

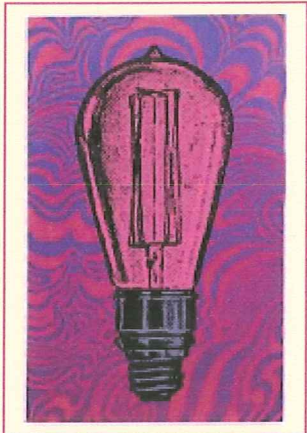
# Reflections

CENTURY CENTER NEWSLETTER – FEBRUARY 2010

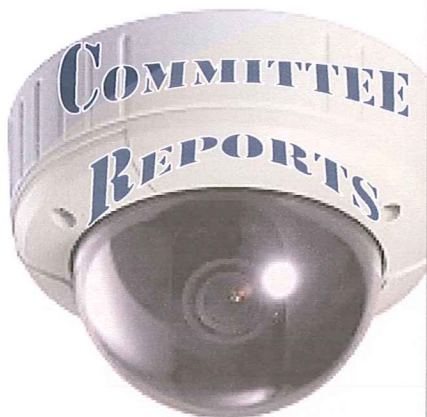
## Message from the Board

On behalf of the Board of Directors we would like to thank our residents for the patience and understanding shown during the recent disruption in electricity in our building. On January 22, 2010 the onsite staff was required to shut down the building's electricity due to a switchgear cable meltdown that had the potential for future disruptions. (This issue will be reviewed at the next Board Meeting (2/25/10) for the implementation of measures to prevent such occurrences within Century Center.) Your cooperation was greatly appreciated!

The Board would also like to give special acknowledgement to the staff for working non-stop around the clock to ensure the safety and security of the building and its residents. They provide continuous service to shut down all equipment, handled all emergency security and service issues and assisted in the restart process to ensure that all systems were functioning properly. Thanks for the dedication and hard work on behalf of the residents and owners of Century Center.



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Reminder: The Annual AOA Meeting will be held on Wednesday, March 10, 2010 at 6:30 p.m. in the 4<sup>th</sup> floor Recreation Room. Deadline for submitting your proxy if you are NOT attending the meeting is Monday, March 8, 2010 at 4:30 p.m. There is a convenience drop box located at the front desk.



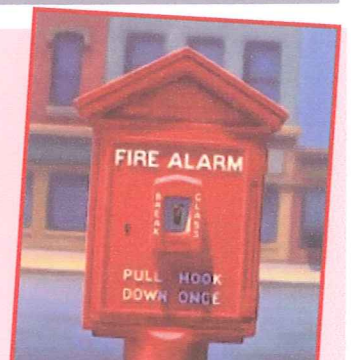
In an effort to improve the security for the welfare of our residents, the Board has installed additional security cameras on our ground floor common areas including the parking elevator entrances. We have also improved the lighting to the Diamond Head walkway.

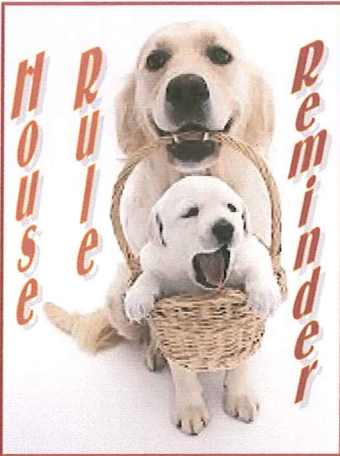
The ATS (Automatic Transfer System) for our emergency generator which provides power during HECO outages to the elevator service and lighting to fire exits and parking areas has been repaired and tested satisfactory.

A new gas heater was installed to improve the hot water to residents on floors 1- 21. The gas heater works in tandem with our heat pumps and during cooler climate conditions will keep up with resident's higher demand for hot water.

## Fire Message

The annual fire bell testing was completed this month as required by code. All bells were rung with verification floor by floor. Voice messages were transmitted to residents throughout the testing. After the testing was completed there were a few zones indicating trouble at the control panel areas. It was noted that this trouble occurs when the audio speaker is disconnected in apartments. It is against the law to tamper or remove a component from a fire alarm system. When one speaker in an apartment is removed, none of the other apartments in that zone will be able to hear the audio transmissions. This is a safety issue. Please note that this issue requires a technician to manually verify that every speaker is functioning properly.





We have been receiving quite a few complaints of residents walking their pets in the front yard. The House Rules on page 15, section 6. clearly state:

"Pets are not allowed on any common elements in the project, except the area designed as "dog park" or when in transit and physically carried or on a leash."

Our maintenance staff works hard to keep our high profile yard and front entry along Kalakaua in top condition to ensure your building looks great at all times. The Board and staff appreciate your compliance with the established pet rules.



# Flood Prevention System Media Coverage !!!

Building Management Hawaii Magazine will feature Century Center's new flood prevention system in their upcoming March 2010 issue. The flood prevention system, installed to protect our lobby, common areas and ground floor apartments from street floodwaters, city sewer and Makiki Stream overflows will be the focal point for the community showcasing the association's forward thinking for prevention from future disasters.

## EMPLOYEE

## FORUM



The Century Center staff is trained and prepared to deal with whatever situations may arise. To ensure this, fourteen of our staff members received training by Heartline Hawaii to become certified in CPR – AED and First Aid Treatment. This certification is recognized by the American Heart Association and provides our building with added support during times of crisis.



## US Army Corps of Engineers

YOU MAY KNOW THAT THE ARMY CORP. OF ENGINEERS HAS BEEN HIRED TO STUDY FLOODING IN OUR COMMUNITY AND MAKE RECOMMENDATIONS TO THE CITY FOR IMPROVEMENTS THAT CAN HELP.

THE "ALA WAI WATERSHED PROJECT" IS WELL ON IT'S WAY AND NOW YOU CAN FOLLOW IT'S PROGRESS THROUGH THEIR WEBSITE [WWW.ALAWAIWATERSHED.COM](http://WWW.ALAWAIWATERSHED.COM)



## SECURITY WATCH

The lobby lounge located on the ground floor next to the front desk is designed for the convenience of our residents, guest(s) and patrons of the building for quick drop offs or pickups and a place to wait for short periods of time. This area is NOT designed to be used as an office, meeting room, cafeteria or a place to loiter. Eating is prohibited in the lobby lounge as well as loitering throughout the complex. If noticed, the staff will kindly ask you to move your business elsewhere.