



# Reflections

CENTURY CENTER NEWSLETTER – JUNE 2009

## MESS\$AGE FROM THE BOARD

You should have received a lease to fee update sent by our agent Mike Pang of Monarch Properties. Although the situation does not look very promising for Century Center, the legislature is taking steps at looking at the long-term problems and lasting affects it will have on community association owners if nothing is done.

The next Board of Directors Meeting will be held on Thursday, July 16, 2009 at 12 noon on site in the 4<sup>th</sup> floor Recreation Room. Owners are welcomed.



## Committee Reports

Work is continuing on the flood prevention system construction. The entrance walkway / planter area needed to be redesigned due to safety and appearance concerns. The flood dam system is in the final stages of testing and already can be used if heavy rains and flooding occurs just in time for hurricane season.



The Board is exploring an email notification system for registered owners and residents. The system is designed to better communicate service announcements, newsletters, happenings, emergency messages and the like. The longevity of the program will depend on adequate subscriber response and operational capability. Registered owners and residents who want to participate are required to fill out an agreement enclosed in this mailing. You may fax 808 955-4124, email [gm@centurycentercondo.com](mailto:gm@centurycentercondo.com), drop off at Front Desk or mail completed agreement forms to Century Center Condo, 1750 Kalakaua Ave. Honolulu, Hawaii 96826 Att: GM.

## Hurricane Season Safety Plans



Hurricane season is once again upon us and is in effect until November 30, 2009. Residents are encouraged to review plans to protect family and property in the event that a hurricane reaches Oahu by doing the following:

- ✓ Develop a family emergency plan.
- ✓ Assemble an emergency survival kit with food, water, & medical supplies for at least 5 days, and be sure to include a portable battery powered radio, flashlights and lanterns.
- ✓ Prepare for special needs.
- ✓ Make plans to secure your property.
- ✓ Become familiar with emergency shelters.



Century Center's **ANNUAL A/C SERVICING** has begun in apartments as of June 15, 2009. Residents are encouraged to allow the staff apartment access to take advantage of this free service to clean; change filters and place algae tab in drain pans. Schedule is posted in the main lobby and 4<sup>th</sup> floor display cases. Residents can prepare for the service by clearing areas fronting A/C units and storing all valuables. A security officer will accompany our maintenance staff during servicing. ~~ Also be reminded that at anytime you can bring a dirty A/C filter to the front desk in exchange for a new one in between servicing. Quarterly inspections are recommended.

## HOUSE RULE REMINDER

All hard flooring installations including but limited to tile, marble, wood, laminate, slate, bamboo is required to have an underlayment installed with a impact isolation class (IIC) of 65 or higher and prior approval of the General Manager.

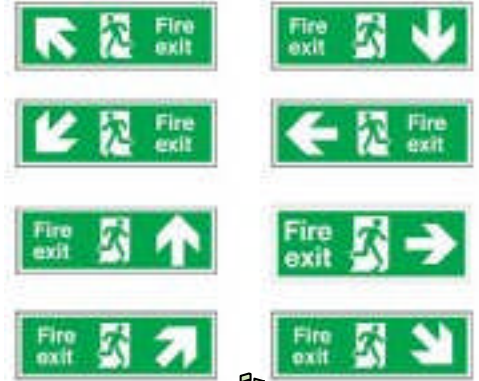
When requesting the flooring change you will be required to provide a spec or fact sheet of the underlay product that will state the IIC rating and allow staff to photograph product in apartment when installed for proof of compliance.

# Fire Alarm Activations

On June 4, 2009 Century Center experienced a fire alarm activation on the 42<sup>nd</sup> floor. A concern was that residents in the complex rather than immediately entering exits and proceeding downwards waited for staff announcements on the status of the alarm.

In a high-rise non-sprinklered building it is highly recommended when there is an alarm activation that you treat it as an actual fire and proceed to the fire exits, as there will be no elevator service and start heading downwards. HFD will be given the special assistance and or needs list if you have signed up and made us aware of your disability.

In 1998 a fire occurred in the complex on the 8<sup>th</sup> floor. Residents who waited discovered when trying to use fire exits that they were filled with smoke. The earlier you react to the alarm will increase your chances of getting to safety.



## Community Corner

Effective July 1, 2009 a new law prohibits motorists from operating mobile electronic devices while driving. All motorists will need to have Bluetooth or other hands free technology when operating a motor vehicle. It has been publicized that there will be no grace period after the law goes into effect.

## Management Team & Contact Information

Debi Balmilero, Hawaiiana Management Executive  
 Phone: (808) 593-6378  
 email: [deborahb@hmcmt.com](mailto:deborahb@hmcmt.com)

Michael Baker, General Manager  
 Phone: (808) 946-8818  
 email: [gm@centurycentercondo.com](mailto:gm@centurycentercondo.com)  
 fax (808) 955-4124

Reid Nakamura, Security Supervisor  
 Phone (808) 946-8785  
 email: [rnakamura@centurycentercondo.com](mailto:rnakamura@centurycentercondo.com)

Danny Goze, Maintenance Manager  
 Phone (808) 946-8785  
 email: [dgoze@centurycentercondo.com](mailto:dgoze@centurycentercondo.com)

