

The Imperial Way

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Your Water & Sewer Bill; You Don't Pay, But It's Not Free

It has been reported in the news recently that the Honolulu Department of Environmental Services (DES) plans to raise sewer rates in Honolulu 3-5% every year for the next 25 years. This is to help pay for the \$4.7 billion dollars in upgrades the City must complete to its wastewater treatment plants it has negotiated with the United States Environmental Protection Agency. Currently, the average Oahu household pays \$90.96 per month in sewer fees. In the worst case scenario, that amount could increase to \$293.35 by the year 2035.

How does this relate to The Imperial Plaza? Water and sewer fees for the entire complex (206 residential and 52 commercial) is paid for by the AOA through the monthly maintenance fees.

WATER

The Board of Water Supply has separate charges for residential and commercial. For each residential unit, we are charged \$2.79 per 1,000 gallons for the first 9,000 gallons, \$3.36 for gallons 9,001 to 22,000 and \$5.01 for anything over 22,000. Because we have 206 residential units, the first 1,854,000 gallons, we are charged \$2.79 per 1,000 gallons (or $1854 \times \$2.79 = \$5,172$). Commercial units are charged a flat rate of \$3.13 per 1,000 gallons.

Our June 2010 water bill was \$7,833. Our water bill is expected to increase by 5% with the new increase implemented on July 1, 2010, which is the last of a series of increases since 2005.

SEWER

As of July 2010, the DES charges a base rate of \$47.90 per unit (206 residential units x \$47.90 = \$9,867.40). They credit each unit 2,000 gallons and then charge a rate of \$2.88 per 1,000 gallons based on the remainder usage, less 18%. So for example, if the residential units use 1,500,000 gallons of water, we are credited 412,000 gallons (206 x 2,000) with the base rate. The remaining gallons, 1,088,000 is further reduced by 18%, 196,000 gallons. That leaves us with 892,000 gallons that is charged at a rate of \$2.88 per 1,000 gallons, or \$2,568.96. *Continued...*

Multi-Family Residential (Monthly Per Unit)	July 1, 2005	July 1, 2009	July 1, 2010
Block 1 (Gallons) First 9,000 or any part thereof	\$1.77	\$2.66	\$2.79
Block 2 (Gallons) 9,001 - 22,000 or any part thereof	\$2.12	\$3.20	\$3.36
Block 3 (Gallons) Over 22,000	\$3.18	\$4.77	\$5.01
Non-Residential	July 1, 2005	July 1, 2009	July 1, 2010
All Usage	\$1.98	\$2.98	\$3.13

The Imperial Plaza
Contact Information

Security

592-3305

Management

592-3300

Senior Management

Executive

John Bouchie, Hawaiiiana

johnb@hmcmtg.com

593-6392

General Manager

Roy Bumgarner

gmimperial@hawaii.rr.com

592-3304

Administrative Assistant

Donna Rabago

drabagoimperial@hawaii.rr.com

592-3300

AOAO Board of

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Water and Sewer Bill continued . . .

Commercial units are charged a flat rate \$9.96 per 1,000 gallons of use, minus 20% of the total gallons.

Impact on Current and Future Operations

The Imperial Plaza is budgeted to collect almost \$253,000 per month in maintenance fees. Of that amount 9.8% (24,800) is budgeted to pay for our water (3%) and sewer (6.8%) fees. This year, there were increases in both services. Although there is no official statement from either department regarding future increases, the Mayor stated recently that in order to bring our sewer facilities to EPA standards, we will need to increase sewer fees between 3-5% annually for the next 25 years.

In June 2010, our sewer bill was \$16,915. The following chart indicates what our sewer fees may look like if we maintain our current use under the worst case scenario of increases:

Year	amt	Year	amt	Year	amt	Year	amt	Year	amt
2010	\$16,915	2015	\$21,588	2020	\$27,553	2025	\$35,165	2030	\$44,881
2011	\$17,761	2016	\$22,668	2021	\$28,930	2026	\$36,923	2031	\$47,125
2012	\$18,649	2017	\$23,801	2022	\$30,377	2027	\$38,769	2032	\$49,481
2013	\$19,581	2018	\$24,991	2023	\$31,896	2028	\$40,708	2033	\$51,955
2014	\$20,560	2019	\$26,241	2024	\$33,491	2029	\$42,743	2034	\$54,553

In 2034, our sewer fees may be 223% more than in 2010. If maintenance fees were to remain the same, the share budgeted for sewer fees would increase from 6.8% to 21.5%. Although this is a “worse case scenario” analysis, I think we can all agree that water and sewer rates will only rise in the future (by how much is unknown).



PEST CONTROL SERVICES FOR THE IMPERIAL PLAZA

Price per Tower unit is \$28.00; double level is \$48.00

Townhouse unit is \$38.00

Price includes tax and is to be paid at the time of service.

This is a discounted rate and is only available when the building is having its regular service.

Please Note: Extreme or persistent infestations may require extensive pest control services, which are available at an additional cost.

Please call Hoxie at 262-5321 to schedule

Pests Controlled: Ants, Centipedes, Cockroaches,

Millipedes, Spiders

Professional Application Procedures

Low Odor liquid control materials, including crack and crevice treatments, are safely applied to select interior perimeter areas, around doorways, and kitchen and bathroom cabinetry.

Growth regulators are included to prevent reproduction of cockroach nymphs.

A combination of gel baits and safety-sealed, child-resistant insect bait stations may be placed in kitchen and bathroom cabinetry.

Visual inspections are conducted for each service. A written report detailing our findings, observations and any recommendations will be provided upon request.

Please look for our monthly postings:

Our next pest control service is scheduled for August 12, 2010.

BBQ Grill Pop Quiz

Are you a barbeque expert? Take this quiz to see if you're ready to do some grillin'!

1. Which of the two charcoals should you use?

A



B



2. True or False. Lighter fluid should be used to start the charcoal burning.

3. True or False. I don't need a reservation to use grill #1 or #2.

4. True or False. I should leave my used coals in the grill because Housekeeping will clean it.

- ANSWERS....
1. B. Only use Match Light Instant Charcoal Briquets or charcoal that is self-lighting.
 2. False. Lighter fluids or other flammable materials (ex: newspaper) are not allowed to start the charcoal.
 3. False. Only the Express Grill can be used without a reservation.
 4. True. For safety reasons, please leave your used coals in the grill & close the cover. Housekeeping will clean it safely or the next person cooking can use them--