



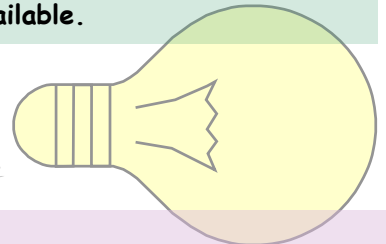
# Reflections

CENTURY CENTER NEWSLETTER – MAY 2008

## MESSAGE FROM THE BOARD

Many owners have inquired about the possibility of purchasing the fee interest for the land for which Century Center is located. As you know we have tried to negotiate a sale through the trust officer of the landowner. Unfortunately we have not been successful although our offer has been increased and new State approved tax advantages. The 2008 Hawaii Legislature has adopted a resolution ([http://www.capitol.hawaii.gov/session2008/bills/HCR125\\_HD1\\_.htm](http://www.capitol.hawaii.gov/session2008/bills/HCR125_HD1_.htm)) asking the Auditor to examine the fact that over the next thirty years, about half of Hawaii's remaining 18,700 long-term leasehold condominium units are set to revert back to their fee owner, which will leave thousands of Hawaii residents in need of alternate housing and that this displacement of hundreds of lessees each year could dramatically impact the already existing affordable housing crisis in Hawaii. The Auditor is requested to provide recommendations on potential mitigation of the reduction of affordable housing stock due to lease expirations, including the recommendation of any potential legislation in a report to be submitted to the Legislature including findings and recommendations no later than twenty days prior to the convening of the 2009 legislative session. We will keep you posted on the latest developments as they become available.

## Committee Reports



1. Much to the credit of our Engineering Committee and our in-house maintenance staff we have completed a lighting fixture change out at the entrances to the model units, executive sauna, overhead 1<sup>st</sup> floor streamside guest parking areas and Diamond Head walkway. In all we replaced 23 incandescent light fixtures in these areas to energy saver fluorescents that use far less electricity.

2. Our Board is beginning to look at ideas for restoring our recreation deck to a more inviting facility for the good of our owners and tenants. We are looking also at the possibility of utilizing some of the larger areas that are not used for future energy saving solar and or photovoltaic panels. The Committee visited three other condos recently to look at design possibilities.



3. Our Board is looking closely at the Budget for the upcoming year of 2009. Our building is aging and upkeep cost continues to rise. Our Management Executive is committed to keeping us on track and staying within the parameters of the approved budget.

Although in April 2008 the total building KWH (kilo watt hour) was at an all time low our electric costs continues to soar. Did you know that although we have reduced our usage demand our HECO bill has increased by \$18,000 over the past year? This is due to the fuel oil adjustment cost doubling and a \$ .07 increase per KWH. It will take quite an effort from all in doing their part to reduce energy use throughout the building to keep up with the increase in rates.

The proposals for the Flood Prevention System have been received but are much higher than originally budgeted for. The system is completely portable and easy to install when needed. Funding for the project is on the Board's agenda. Special thanks to our Building and Grounds Committee for devoting countless hours over the past year to research and design a system that will protect our project from future flooding.

Concrete spalling work continues on the recreation deck. Contractors have also been hired to repair the rec. deck expansion joint, which leaks into the parking garage and fire exits. After the completion of the recreation deck more concrete spalling work will continue throughout the 1<sup>st</sup> - 4<sup>th</sup> floor common areas.

## Fire Watch



## Kitchen Safety Tips

- ✓ Cook with care. Never leave food cooking on a stove unattended.
- ✓ Never carry a burning pan, which could severely burn you and cause a fire to spread.
- ✓ Keep pot or pan handles turned towards the center of the stove to prevent accidental over-turning and out of reach of children.
- ✓ Never use water or a fire extinguisher on a grease fire. Keep a pot lid nearby that can be used to smother flames in the event of a fire.
- ✓ Maintain your stove in good working order and clean all grease build ups. Keep the cooking area clear of any combustibles (i.e. rags, pot holders, newspaper, alcohol etc.)
- ✓ Never place packages, boxes or carried items on a stove.

You are kindly asked to not feed birds, fish, pets or any wildlife in the common areas of the complex. The left over food can cause rodent infestations. Birds especially will hang around areas where feedings are taking place. Bird droppings are sometimes found to be contaminated and can cause damage and uncleanliness to our common areas. Please do your part in not creating extra work for our staff.

Apartments shall be used only for legal and moral purposes and will not be used in conflict with local, state or federal laws. *Any tenant, or tenant's employee or guest, who is convicted or has the court deferred acceptance of a guilty or nolo contendere plea for any offense against public health and morals as covered by Chapter 712, Hawaii Revised Statutes (Hawaii Penal Code), including, but not limited to gambling, prostitution and promoting pornography, and the manufacture, distribution and commercial promotion of drugs on the premises shall be prohibited from renting or otherwise occupying any other apartment in the building.*

Our Neighborhood Board has informed us that the T.A.G. (Totally Against Graffiti) group will be joining forces in keeping our community free of unsightly graffiti. T.A.G. invites all willing community members to assist them on June 21, 2008 from 8:00 a.m. - 12:00 p.m. at Washington Intermediate in what has been deemed to be Team Graffiti Paint Out Day.

## Employee of the Quarter

Eddie Marcelo has worked as a maintenance staff member since November 2, 1995. He is currently responsible for cleanliness in our tower and assists with trash pulls daily. Eddie has shown a desire to improve his performance. He always has a smile and gracious attitude while at work which are traits that have earned him the honor of our Employee of the Quarter. Please join us in congratulating Eddie for his loyalty and devotion over the years to Century Center.



Community Corner

Don't Feed the Animals!