

Reflections

CENTURY CENTER NEWSLETTER – JANUARY 2010

Message from the Board

Happy New Year to our owners and residents. We are happy to announce that the following Board members will be running for re-election this year. They are the following:

Gordon Imata, Owner of apartments #110 and #115: A civil engineer at trade and current Secretary of the Board. He has served on the Board since 2000 and is on our Building and Grounds Committee. Instrumental on designing of our flood prevention dam and sump system.

Anna Maria Preston, Owner of apartments #1210, #1211 and #1502. A teacher with a PHD degree has served on the Board since 2004. Current Rules Committee chair and was instrumental in developing pet guidelines.

Richard Lee, Owner of apartment #108. A business consultant who has served on our Board since 2007. Currently serves on the Rules Committee. Would like to see more outsourcing of club facilities to include energy saving upgrades.

The Annual AOA meeting will be held on Wednesday, March 10, 2010 in the 4th Floor Recreation Room. Check in is at 6:00 p.m. please come support your Board and submit proxies so a quorum can be established prior to the meeting.



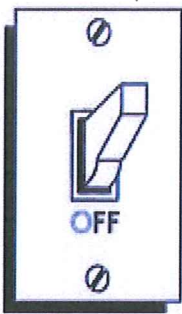
We have been focused on improving the buildings appearance by utilizing our in-house employees save cost. Below are some of the little things that has been done which goes a long way.

- ✓ Exterior Cooling Tower Coating and Rust Proofing Completed. (shown above)
- ✓ New Elevator Protective Padding Purchased.
- ✓ Bowling Alley Drapes Repaired.
- ✓ Hallway Door and Common Area Trim Painting In Progress.
- ✓ Expansion Joint Supports installed.

Fire Message



In just over a month the Century Center staff has responded and prevented two possible fires by acting quickly and appropriately. Residents are hereby reminded to not cook or leave their stoves on when you are tired especially during the night hours. With the residential and business type usage at Century Center the activation of a fire alarm creates a major emergency that we all can assist to help avoid.



URGENT EMERGENCY MESSAGE

On January 19, 2010 another power outage occurred in the complex. This resulted in damage to our emergency generator's transfer switch, which now needs to be replaced. Until the transfer switch is replaced we will not have any emergency circuits (elevator service and fire exit lighting) functional. Residents are asked to kindly prepare yourself until further notice for the next outage by having a flashlight if in fact you intend on using the exit staircase to travel to your apartment and back. We prefer that you limit any moment in the complex if possible. Any elevator entrapment will result in emergency service call being placed immediately. Response time could take as long as an hour. The repairs are a top priority and will be done as quickly as a new transfer switch can be shipped and installed.



Please be reminded that all move in and out requires the tenant or owner to fill out a rules and conditions form prior, which can be obtained at the front desk. You are also required to reserve an elevator in advance to ensure that the freight elevator is available for your move. A elevator condition inspection is required before a move can begin. Owners are responsible for any damages caused to an elevator interior and common areas.

Thanks!

On behalf of the Management and Staff on Century Center we would like to thank our owners, residents and well wishers for supporting our employee fund drive which surpassed last years total and for the incredible amount of goodies and gifts. Thank you for helping enhance the Holiday Season for our employees and their families.

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portable
Affordable
Water
Detectors

Yes we still have a few Zircon early water detector portable devices that can be placed under sinks, behind toilets and washers. The device will beep when it comes into contact with water. You may purchase them at the front desk for \$10.00 each. A small price to pay for early water detection.

HOUSE RULE REMINDER

DAMAGE TO ANY PART OF THE PROJECT OR INJURY TO ANY PERSON CAUSED BY AN APARTMENT OWNER, HIS AGENT, OR A MEMBER OF HIS FAMILY, HIS GUEST OR ANY LESSEE, LESSEE'S AGENT, OR GUEST OF THE LESSEE, SHALL BE THE RESPONSIBILITY OF THE APARTMENT OWNER AND SUCH DAMAGE OR INJURY WILL BE REPAIRED OR REMEDIED AT THE EXPENSE OF THE APARTMENT OWNER IN QUESTION (CENTURY CENTER BY-LAWS, ARTICLE 5, SECTION 1).

Reflections is published monthly. If there is something you'd like to see addressed, 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 gm@centurycentercondo.com