



# Reflections

CENTURY CENTER NEWSLETTER – AUGUST 2009

## MESSAGE FROM THE BOARD

The Board of Directors are in the process of developing a general policy to shut off utilities to owners who are delinquent on accounts over a determined period of time and have not communicated or entered into a payment plan to cure the delinquency prior to foreclosure action.

We would like to thank our owners and tenants for taking the time to fill out and return the apartment prohibition survey. The Board will review the results of the survey at their August 13, 2009 meeting.

The next Board Meeting is scheduled for September 17, 2009 at 12 noon in the 4<sup>th</sup> floor Recreation Room. Owners are welcomed to attend.



## Committee Reports

The front entrance walkway / planter tile work was completed on 8/4/09. We will be building a border around the two planters and will fill in planters with some nice foliage as well.

You may have noticed on floors 21 - 41 that our in-house maintenance staff has refinished the hallway elevator call button bronze panels. The original panels was badly tarnished and in need of some sprucing up. Also we have replaced tile in the executive sauna shower and painted the facility.

The Building and Grounds Committee are reviewing proposals to restore and improve the Recreation Deck. Budgeting for the project is a major concern.

We will soon be posting notices in the gym lockers to owners and residents to vacate them. The use of the gym lockers will be handled at the front desk and will require a deposit. Owners / residents will be given 45 days to vacate the lockers.

### POWER OUTAGE



**THERE WAS A POWER OUTAGE ON 7/16/09 FOR ROUGHLY AN HOUR. OUR EMERGENCY GENERATOR AND LIGHTING SYSTEMS BOTH FAILED TO FIRE UP LEAVING THE COMPLEX WITHOUT ELEVATOR SERVICE AND EMERGENCY LIGHTING. AFTER SERVICE TECHS INSPECTED THE POWER TRANSFER SYSTEM THEY FOUND THAT A SYSTEM BOARD ON THE NEW TRANSFER SWITCH WAS BAD AND THE TRICKLE BATTERY CHARGER GROUNDED AND DRAINED OUR GENERATORS' BATTERIES. BOTH ITEMS HAVE BEEN REPAIRED. HECO REPORTED THAT THE OUTAGE WAS DUE TO A TRIPPAGE OF ANOTHER CIRCUIT NOT ON OUR GRID THAT CAUSED OURS TO GO DOWN AS WELL.**

### Community Corner

The Mail Box Company has been a fixture at Century Center for many years in apartment #103 on the ground floor in the model unit section of the complex. The proprietor of the establishment has moved his business operations to the second floor of the model unit section in apartment #201.



We have had some problems with unauthorized and unscheduled alterations being done in the project. The first step in gaining approval is to fill out an alteration request form and submit to GM for review (Submittal of the request form does not automatically give you authorization to proceed). General Manager will review the request and depending on what is in the scope of the job may even be able to approve it. You will be contacted with questions on the work and or scheduling of the project, which is done 7 days prior to any work being done. Some alterations will need to be reviewed and approved by the Board who meets once per month. In any case no work can commence. If you have a timeline to get something done quickly you need to plan ahead to be secure approval prior.



## SECURITY WATCH



### MANAGEMENT TEAM & CONTACT INFORMATION

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The Honolulu Police Department has conducted undercover law enforcement operations in the project from time to time, which have resulted in arrests of residents and owners. Please be reminded of the Occupancy section 2. House Rule, which states that: "Apartments shall be used for legal and moral purpose and will not be used in conflict with local, state or federal laws. Any tenant, or tenant's employee or guest, who is convicted or has the court deferred acceptance of a guilty or nolo contendere pleas for any offense against public health and morals as covered by Chapter 712, Hawaii Revised Statutes (the Hawaii Penal Code), including, but not limited to gambling, prostitution and promoting prostitution, promoting pornography, and manufacture, distribution, and commercial promotion of drugs on the premises shall be prohibited from renting or otherwise occupying any other apartment in the building."

Failure to comply with State and Federal laws could also result in search and seizure forfeitures of apartment as well.

**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](mailto:gm@centurycentercondo.com)

**YOU CAN TAKE STEPS EVERYDAY TO PREVENT FIRES BY:**

- ✓ **KNOWING THE CAUSES AND HOW TO PREVENT FIRES.**
- ✓ **REVIEWING ESCAPE PLANS AND ROUTES LISTED IN THE HOUSE RULES.**
- ✓ **ELIMINATING FIRE HAZARDS THROUGH GOOD HOUSEKEEPING AND SAFE WORK PRACTICES.**

