their apartment at Century Center. A proof of insurance certificate must be recorded for all apartments within 90 days of the notice. All owners who do not comply with the request will be notified. Failure to secure insurance coverage for your apartment will result in the AOA purchasing it for you at your expense. Deadline to submit proof of insurance certificates is February 9, 2008. Minimum insurance requirements are as follows: Contents \$25,000, \$25,000 Dwelling, \$300,000 Liability and \$25,000 loss assessment. You may fax (808) 955-4124 or email [gm@centurycentercondos.com](mailto:gm@centurycentercondos.com) proof of insurance to our General Manager, Mike Baker.

Ballots were distributed for the owner of apartment #112 Archie Chang who would like your support in amending the Declaration usage definition for his apartment from "Gourmet Shop" to "Retail or General Office Use." Please submit your ballots as soon as possible whether in favor or not.

### **SURE PAY MAINTENANCE FEE PAYMENT SYSTEM**

Do you travel frequently or like most of us have a busy schedule that keeps you from getting your maintenance fee payments in on time. You may be interested in joining Hawaii's Sure Pay automatic payment system. The automatic payment plan will save you postage and keep you from being socked with late fees without writing any checks. If you are interested in a Sure Pay automatic payment service please see our General Manager for the authorization form to join up.

# SurePay

## Automatic Payment Service

for your Association Charges

### **Christmas Tree Disposal**

No Christmas trees should be disposed of in our tower trash rooms. Christmas trees should be disposed of at a recycle facility or bagged and brought down to the dumpsters on the 1<sup>st</sup> floor. Your Kokuia is appreciated.

### **Fire Message**

Over the Holidays no one wants be a victim of a fire. High rise building fires are easily avoided by taking the necessary precautions and practicing a caring awareness by not storing flammables in apartments and especially around kitchen stoves. Residents who smoke are asked to kindly not smoke in bed. Please do your part in helping to prevent apartment fires from occurring.

WE HAVE NOTICED AN INCREASE IN GRAFFITI TAGGING IN AND AROUND OUR COMPLEX ON WALL SURFACES AND VARIOUS BUILDINGS ON KALAKAUA AVE. WE ALL MUST WORK TOGETHER ON PREVENTING PERSONS FROM LOITERING AND REPORTING SUSPICIONS OR SEEN SUSPECTS TO HPD IMMEDIATELY. TOGETHER WE CAN MAKE A DIFFERENCE.



## Employee Forum

On behalf of the management and staff of Century Center we would like to thank our owners and residents for their contributions to our annual employee Christmas fund. Thank you so much for enhancing the Holiday Season for our employees and their families. Even during these bad economic times our family at Century Center continues to show their heartfelt appreciation and support for our staff.

Please welcome our newest Security Staff member Rufino "Niko" DeLeon who was hired on 11/24/08. Niko has shown a eagerness to learn and it is with great pleasure that we welcome him on our staff.