

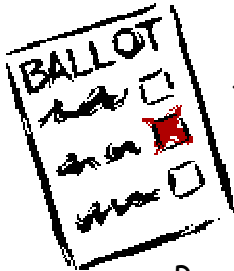


# Reflections

CENTURY CENTER NEWSLETTER

SUMMER 2006

## MESSAGE FROM THE BOARD



The Board extend it's thanks to our owners who attended and submitted proxies for the Annual Association meeting which was held on March 16, 2006. Our new Property Manager, Allen Wilson of Hawaiiana Management was introduced and a new Board Member, Ira Gordon, was elected. The owners' forum brought out constructive comments and suggestions for the Board to consider over the next year.

The 2006 Board of Directors consists of:

Ian Lind, President  
Sarah Nordwall, Vice President  
Jan Chadwick, Treasurer

Charlie Hyde, Secretary  
Gordon Imata, Director  
Anna Maria Preston, Director

Adam Duncan, Director  
Doug Buhr, Director  
Ira Gordon, Director

## FLOOD DAMAGE REPORT

On March 31, 2006 heavy rains, sewer and stream overflows flooded the ground floor of Century Center. The flood damaged eight apartments, lobby and arcade common areas. Water entered the elevator shafts and service was temporarily interrupted. Restoration work is well on the way to rid our complex of any bacteria and mold growth. We thank our owners for their patience while work is progressing.



## FLOOD DAMAGE ESTIMATES

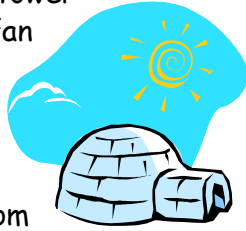
Despite flood insurance policy for the maximum amount allowed (\$500,000), Century Center is facing a substantial bill for the necessary cleanup and repairs following the March 31 flooding, which caused extensive damage on the ground floor. The necessary work includes the removal and replacement of wallboard and flooring contaminated by flood water, and the removal and treatment of flooded areas to eliminate potentially hazardous mold. Total costs for repairs are now estimated to exceed \$600,000 while the initial offer by insurance adjusters is substantially less than the full policy amount. As a result, the Board of Directors is faced with difficult decisions on how to make up the almost inevitable shortfall.

## Committee Reports

The exterior window glazing project began on May 1, 2006. This project is expected to take 8 months weather permitting to complete. Pre inspections of each apartment will need to be done to insure no damages and or openings around gaskets prior. All work will be accomplished from the outside of the complex unless there is movement of the window while repairs are in progress.

## **Committee Reports, con't.**

Our air conditioning cooling tower has been refurbished. All fan wheels, housings, shafts, bearings and pulleys were replaced. The lower portion of the tower was coated to protect outer surfaces from rust.



New lighting has been installed in our dog park facility for pet owner's safety. The new light system consist of 4 light fixtures and sensor control. All pet owners have expressed their gratitude.



After the annual AOAO meeting revised pet rules were adopted. The amended rules require new pet owners to obtain renters or pet insurance with a minimum of \$300,000 in coverage. No pet owner will be allowed to have a dog in an

apartment that at the sole discretion of the Board is deemed to be dangerous. Please refer to the amended House Rules for breed restrictions.

## **House Rule Reminder**

For the safety of all concerned please observe the 5 MPH speed limit, watch for pedestrians crossing in driveways, have vehicle lights on and observe all traffic signs in the parking facility.



## **Security Watch**

There have been several complaints of late of pet owners not picking up. Security staff members are well aware of the reoccurrence of this problem and will issue citations for these violations.

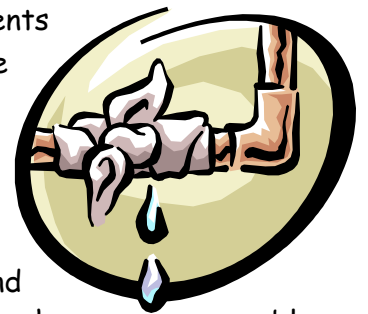
## **Trash Disposal**

We continue to get complaints of residents not disposing of their trash properly. To prevent odors from permeating on your floor and into apartments all trash should be bagged and securely tied before placing in the provided trash receptacles. All larger trash such as cardboard boxes or other bulky materials will need to be broken down so it will fit in receptacles or brought down to ground floor trash bins for disposal. No trash shall be placed outside of receptacles for disposal.

## **MAINTENANCE OF APARTMENTS**

We want to remind our owners and residents of the need to do preventive maintenance in apartments on a regular basis. Some of the items that requires attention are as follows:

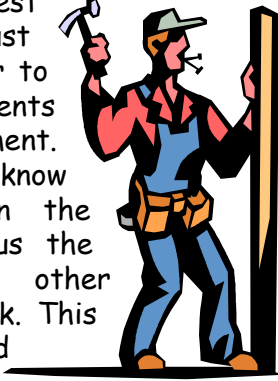
- FCU A/C Maintenance and Filter Change: Quarterly.
- Drain Maintenance: Twice a Year.
- Plumbing Shut Off Valves, Hoses and Fixtures: Inspected and Tested once per year.
- Toilet Wax Ring Changed: Yearly.
- Keeping Apartments Cleaned and Free of Pests.



Water leak and drain back up complaints are occurring regularly in apartments. Keep in mind condominium owners share problems of others. Scheduling preventive maintenance will help protect owners from filing insurance claims and having to repair damages to other owner's apartments. Also it will assist Century Center from using resources to respond to emergency calls and investigation of complaints.

**A**lterations/Improvements/Upgrades

An alteration request form was created and must be submitted to GM prior to any work or improvements being done in an apartment. The form will help us know what is being done in the complex and will allow us the courtesy of notifying other residents around the work. This form must be submitted for all work in apartments including painting, floors and upgrades. All alteration work will require the Board of Directors approval and permitting before commencement of any work being done. Also be reminded to carefully select contractors when doing any work in apartments. Some contractors depending on type of work are required to have licenses. Always make sure the contractor that you select is insured for the protection of all concerned. You may contact the Consumer Protection Agency at 587-3222 to verify this information and check on complaints. Failure to submit an alteration request form prior to any work being done will result in citations being issued and or a formal request from the Board to restore the apartment to it's original design. Forms can be obtained at the front desk.



**FIRE AUDIO SYSTEM MESSAGE**



**Danger!**

As you are aware there is an audio speaker system inside all apartments to be able to broadcast messages during fire alarm activation. These audio speakers shall not be moved or disconnected without prior notice. When not removed properly the fire system goes into a trouble mode causing us to place a service call for tracing the problem. When in trouble other audio devices connected to the circuit will not work until the problem is found. Any problem which is traced or caused within an apartment will result in the owner being invoiced for trouble shooting and repair. Tampering with any fire equipment is against the law and is punishable with evidence.

☺ Employee Forum ☺

We have a few new faces on our staff at Century Center. Please join us in welcoming the following staff members to our family and community:

- ✓ Camilla Collings, hired as a p/t Front Desk Shift Leader on March 27, 2006. She is a student at the University of Hawaii majoring in Travel Industry Management.
- ✓ Boardman Fectus, hired as a f/t Security Officer on March 21, 2006. Boardman hails from Nigeria and recently moved to Hawaii to be with family.
- ✓ Ernest Jocson, hired as a f/t Security Officer on April 3, 2006. Ernest is the son of a successful long time former maintenance employee.

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**LEASE TO FEE UPDATE**

The Board continues to try to negotiate with land owners for the purchase of the fee property. Now that tax incentives have been approved by the State, land owners may be more willing to entertain the AOAO offers. We will keep you posted of any further developments regarding the fee purchase.

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**Community Corner** Our Neighborhood Board chair Ron Lockwood

attended the Board Meeting of April 20, 2006 to see if he could offer any assistance on helping us regarding the flooding that occurred on March 31. He has voiced our communities suggestions and or opinions to State and City Officials for action. If you would like to voice your opinion, comment, make a suggestion or need information on low interest flood loans and funding please feel free to write to: McCully / Moilili Neighborhood Board No.8 c/o Neighborhood Commission, City Hall Room #400, Honolulu, Hawaii 96813.

**Editor's Note**

The Reflections Century Center Newsletter is published quarterly. If there is something you'd like to see addressed in our newsletter, 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 [centurycentergm@alohasat.com](mailto:centurycentergm@alohasat.com) or visit our website at [centurycentercondo.com](http://centurycentercondo.com)