

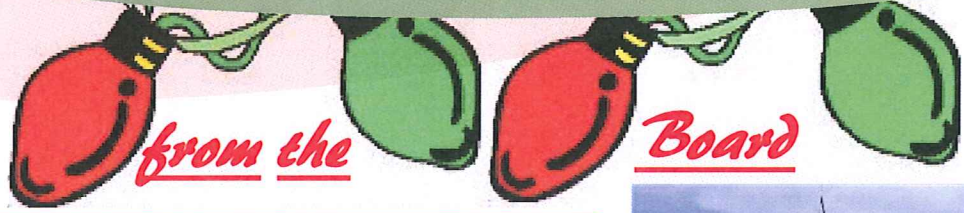
Reflections

CENTURY CENTER NEWSLETTER – DECEMBER 2009

Message

from the

Board



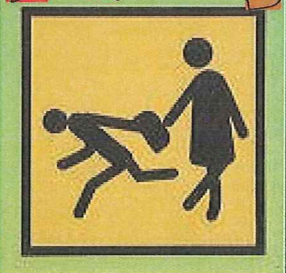
Ho, Ho, Ho, Merry Christmas and a Happy New Year from the Board of Directors of Century Center. The Board has been faced with many difficult issues this year and are in the process of setting goals for next year which will include increased security measures, recreation deck restoration planning and ongoing talks to try and purchase the fee for the land under the complex.

The next Board Meeting is scheduled Thursday, January 21, 2010, 12 noon in the 4th floor Recreation Room.

Mark your calendar for the 2010 Annual AOA Meeting which be held on Thursday, March 10, 2010. Check in is at 6:00 p.m. The meeting will be held on site in the 4th floor Recreation Room.



Security Watch



IT IS THE SEASON TO BE AWARE OF THIEVES OR SUSPICIOUS LOITERERS IN PARKING STRUCTURES AND SHOPPING MALLS. BE EXTRA CAREFUL THAT YOU ARE NOT BEING WATCHED WHEN LOADING YOUR VEHICLE AND NEVER LEAVE GIFTS OR VALUABLES IN THE BACK SEAT OF YOUR VEHICLE WHERE IT CAN BE SEEN. ALWAYS DOUBLE CHECK TO MAKE SURE TRUNKS AND DOORS ARE SECURED AND SET ALARMS ACCORDINGLY. ALSO IT IS WISE TO CONSIDER PARKING IN WELL-LIT POPULATED AREAS. TAKE THE NECESSARY PRECAUTIONS AND HAVE A JOYFUL HOLIDAY SEASON.

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 responsibility of the apartment owner in question (Century Center By-Laws, Article 5. Section 1)."



IT IS NOT TOO LATE TO CONTRIBUTE TO OUR EMPLOYEE HOLIDAY FUND. OUR CONVENIENCE BOX WILL BE LEFT AT THE FRONT DESK TIL DECEMBER 31, 2009. CHECKS CAN ALSO BE MAILED TO THE ATTENTION OF CENTURY CENTER CONDO / EMPLOYEE CHRISTMAS FUND, 1750 KALAKAUA AVE. HONOLULU, HAWAII 96826. JOIN IN BY ENHANCING THE HOLIDAY SEASON FOR OUR EMPLOYEES AND THEIR FAMILIES.

Christmas Tree Disposal

All Christmas trees shall be securely bagged and disposed of in the trash bins on the ground floor or taken to a recycling location. The disposal of a Christmas tree in the trash rooms is prohibited.

Holiday Package Pick Up

During the Holiday Season the front desk gets pressed for space due to the increase number of packages that are being delivered for our residents. We need your help in picking up your packages in a timely manner.

Employee Forum



The AOA had their Annual Holiday Get Together on 12/17/09. Although only a hand full of owners attended they were able to share their concerns and get to know our Board Members, Managing Agent and General Manager as well as other owners. We are hoping that more owners can make next years get together. This is a must attend event.

The men's and women's gym vinyl bench upholstery has been deteriorating for quite awhile. To save on cost we assigned the task to our in-house maintenance department who re-upholstered all benches in both gyms.

You will be soon receiving a notice for work involving the painting of the apartment door and common area trims on each floor. The work will begin on Monday, December 28, 2009. Residents will be asked to open their door while the painting is being done one floor at a time.

Community Comment
New Years is a joyful time of year that can be spoiled by a careless drinker and fireworks. **PLEASE** take the necessary precautions by having a designated driver if you are planning to go out and drink and be responsible in storing fireworks away from ignition sources. As always there is **NO** popping of fireworks on the Century Center property.



ON DECEMBER 16, 2009 THE CENTURY CENTER EMPLOYEES HAD THEIR ANNUAL ACKNOWLEDGMENT DINNER AT THE OCEANARIUM RESTAURANT IN THE PACIFIC BEACH HOTEL. AT THE FUNCTION WE HONORED OUR EMPLOYEE OF THE YEAR AND STAFF MEMBERS WHO HAVE BEEN WITH US FOR TEN YEARS OR LONGER. JOIN US IN CONGRATULATING THEM FOR THEIR LOYALTY AND A JOB WELL DONE.

EMPLOYEE OF THE YEAR: ERNESTO GALI, MAINTENANCE. 10-YEAR AWARDS: MAINTENANCE MANAGER, DANNY GOZE, FRONT DESK SHIFT LEADERS, CEASAR BENIGNO, ALBERT PILIEN JR. AND RAMON RIVERA. SECURITY OFFICER, BILL QUIBERG. MAINTENANCE, EDGARDO MARCELO AND AMANTE TABULA.



ENUNCIATOR REMINDER!!!!
As you are aware there is an audio enunciator speaker in each apartment that we use to communicate emergency messages such as but no limited to fire or power outages. At no time should these speakers be unattached for any reason without notifying our GM. When removed it places the fire alarm in a trouble mode and basically shuts down the entire zone for which it is connected to. Contracted technicians at a high hourly service rate are then called to trace the problem. If the problem is found in an apartment all charges are billed back to the owner. Please inform you contractors to never remove the enunciator speaker. Speakers are located inside the entry door to your apartments.



Recently a tenant who opened her apartment front door to allow cooking fumes out activated a fire alarm. This is prohibited by the House Rules and can cause a considerable amount of inconvenience to the staff and other apartment occupants. You may open bottom of window vents when it is necessary but you should never open the front door.

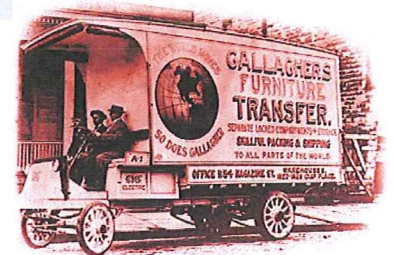
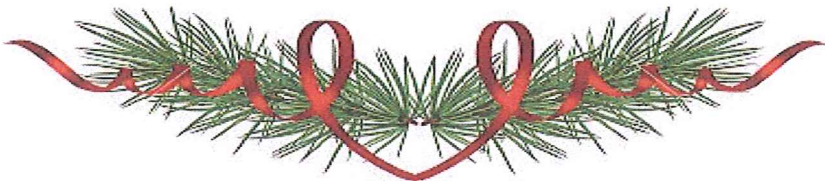
Reflections is published monthly. If there is something you'd like to see addressed, or if you have any suggestion, please fill out the suggestion form at the Front Desk, which will be forwarded to the Editor, fax it to (808) 955-4124, or e-mail it to gm@centurycentercondo.com

E-mail Notification System



We have had a great response to our email notification system service, which now have 37 subscribers. The service simply keeps you posted of upcoming and ongoing events and notifications. If you are interested in subscribing to our service you may get an application at the Front Desk or email Mike Baker, GM at gm@centurycentercondo.com.

Move-in Rules and Conditions



Management Team and Contact Information

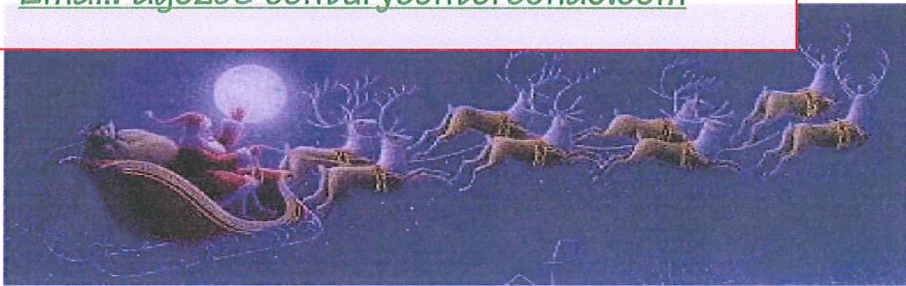
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Due to damages caused by movers and inconsiderate residents to our elevator interiors and common areas all owners / residents requesting a move will be required to read, sign and note down any existing damages of elevator panels prior to any move commencing. Any damages to the elevators interiors or common areas will be repaired and billed back to the apartment owner. 30-day notice will be given with the December 2009 billing statement.



*Happy
New
Year!*