

Reflections

CENTURY CENTER NEWSLETTER – APRIL 2009

Message from the Board

On behalf of the Board of Directors of Century Center we thank our owners for submitting proxy ballots and attending our Annual AOA Meeting on April 2, 2009. During our owners forum, some very good concerns and opinions were voiced for the Board to address over the next year.

The election results went as follows:

Re-elected Board Members:

Sarah Nordwall, 3-year term

Ira Gordon, 3-year term

Janice Chadwick, 2-year term

Newly elected Board Member:

Robert Moses, 3-year term

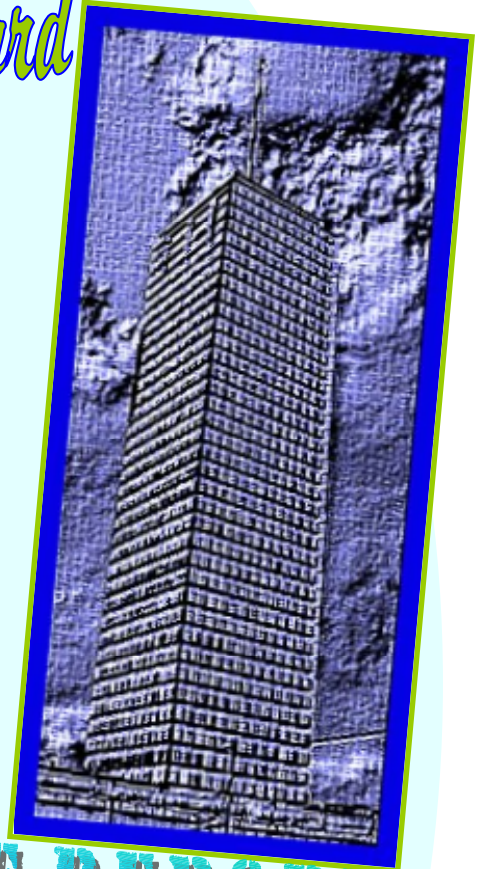
After the annual meeting the Board had an organizational meeting to elect officers which are as follows for the year 2009 - 2010:

President: Ian Lind

Vice President: Sarah Nordwall

Treasurer: Jan Chadwick

Secretary: Gordon Imata



COMMITTEE REPORTS

After replacing our leaking low zone (floors 1-22) heat pump exchanger we are pleased to report gas savings of more than 50% of last year's monthly average.

The 5th floor recreation deck concrete spalling and expansion joint project is now completed. We thank our owners and residents for their patience through the noise and dusty conditions while the repairs were being made. There was much said at the Annual Meeting of the restoration of the deck and potential use of areas for solar and or photovoltaic energy saving equipment.

Our in-house maintenance staff is in the process of trimming trees fronting the Makiki Stream, Dog Park and along the ewa side of the complex. So far they have done an admirable job that will save us from contracting the work out as done in previous years.



House Rule Reminder



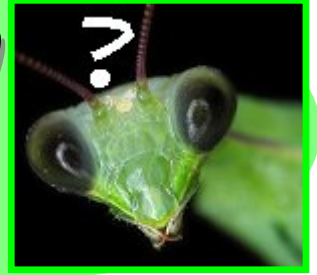
We have had quite a few **COMPLAINTS** regarding **NOISE** from whatever sources during quiet enjoyment hours from 10:00 p.m. - 7:00 a.m. Residents are hereby reminded to be considerate to their neighbors during quiet enjoyment hours by not talking **LOUDLY** when traveling through hallway common areas, not **SLAMMING** doors when entering or exiting apartments and keeping your televisions at a low volume when in use. Any verification of **NOISE** that is **ANNOYING** others will result in a citation being issued to the apartment owner.

All alterations regardless of the amount or ever so small scope of the work requires a request form being filled out and the General Manager approval prior to any commencement with 7 day advance notification. This includes but is not limited to flooring changes, fixture replacement, painting, bathtub coatings, wallpaper and drywall work. There are cases where Board approval is necessary and the owner being required to submit a drawing and obtaining a Building Permit where walls are being removed or built and when there are but not limited to apartment configuration changes. This will be taken up at regularly scheduled Board Meetings monthly. Be sure to plan ahead or risk chance of your apartment work being stopped and the City Building Inspector being notified.

ALTERATIONS ← REMINDER



Pest Control Services



We have received numerous inquiries about pest control services for apartments. Diversified Exterminators services our common area trash rooms and the 4th floor amenities on the first Tuesday of each month. Owners wanting to have their apartments sprayed can save cost by scheduling treatment through Diversified Exterminators at 841-5855 on the common area servicing date. Apartment owners will also be entitled to a Purchasing Hui discount as well.

Below is a list of what not to do during **EMERGENCY FIRE SITUATIONS:**



1. Do not panic.
2. Do not use elevators.
3. Do not enter hallways or exits filled with smoke or heat.
4. Do not prop stairway doors open. (Close doors to keep smoke from entering.)
5. Do not proceed upwards.
6. Do not jump.

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@centurycentercondos.com

Maintenance staff member Ernesto Gali has been employed at Century Center for less than a year. The impact he has made since joining our team has been well received. He is considered to be the man we depend on for larger preventative maintenance projects that involve carpentry, painting / finishing work and of late tree trimming work. His willingness to take on these assignments and the quality of work performed has earned him the honor as our **EMPLOYEE OF THE QUARTER**. Join us by congratulating Ernesto for a job well done.



COMMUNITY CORNER

We have received word that the Aria Restaurant located on the 3rd floor of Century Center will be going through some changes due to bad economic times in an effort to turn things around for the betterment of all concerned. The restaurant will endure menu changes and will be known as Aria Lounge. The excellent quality of food being served at reduced pricing, wine collection and service is expected to continue. Join in by patronizing this private elegant quality facility for which we all can be proud of.