



Reflections

CENTURY CENTER NEWSLETTER – JULY 2009

Message from the Board

The Board has been asked to consider the possibility of prohibiting all smoking in Century Center, including in individual apartments.

The fact that our building does not have a sprinkler system raises concerns over careless smokers who could cause a fire and argues for a totally smoke free environment. We have also received lots of complaints of cigarette smoke traveling from one apartment to the next, causing health concerns and irritation among non-smokers.

The board approved distributing a survey seeking your opinion of the subject. We truly value your opinion and appreciate you taking the time to fill out the survey.

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The next Century Center Board Meeting will be held on Thursday, August 13, 2009 at 12 noon in the 4th floor Recreation Room.



COMMITTEE REPORTS

The entrance walkway planter area has been newly tiled as part of the flood prevention systems project. This included the re-location of the bench and bordering walls.

A 5th Amendment to the Declaration has been recorded and will be distributed to all owners. The amendment was approved by the AOA for the purpose of changing the usage restrictions for apartment #112.

We have installed motion sensors of the 4th floor amenities inner doors (gyms and recreation deck doors) to allowing exiting of the facilities without a security key fob. Please be reminded of the usage restriction that a lessee or an owner while utilizing the facility must accompany all guests.



3rd Floor Restaurant Lounge

The 3rd floor restaurant has been refurbished into an upscale lounge facility, & newly named "Apartm3nt" ~ Private dining areas have been created for group reservations along with a new food menu at reasonable prices. A soft opening was held over the weekend of July 17, 2009 with the grand opening scheduled for July 25, 2009.



We have received notice from the Board of Water Supply to assist in minimizing use of water consumption. During the summer months rainfall is below normal and if the trend



continues with increased consumption it will have an impact on Oahu's water resources. Lets all do our part by conserving.

HOUSE RULE REMINDER



Century Center is unique when it comes to garbage disposal because it is not equipped with a trash chute. Therefore the proper disposal of garbage is essential to keep odors from emanating in the common area floor hallways. House Rules concerning disposal of garbage are as follows: "Loose garbage must be securely tied in a plastic bag before depositing it into containers located in designated facilities. This precaution will eliminate the possibility of offensive odors being created."

The maintenance of apartments is the responsibility of the owner. Agents are in some cases hired to market and maintain apartments on behalf of the owner. It is good rule of thumb to develop a preventative maintenance schedule by having things such as plumbing fixtures, drains, electric circuits, light fixtures and A/C systems serviced / checked periodically (monthly, quarterly, yearly etc) to eliminate waste and keep your apartment as efficient as possible. This will also help you save time, effort, stress and cost of dealing with insurance claims that may arise due to damages caused to neighboring apartments.



On July 16, 2009 a power outage occurred at Century Center leaving the building in the dark for nearly an hour. Our emergency system failed as well which resulted in no elevator service and lighting in the exits. As always we were in touch with Hawaiian Electric who reported that an outside circuit breaker tripped causing ours to go down as well. We did broadcast emergency messages to residents. During these times it is essential that you have a survival kit, which includes portable battery operated lighting to get you through. If leaving the complex you should do what is necessary to secure / protect your apartments and contents within.

THE LOCAL MEDIA HAS ALSO PUBLISHED THAT HAWAIIAN ELECTRIC HAS RECEIVED APPROVAL TO RAISE ELECTRIC RATES BY 4%. KEEP IN MIND THAT RISING FUEL OIL ADJUSTMENT COST IS NOT INCLUDED IN THE INCREASE AND WILL ALSO HAVE AN IMPACT ON YOUR ELECTRIC BILL.



WORKING AT THE FRONT DESK HAS ITS SHARE OF CHALLENGES. SHIFT LEADERS ARE ON THE FRONT LINE AND ARE ALWAYS IN A POSITION TO RESPOND, REACT AND COMFORT OUR RESIDENTS IN THEIR TIMES OF NEED. CEASAR BENIGNO HAS DONE JUST THAT AND MORE, EMPLOYED SINCE 1989, HE HAS DEMONSTRATED A WILLINGNESS TO BE HELPFUL AND DOES A GOOD JOB IN HOLDING DOWN THE FORT. JOIN US IN CONGRATULATING CEASAR AS OUR EMPLOYEE OF THE QUARTER.

Century Center Condominium

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Fire Message Fire Message Fire Message

The most common causes of fires are:

- Improperly used or maintained electrical equipment.
- Improperly used or stored flammable liquids.
- Poor Housekeeping.
- Careless smoking.

PLEASE ASSIST US IN KEEPING YOUR APARTMENT FREE OF FIRE HAZARDS!