



Reflections

CENTURY CENTER NEWSLETTER Winter 2006

Message from the Board

The Board would like to wish our owners, residents and their families the happiest Holiday Season and are looking forward to a prosperous New Year.

It has been an eventful and very challenging year for the Board in dealing with bad weather, flooding restoration, more recently the earthquake and subsequent power outage while trying to balance finances every step of the way.



All areas in our operating budget needed to be studied carefully. A 10% maintenance fee increase to cover our aging building's needs will go into effect in January 2007. Pending no other disasters or unexpected infrastructure breakdowns the complex should return to a more stable financial condition.

Also the Board would like to ask our owners to contribute to the Employee Christmas Fund to enhance the Holiday Season for the employees and their families. The Holiday Fund box is located in the lobby at the Front Desk for your convenience or you may mail your contributions to: Century Center Employee Christmas Fund, 1750 Kalakaua Ave. Honolulu, Hawaii 96826. Please support our employees who have worked through the disasters to keep the building safe and secure.



Annual Association Meeting Notification

The Annual Owners Association Meeting will be held on March 9, 2006 on site in the 4th floor Recreation Room. Check is at 6:00p.m., with the meeting to follow at 6:30p.m. Owners are encouraged to please submit their proxies prior to the meeting so a quorum can be established. See you there.



Committee Reports

The tower window glazing project is near completion. The job was originally scheduled for 8 months but thanks to our contractors should be completed in a couple week pending weather conditions.

We have received word that the permitting for our new chillers installation has been secured with the



job starting in December and scheduled to be completed as early as February 2007.



A Structural Engineer firm was hired to do a post earthquake assessment. Although a report is forthcoming it is not believed that the building suffered any serious damage from the earthquake. There are some concrete maintenance work that will need to be addressed.



Carpeting for the lobby has been manufactured and is awaiting installation. Tile stripping and sealing work will need to be done prior to carpet installation. Materials for the tile work have been ordered and expected in shortly.



Our new parking facility fire dry stand pipe system has been installed and certified.



A Sign Committee has been appointed to look at our uniform sign guidelines and make recommendations on how it could be improved.



Security Watch

The Holiday Season is upon us and is usually the time of year that you must be extra careful in keeping your apartments and vehicles secured at all times to prevent thieves from gaining access.



A Century Center resident was robbed recently by a medium built local male, black hair, 5'7" who got away with a handbag, credit cards and some cash. Surveillance cameras did photograph the suspect and footage has been turned

over to the Police Department. Luckily no one was hurt. Residents are asked to take the necessary precautions to prevent yourself from being a victim.



Cigarette Smoking Odors

As you were previously notified smoking in common areas at Century Center was outlawed within the boundaries of the complex. The State of Hawaii on November 16, 2006 adopted a smoking ban law which will prohibit smoking within 20' of a public commercial establishment. Regulation signs will be posted at ingress and egress locations to alert the general public of the new law.



Management has received a few complaints of resident smoking odors traveling from one apartment to the next. Second hand smoke has been deemed to be hazardous per the Surgeon General and the American Cancer Society. Residents who smoke are asked to be considerate to their neighbors by not smoking in their apartments. If you must smoke in your apartment you may also consider opening window fresh air vents, closing bathroom doors, purchasing a smokeless ashtray, sealing front door sills and never smoke in bed.



Holiday Fire Safety

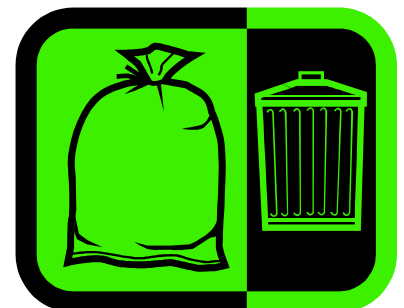
The Holiday Season always bring concerns regarding fires. Tree lights, wiring, overloaded circuits, candle lighting and fireworks, if not monitored properly, could ruin your Holiday Season. Please pay special attention to the following tips to help prevent fires during the Holiday Season.

- ✓ Be sure tree lights are of the indoor type and rated for Christmas trees.
- ✓ Don't overload circuits. Surge protectors are a good choice.
- ✓ Check Christmas light cords to insure they are in good condition.
- ✓ Keep your tree freshly watered. If dried, remove lights and dispose of tree.
- ✓ Do not burn candles around the tree, curtains or household flammables.
- ✓ Fireworks should be stored away from flammables and kitchen area.
- ✓ Stove tops are not a place to store packages.
- ✓ No more than one extension cord per circuit should be used for tree lighting.



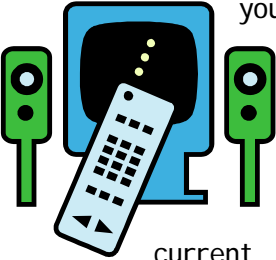
Christmas Tree Disposal

Using the proper Christmas tree disposal method will help keep our complex clean and eliminate unnecessary work for our maintenance staff. Christmas trees should be tied or bagged and brought down to our trash dumpsters on the 1st floor. Residents are also encouraged to use the City recycling locations to dispose of trees which helps the environment.



Manager's Message Channel / Website

If you are currently using Aloha Satellites as your cable TV provider, we ask that you take a look at the Manager's Message Channel on Analog 22 and Digital 3. Information you will find on the Manager's Message channel includes current events, emergency phone numbers, notifications, Board Meeting Minutes, channel guide and business advertisements. Also you can go to the Century Center website centurycentercondo.com to keep up with current events. We use the channels and website as a general way of communicating information to our owners and residents.



EMPLOYEE FORUM

We are happy to welcome one new and two former employee's to our staff at Century Center.

Sabas Peralta was hired on 6/8/06 as a Security Officer. His supervisory experience and hard working demeanor will certainly contribute to the success of Century Center.

Edward Rimando was re-hired on 7/1/06 as a Security Officer and is also working at the Front Desk. Eddie always gives his best effort. He is punctual, courteous and rule abiding.

Rodell Morales, who worked on our staff during the early years (late 70's through mid 80's), also was re-hired on 10/11/06 and is our new graveyard Front Desk shift leader. A former Resident Manager brings knowledge and experience to our staff.

Please join us in welcoming our newest and former staff members to the Century Center Community.



Aloha Satellite Digital Cable TV & Internet Promotion



From October 15, 2006 - November 30, 2006 Aloha Satellite is having a free installation promotion for digital cable TV and internet services valued at \$49.99. No contract is required, First month of service must be paid in advance. Discount for packages are also available. To order call 1-866-832-2732.



Energy Conservation

In 2006 our energy cost have been running at a record high. This have really hurt our owners, tenants and the complex financially.



On November 8, 2006 we published a letter that was distributed throughout the building if an effort to create awareness and promote conservation.

A joint effort of owners, residents and staff members could result in us saving 10% or more if we turn off our electricity when leaving apartments and facilities. We all benefit from the savings.

Due to raising cost in utilities, wasting energy and water is hitting us where it hurts the most. Please do your part and assist us in promoting energy conservation.



Community Corner

Ho, Ho, Ho, Merry Christmas. This time of year always brings heavier vehicular traffic than normal. Motorist are asked to be careful on roadways, drive courteous, not drink and drive, watch for pedestrians and obey speed limits and remain cheerful during the Holiday Season.

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