



Reflections

CENTURY CENTER

SPRING 2006

MESSAGE FROM THE BOARD



Don't Forget!
March 16, 2006

The Annual Association Meeting will be held on Thursday, March 16, 2006. Check in is at 6:00 p.m., meeting to follow at 6:30 p.m. Owners are asked to kindly send in their proxies to establish a quorum to be able to hold the meeting and election. A Proxy drop box is located at the Front Desk for your convenience.

FIRE INSPECTION REPORT

An annual routine building fire inspection was done by the City and County Fire Department in January 2006. Inspectors checked all common areas and commercial apartments. Some of the more commonly noted violations that owners should attend to immediately are as follows:



- All apartments shall be equipped with an operable battery smoke detector at all times.
- Connecting surge protectors to extension cords is prohibited. All power strips, surge protectors and appliances must be connected directly to an outlet and can not be extended
- All apartment doors shall be equipped with automatic door closures as originally designed.

It is suggested that all owners inspect their apartments to insure compliance and safety throughout the complex. If you have any questions feel free to contact the General Manager at (808) 946-8818.

Pet House Rule Amendments

Due to numerous pet dog related publicized incidents in Hawaii as well as nationally, The Board has adopted the following new Pet House Rules to protect the Association from pet related claims.

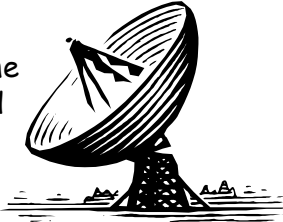
- ✓ All incoming new pets will require owners to carry homeowners or renter's liability insurance or separate pet insurance with liability limits of at least \$300,000.00 covering their pet and also naming the Association as an additional insured.
- ✓ No resident shall be allowed to keep any pet which in the sole discretion of the Board, is considered to be a danger to other residents and employees of Century Center or is otherwise a dangerous breed. For the purpose of this rule, the following breeds, or any dog being a mixed breed thereof, shall constitute a dangerous breed: (1) Doberman Pinscher, (2) Great Danes, (3) Mastiff, (4) Rottweiler, (5) Akita, (6) Bullmastiff, (7) Chow Chow, (8) German Shepherd, (9) Pit Bulls, (10) Presa Canario, (11) Huskies, (12) Saint Bernard, (13) Malamutes and any dog regardless of breed, that has been involved in a biting incident.



Deadline for owners to voice concerns and or opinions on the new pet house rules is March 16, 2006.

COMMITTEE REPORTS

The following are some of the items that were accomplished over the last month:



- Carpeting for the elevator lobby on floors 5-19 have been ordered with schedule installed for March 2006.
- The Bistro Grease Interceptor tank installation is near completion.
- Aloha Satellites analog bulk, digital TV and internet services have been installed in various apartments. New orders can be placed by calling toll free (866) 832-2732.
- Corroded chill water fill tank has been replaced.

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**HOUSE RULE REMINDER**



Citations have begun to be written to apartment owners for any items other than the authorized signage displayed on outer

apartment front doors in the tower of the complex. Owners and residents were given a notification and time over the Holidays to remove the unauthorized items from their doors.

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SECURITY WATCH

Unfortunately drug use is a part of our society. Our complex has a zero tolerance policy concerning drugs and its use on property. Marijuana use odors have been reported from time to time on a few floors in the complex. Our staff has been successful in working with owners and law enforcement agencies to rid our complex of drug users and the like. Owners and residents should report any suspected drug use and or illegal activity immediately to HPD and the General Manager.



Employee of the Quarter



Ceasar Benigno has been employed at Century Center since January 24, 1989, originally hired as a Security Officer. His experience in property management and dealing with difficult

situations as they arise is a tribute to his work ethics and devotion to the AOA. Residents can attest to his caring comforting professional attitude and at times a touch of humor. Lets all congratulate Ceasar for the honor of again being our employee of the quarter.

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**Energy Conservation**

We continue to find lights and sauna timers on in the men's and women's gyms when not in use. Your kokua in helping in not wasting energy both in common areas and in your apartments is necessary and appreciated. Please help us make a difference by doing your part in conserving energy when possible.



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Community Corner

Recently a used car lot facility has been erected in the previously vacant Kapiolani Blvd lot adjacent to Century Center. In speaking with property owners we have been told that the establishment currently has a one year lease on the property. We continue to receive complaints and concerns over the establishment. Owners and Residents who share these concerns should contact Wallace Carvalho, City Building Department at 523-4278 and or Ann Kobayashi, City Council woman at 547-7005.

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@verizon.net. Also be sure to visit our website at centurycentercondo.com