



Reflections

CENTURY CENTER NEWSLETTER

SPRING 2007

MESSAGE FROM THE BOARD

The 2007 Annual Owners Association Meeting is scheduled for Thursday, March 8, 2007 on site in the 4th floor Recreation Room. Check in is at 6:00 p.m. and the meeting will begin at 6:30 p.m.

Owners are requested to kindly submit their proxies prior to the meeting so a quorum can be established to hold the meeting. Owners attending the meeting will be able to vote for anyone they prefer at the meeting. A proxy box has been placed at the Front Desk for your convenience.



The following Board members will be running for re-election: Gordon Imata, Anna Maria Preston, Doug Buhr and Blane Yamagata. A new candidate running is Neil Morimoto. Also nominations will be accepted from the floor.

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## COMMITTEE REPORTS



The flood restoration project is nearly completed. Work has begun in the 1<sup>st</sup> floor restroom and painting of the lobby common areas. Also owners are

requested to ask their tax preparers about the 2006 Federal flood damage tax credit of which you may qualify for.

The air conditioning chiller replacement installation is nearly completed. The new chillers have been on line during the last month. Energy savings have been noticed.

A licensed structural engineer has completed a post Earthquake study. We are happy to report that other than some maintenance concrete spalling work that will need to be addressed the building did not suffer any serious damage.



### Committee Reports, cont.

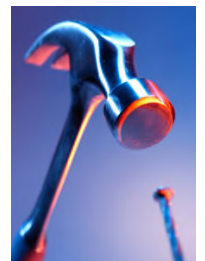
The 4<sup>th</sup> floor conference room carpet has been replaced using left overs from the lobby job. Canal stream tree trimming will begin on February 20, 2007.

The Board is looking at further flood prevention measures to help prevent damages to apartments and common areas on the ground floor.

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Security Watch

There have been quite a few complaints of alteration / improvement type work going on during prohibited hours after 5:00 p.m., Sundays and Holidays. Our Security Staff will be citing these apartments if complaints are received and verified. There will be no courtesy reminders. Please be reminded that all work in an apartment requires an alteration / improvement request form being submitted and approved by the GM. Please be considerate to your neighbors and do not commence any work without prior approval from the Management of Century Center.



Apartment Hard Floor Changes

Due to noise complaints caused by ceramic tile, wood and laminate floors, the Board is in the process of approving a specifications and policy that would required owners to install hard surface type floors with a noise retardant underlayment. The specifications for underlayment will require having an Impact Isolation Class with a minimum rating of IIC-65.



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## Bike Rack Security Clearing

The bike rack facilities on the 1st, 3rd and 4th floors are littered with unregistered, abandoned and not fully assembled bicycles. Residents have been notified to register their bicycles prior to the March 15, 2007 deadline. Failure to do so will result in bicycle racks being cleared of any and all unregistered, abandoned and not fully assembled bicycles. All confiscated bicycles will be turned over to HPD or donated to local charities.

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SMOKING complaints

We continue to receive complaints of smoking odors traveling from one apartment to another. 2nd hand smoke has been deemed to be hazardous to your health. Owners that have smokers in their apartment will be notified after verification that the AOA will not be held responsible for smoking damage claims to common areas or to other residents health. As responsible owners it may be wise to prohibit smoking in your apartments or require that it be controled so that it does not annoy others. You may also consider placing a smoking prohibited Clause when leasing your apartment.



Fire Safety Reminder

Practice fire safety.

1. Know your buildings floor plan.
2. Establish an evacuation Plan.
3. Familiarize yourself and employees with exits, fire alarms and fire protection equipment.
4. Install and maintain required smoke detectors in the apartments.
5. When alarms ring, do not wait. Enter fire exits and move down immediately. Be sure to have your apartment key with you.
6. If the fire exits are filled with smoke return to your apartment. There is no rooftop exit. Stay low to the ground and block door openings with wet towels. Phone for help.
7. Never smoke while in bed.
8. Elevators are not operational during fire alarm activations.

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## Employee of the Quarter

Conrado Baustista, joined our Maintenance staff on February 1, 2005 and has really made an impact of the cleanliness of our facilities. You will almost always see him pushing his cart equipped with cleaning products and notice the smell of freshness that follows him. He has also been assigned special projects such as tile work on the 2nd floor and keeping the lobby carpeting free of stains. Please join us on congratulating Conrado for the honor of being our Employee of the Quarter.



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Our Neighborhood Board has advised us that there will be a Legislative Town meeting at the McCully – Moiliili Library from 6 – 8 p.m. on Thursday, February 22, 2007. They ask to kindly spread the word and those attending to bring their concerns to the meeting.

