



Reflections

CENTURY CENTER NEWSLETTER – MAY 2009

Message from the Board

In regards to the new required Insurance resolution policy the requisite number of owners have authorized the Board of Directors to adopt a policy requiring all apartment owners to obtain reasonable types and levels of insurance in accordance with Section 514B -143(g), Hawaii Revised Statute, the newly recodified condominium law. The new resolution was mailed to all owners previously. The Board at their last meeting on May 14, 2009 decided that it is not necessary for unit owners to send in their proof of insurance to the Association. However, unit owners must retain all records of the required insurance coverage and provide proof of insurance upon the request of the Association. Please also keep in mind that in no event is the Association or Board liable to any person either in regard to the failure of an owner to purchase insurance or a decision by the Board not to purchase the insurance for the owner, or with regard to the timing of it's purchase of the insurance or the amounts or types of coverage's obtained. All owners will receive another mail out advising you of your responsibilities.



Committee Reports

The following committees have been appointed for the year 2009 - 2010:

Building / Grounds: Sarah Nordwall (Chair), Gordon Imata & Doug Buhr

Rules: Anna Maria Preston (Chair), Doug Buhr & Richard Lee

Parking: Ira Gordon (Chair), Richard Lee & Gordon Imata

Communication Technology: Robert Moses (Chair), Ira Gordon & Anna Maria Preston

Finance: Jan Chadwick (Chair) & Committee of the whole

Executive: Ian Lind (Pres.), Sarah Nordwall (VP), Jan Chadwick (Treasurer) and Gordon Imata (Secretary).

WITH TODAY'S ECONOMY IT IS UNDERSTANDABLE THAT PAYMENTS WILL SOMETIMES BE DELAYED. THE BOARD CONTINUES TO MONITOR ALL DELINQUENT ACCOUNTS VERY CLOSELY AND HAVE TAKEN A VERY AGGRESSIVE APPROACH TO THOSE OWNERS WHO FAIL TO MAKE THEIR PAYMENTS AND OR COMMUNICATE WITH THE BOARD. A FEW ACCOUNTS HAVE BEEN TURNED OVER TO OUR ATTORNEYS FOR JUDGMENT AND FORECLOSURE ACTIONS. IT IS WISE THAT TIMELY PAYMENTS ARE MADE TO AVOID ANY LEGAL ACTIONS OR CHARGES.

We are in the process of replacing our emergency generator transfer switch that allows us to provide power to exit staircase lighting and elevators during outages. The original transfer switch module has gone bad and it was more worthwhile to replace rather than repair. An elevator outage has been scheduled to finalize the installation.

As you are aware the entire tower exterior windows were newly glazed and sealed in 2007. This had to be done due to rubber gasket materials were shrinking and failing to keep water from penetrating into apartments. After nearly two years the AOA has finally secured the 20-year warranty from glass glazing sealant manufacturer Dow Corning.

Security Watch



The front desk has received several complaints concerning marijuana odors on the following floors 5, 9, 10, 13 and 14. As we know unless you have a medical prescription for the use of marijuana you are in violation of State and Federal laws. That being said any complaints of marijuana odors will result in HPD being called to investigate the origin.

Where there is smoke there is usually fire. The following will help in getting you to safety during fire alarm activations.

- ✓ Get familiar with fire escape routes listed in the House Rules.
- ✓ Be aware of existing fire fighting equipment on each floor.
- ✓ Carry apartment keys with you at all times during an alarm.
- ✓ Return to apartment if smoke has filled exit passageways.
- ✓ Always proceed downwards to safety.
- ✓ Don't panic, but react quickly.
- ✓ There is no elevator service during fire alarm activations.



Employee Forum

Please join us in welcoming Melody Patterson to our Security Staff. Mel has a background doing private Security work. Her experience will certainly be welcomed while trying to protect Century Center. Send a big Aloha to Mel.

House Rule Club Facility Usage Reminder

Use of the club facilities shall be limited to resident owners, lessees and members of the family and guests of the owner and lessee. Guest must be accompanied by their sponsor. The sponsor is responsible for the conduct of their guests.



Community Corner



You may have recently noticed that on 5/6/09 the telephone pole fronting our complex was replaced. The old wooden pole looked to be leaning and termite eaten. The newer telephone poles being installed are of a fiberglass material that will most likely provide much needed support and longevity.

Reflections is published monthly. If there is something you'd like to see addressed, or if you have any suggestion, please fill out the suggestion form at the Front Desk, which will be forwarded to the Editor, fax it to (808) 955-4124, or e-mail it to gm@centurycentercondos.com