



Reflections

CENTURY CENTER NEWSLETTER – APRIL 2008

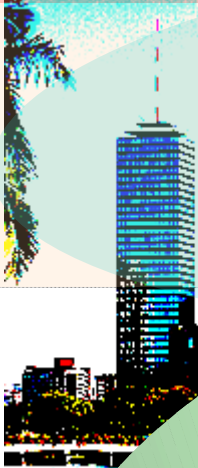
Message from the Board

On behalf of the Board of Directors of Century Center we would like to thank our owners for submitting their proxies and attending our Annual Association Meeting on March 20, 2008. As always the owners forum brought out some good ideas that the owners would like the Board to work on. We would also like to thank Charlie Hyde for his many years of service to the Association as a Board Member and wish him the best.

Your 2008 Board Members are:

Ian Lind, President
Ira Gordon, Vice President
Jan Chadwick, Treasurer
Robert Palma, Secretary
Sarah Nordwall, Director

Gordon Imata, Director
Doug Buhr, Director
Anna Maria Preston, Director
Richard Lee, Director



You may have noticed on 3/26/08 that our 1000 lb. cooling tower motor had to be crane lifted from the recreation deck and taken to a motor shop to be overhauled. There was a 1-week turnaround on the repair. As always our A/C system gets top priority when there is an equipment failure or malfunction.

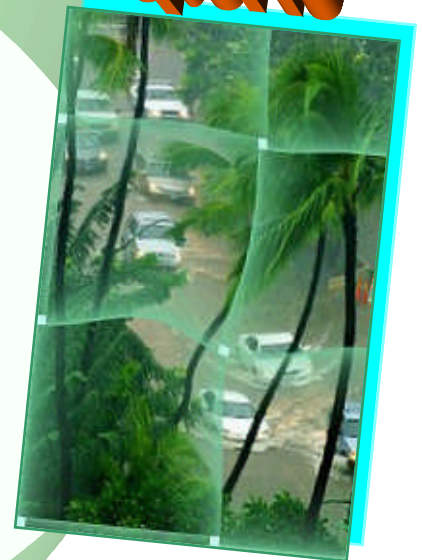
Window cleaning of the exterior tower was completed on 4/3/08. As always World Wide Window cleaning accomplished the job in 1 day. Thank you for your patience regarding the ropes banging of the windows as cleaning work progressed.

We have installed three steel post bollards in front of our mechanical room to protect the fronting flood dam wall. Over the pass year vehicles owners have back into and damaged the wall.

Parking area storage locker shoring work is in progress. You may remember in our last newsletter we had published that a section of lockers had collapsed and fallen on two vehicles. Our in-house maintenance staff has been given the task of installing wood supported braces under the lockers to hopefully avoid a re-occurrence. Storage locker owners are asked to kindly allow access to their assigned lockers if called upon by our maintenance department.

Our architectural consulting firm has completed construction drawing and documents for our ground floor flood prevention portable dam log system. Contractor proposals are being sought. Stay tuned for further developments.

Committee Reports



PEST CONTROL BOMBS PROHIBITION

Once again we have received a complaint of an apartment agent activating several pesticide type bombs in the tower. Previously we had published that due to the type of complex that we live and work in that pesticide bombs treatment was prohibited. The simple reasons given was that our building does not have adequate ventilation within the apartments. Also these bombs are considered to be toxic and could result in a fire being started. Again let us reiterate that residents should consult the General Manager and or a professional pest control vendor before putting others at risk.



Be Prepared!

APRIL IS CONSIDERED TO BE TSUNAMI WATCH MONTH

It's been a long time since Hawaii was hit by a major Tsunami, but rare as they are one could hit us at anytime. Tsunami's are ocean waves produced by earthquakes or underwater landslides. A tsunami is comprised of a series of wave whose height increases as they approach the coast. Now is a good time to prepare an emergency survival kit and develop a family disaster plan.

PET BREEDING

HOUSE RULE REMINDER



Rule #1 on page 15 of the House Rules States: "Pets which are not household pets, including but not limited to livestock, poultry, geese, reptiles, turtles etc. will not be permitted at the project. No pets may be bred at the project or kept in apartments for any commercial / money making purpose."



GM ACCREDITATION

At an Institute of Real Estate Management (IREM) meeting our General Manager, Mike Baker was certified, sworn in and recognized as an Accredited Resident Manager. His journey began at Century Center in 1978 and in 2006 he enrolled in IREM sponsored certification classes which ran over a three-month period. The classes were interrupted by the statewide felt earthquake in October 2006. After passing an exam, Mr. Baker was finally certified. Lets all congratulate Mike for this achievement.

COMMUNITY CORNER

You may have seen a bulletin posted in our lobby recently regarding the expansion of the Ft. Derusse sewer down Kalakaua to Kanunu St. The construction team is requesting a noise variance for working at night. Our Neighborhood Board is actively obtaining information on what type of work they will be doing at night and contractors have promised to inform us when a plan is developed. Stay tuned for further information on this matter.

FIRE MESSAGE

The most common causes of fire are:

1. Improperly used or maintained electrical equipment.
2. Careless Smoking.
3. Improperly used or stored flammable liquids.
4. Poor housekeeping.

Assist us in keeping your apartment free of fire hazards.

EDITOR'S NOTE

The Reflections Century Center Newsletter is published monthly. 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