



# Reflections

CENTURY CENTER NEWSLETTER

APRIL 2007

## MESSAGE FROM THE BOARD

The Board wishes to thank our owners for attending and or submitting their proxies for the Annual AOA Meeting held on March 8, 2007. 62.8055% of our ownership was represented at the meeting.

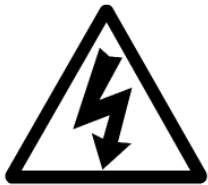
Your 2007 Board of Directors is as follows:

Ian Lind, President  
Sarah Nordwall, Vice President  
Jan Chadwick, Treasurer  
Charlie Hyde, Secretary  
Gordon Imata, Director

Doug Buhr, Director  
Anna Maria Preston, Director  
Ira Gordon, Director  
Richard Lee, Director



## COMMITTEE REPORTS



The emergency generator, which powers emergency elevator service and lighting, was repaired just before the last power outage. It was feared that it would have had to be

replaced. With the help of Doug Buhr, Electrical Engineer / Board member, the voltage regulator was replaced and fuel pump overhauled to put the unit back in service.

You have noticed that the parking elevator system has been reduced by one elevator. This was due to a hydraulic oil leak that needed to be repaired. An evaluation was done and a contract was executed in a timely manner to complete the work. Parking elevators are scheduled to be fully functional by the publishing of this newsletter.

We have had ongoing problems with the hot water heat pump system, which serves the low zone of the complex on floors 1-21. We are currently providing hot water to these apartments via back up gas heaters. A Mechanical Engineer has been hired to determine what can be done about the more economic heat pump system to be able to keep up with the hot water demands of the 223 apartments it serves.



### Committee Reports, cont.

New apartment hard floor changes underlayment policy is scheduled to become part of the House Rules on April 19, 2007. Anyone wanting to voice concerns about the new policy should do so in writing to the GM prior to the deadline.



Aloha Satellites have informed us that digital cable TV services packages will be increased on April 1, 2007. Internet subscriber rate will be reduced by \$5.00 per month. Subscribers will be notified of the rate changes.

There was an error in our Spring 2007 newsletter regarding a flood damage tax credit. The tax credit was noted to be a Federal credit, which was incorrect. The flood damage tax credit for 2006 is in fact a State credit. We apologize for the error.

### Bistro Restaurant Closure

The Bistro 3<sup>rd</sup> floor restaurant at Century Center closed its doors on February 25, 2007 to the surprise of all concerned. An explanation of the closure, lease options and re-negotiations were explained on a hand out distributed at the Annual Owners Meeting. If you would like a copy of the explanation feel free to contact our General Manager, Mike Baker at 946-8818 or go to our web site at [centurycentercondo.com](http://centurycentercondo.com) and view the AOA explanation under announcements.

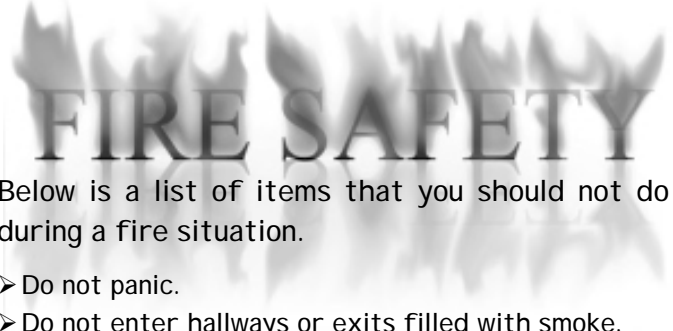
# Security Watch

On March 15, 2007 the bicycle rack facilities were cleared of all non-working unregistered bicycles. 19 Bicycles were confiscated and will be turned over to local charities and or HPD. Residents are encouraged to claim their unregistered bicycles as soon as possible. This will serve as an official 45 days notice to claim your bicycle, which will require proof of ownership being submitted prior to any release. The deadline for claiming your bicycle before disposal will be May 15, 2007.



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Below is a list of items that you should not do during a fire situation.

- Do not panic.
- Do not enter hallways or exits filled with smoke.
- Do not use elevators.
- Do not prop open exit stairway or apartment doors.
- Do not jump.
- Do not proceed to roof. There is no rooftop access.

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## Employee Forum

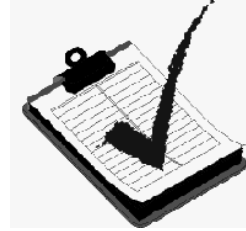
Ervin Nicolas who was employed with us previously was re-hired on February 5, 2007 as a part-time Security and Front Desk staff member. Ervin is also in the National Guard, and is currently going through officer training and he's a polished musician. George Rabauliman was hired on February 26, 2007 as a full-time Security Officer. George has been in Saipan for most of his career. He has security experience, worked as a bus driver and in a garment factory warehouse.



Please join us in giving a warmest Century Center welcome and Aloha to Ervin and George.

## Accomplishment

### Summary



Below you will find a list of the major accomplishments from March 2006 – March 2007. We thank our owners, residents and staff members

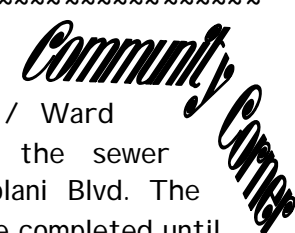
for their help, patience and cooperation while these projects were taking place.

- ✓ Flood Restoration
- ✓ Exterior Window Glazing Project
- ✓ Chiller Replacement
- ✓ Parking Lot Fire Dry Stand Pipe Replacement
- ✓ Cooling Tower Refurbishment
- ✓ Power Point Manager's Message Channel
- ✓ Dog Park Lighting
- ✓ 4<sup>th</sup> floor Conference Room and Model Unit New Carpeting
- ✓ Recreation Room Air Handler Replacement
- ✓ Virtual Private Network Installation
- ✓ No Smoking Policy
- ✓ Pet Rules Addendum (restricted breeds / insurance coverage)
- ✓ Post Earthquake Building Survey
- ✓ Flood Prevention Survey
- ✓ Hard Floor Change Policy (requirement of sound proofing)

In addition to the items listed above the Board has also been involved with concerns involving our community to combat live music noise complaints from the Hard Rock Café.

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The media has reported that there will be more street closures around the Piikoi / Ward areas in conjunction with the sewer upgrade project along Kapiolani Blvd. The project is not scheduled to be completed until next year. Construction crews are working round the clock and are trying to not add to the congestion during peak hours. Motorists are advised to use other routes when possible to avoid traffic jams along Kapiolani Blvd.



### 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 or visit our website at centurycentercondo.com