



# Reflections

CENTURY CENTER NEWSLETTER

FALL 2006

## **MESSAGE FROM THE BOARD**

This is not been the best of times for Century Center. The Board has been faced with difficult financial decisions largely due to the flooding that occurred on March 31, 2006.

The Board has recently approved a Special Assessment to cover the flood restoration shortfall which surpasses \$300,000. The assessment will cover the rest of the work needed to restore the property and allow for the designing / installation of a flood prevention system. Being that the Makiki Stream runs through the back end of the complex it is likely we will experience flooding again.

The property has been surveyed. Some ideas have been presented to help protect the lobby and 1<sup>st</sup> floor apartments from flooding in the future and minimize damages. The key is prevention.

Owners will be given six months to pay for the assessment or can pay in full to avoid the 10% interest. The assessment is payable as of October 1, 2006.



By now Century Center owners have received a request from First Hawaiian Bank Trustee for the land owners that there was an error in the collection of lease rent fees requesting payment for the general excise tax from 1997 to present. The AOA published a letter to our owners regarding concerns about the demands. We have invited First Hawaiian Bank to appear at a meeting with the owners to discuss the concerns and answer questions. We are awaiting a reply.

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## **COMMITTEE REPORTS**



Lobby interior flood work has just recently been completed. Carpet and wall covering has been ordered and will be installed before the Holidays.

In House Maintenance crews have been working in the 1<sup>st</sup> Floor common areas doing drywall work, painting and replacing base boards.

The exterior window glazing project is 50% completed and the swimming pool has been re-opened. Crews are currently working on the mauka side of the complex.

Parking areas fire dry stand pipe system has been replaced and is nearing completion and testing.

## **SMØKING BAN!**

Due to heightened health dangers to those exposed to second hand smoke, and City & County of Honolulu ordinances that provides varying levels of protection for public health and welfare, the Board has adopted a "no smoking rule" for all common areas of the project. The smoking ban will be part of the House Rules and goes into effect on September 1, 2006.

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## **FIRE PREVENTION**

Century Center's individual floors and apartments are not equipped with a fire sprinkler system with the exception of the 21<sup>st</sup> floor. Residents are reminded that volatile, flammable and hazardous materials per the House Rules are not allowed to be stored on the property or in apartments. Do your part in keeping our building free of fire hazards.



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## Parking Rate Increase

On October 1, 2006 the guest parking and validation rates will be increased to the following:



### Guest Parking (Handicapped included)

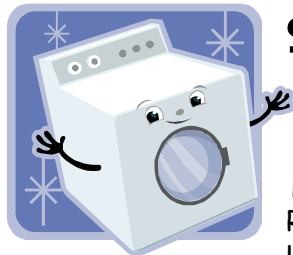
- \$3.00 per half hour or fraction thereof.
- \$150.00 for a book of 100 half hour validations.

### Reserved Stall

- \$1.00 for each Temporary Parking Pass.

Parking rates have not been increased for a number of years. The new parking rates are consistent with what is being charged in other similar business / residential type buildings. All previously purchased validations will be honored and have no deadline.

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## **Security Watch**

There have been a number of reports of clothing thefts in the Century Center Laundromat on the 4<sup>th</sup> floor. Residents who utilize the Laundromat are asked to not

leave their clothes unattended for long periods of time. The laundry room is equipped with a camera surveillance system which have led to suspects being sought.

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## **MANAGER'S MESSAGE CHANNEL**

Recently we have installed a PowerPoint formatted Manager's Message system which can be viewed by residents who have Aloha Satellite's analog cable TV service on channel 22. Posted on the Manager's channel are items such as emergency phone numbers, notices, Board of Directors most recent meeting minutes and business advertising which can be posted through the Front Desk with a \$5.00 fee.



### **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

## *Employees of the Quarter*



Our emergency response team, it seems, never sleeps. During the six weeks of rain that Oahu endured from February thru

March 2006 they monitored weather patterns, reported to work when needed at all hours to deal with flooding concerns, responded to a power outage, monitored / inspected the complex due to an earthquake and frequently responds to trouble calls.

Please join us in thanking our emergency response team that consists of Mike Baker, General Manager, Danny Goze, Maintenance Manager and Reid Nakamura, Security Supervisor, for their dedication, caring and for continually going beyond the call of duty to keep our complex safe, secure and well maintained for our residents.

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## **Bicycle Parking Facilities**

The 3<sup>rd</sup> floor bicycle parking facility is littered with bicycles that are not in working order or discarded.



A 45 day notice will be posted on all unregistered / abandoned bicycles in the facilities. Century Center will remove all unclaimed bicycles from the facility. The confiscated bicycles will be turned over to HPD or donated to charities.

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**THE KAPIOLANI SEWER IMPROVEMENT PROJECT** has begun and has not had any adverse impact to our knowledge on Century Center. Traffic does slow down around work areas but so far the project has been controlled to minimize disruptions.

