



Reflections

CENTURY CENTER NEWSLETTER – FEBRUARY 2009

Message from the Board

The Annual Association of Apartment Owners Meeting will be held on Thursday, April 2, 2009 at 6:30 p.m. on site in the 4th floor Recreation Room. Check in is at 6:00 p.m. and the meeting will begin promptly at 6:30 p.m.

Owners are encouraged to please submit proxies ahead of time to establish a quorum so that the meeting and election can be held. Updates will be given on legislative actions pertaining to lease to fee conversions, 514B Statute adoption and owner apartment insurance requirements. See you all there.




DEADLINE!!

INSURANCE REQUIREMENT DEADLINE EXTENSION

The Board has extended the deadline for owners to secure the required insurance coverage for their apartments. The new deadline is now May 21, 2009. If you may have any questions about the resolution or minimum requirements please contact our Managing Agent Executive, Debi Balimilero at 593-6378 or Mike Baker, General Manager at 946-8818. Proof of insurance forms can be faxed to (808) 955-4124 or emailed to gm@centurycentercondos.com.

COMMITTEES REPORTS

Our flood prevention system construction project is underway in the main lobby driveway. There will be partial closures of the driveway as work progresses leading out to the entry /exit gate and walkway areas. Residents are asked to use caution, observe detour signs and obey the 5 MPH garage speed limit. Notifications will be posted in elevators pertaining to construction schedule. 

Aloha Satellite has completed converting our cable TV service from analog to digital and has boosted up Internet broadband width through Pacific Light Net, which will increase storage space and speeds to accommodate subscriber's needs.

The new Condo Statue 514B Declaration amendment was recorded on 1/15/09. We thank our owners for their approval to adopt the revised statue that will allow us to better serve you.



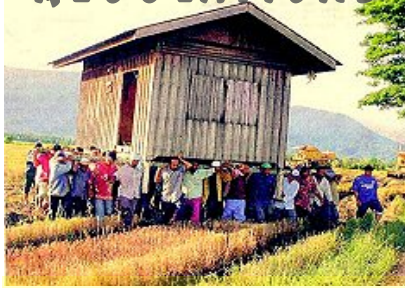
Community Corner

We have received information that there was a gambling operation across the street from Century Center at the old Kalakaua Market site. HPD had visited the location on several occasions and seemed to have received complaints regarding the activity. We have been informed that the tenants who were on a month-to-month lease have been evicted.



Aria Restaurant & Lounge located on the 3rd floor in Century Center has received rave reviews of late from our local media. All accounts is that Owner Chip Jewitt and Chef Nick Seyada has put together a great staff, are serving excellent food and has a wide wine assortment selection. Sporting events can be viewed on large TV screens in the lounge area and Aria also caters to special group functions. Reservations can be made by calling 955-9300 or visit their website at <http://ariahonolulu.com>.

MOVING REGULATIONS



We have noticed that our passenger tower elevators have been scratched and damaged. After researching our video surveillance system we have found that this is due to residents randomly moving bulky items without a reservation or contacting the front desk prior. Freight elevators are the middle elevators on each side of the tower. Freight elevators have double doors, higher ceilings and are usually padded during moving hours from 9:00 a.m. - 7:00 p.m. daily. Residents are asked that whenever moving bulky items to please contact the front desk prior to make a reservation for the freight elevator which can be locked off while the move takes place. Any damages to passenger elevators will result in the apartment owner being billed for repairs or restoration.

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

House Rule "Security Clearance Procedures Reminder"



The following outlines Century Center's security clearance procedures that are in affect from 10:00 p.m. - 7:00 a.m. daily.

- All visitors must register with the front desk, whether or not accompanied by an owner or registered tenant.
- All visitors must present valid picture identification to the front desk. The identification is to be left at the front desk and to be returned to the visitor when the visitor departs from the building.
- All visitors will be required to register on the visitor's log with the front desk and clearly print out his full name and car license number.
- All visitors must be picked up in the lobby by an owner or registered tenant. If an owner or tenant does not come to the lobby to escort the visitor to his or her apartment, the visitor will be denied access to the building.

If any visitor is unable to provide valid picture identification, the visitor will be denied access to the building, regardless of whether an owner or registered tenant authorizes the visitor's entry.



Employee of the Quarter

Julie Kimoto was hired as a part time Security Officer on 2/10/08. During her term with us she has displayed a hard working, caring, courteous, professional attitude towards co-workers and residents. Julie's career experience as a Family Court Bailiff and bachelor's education degrees in psychology and sociology has really paid off for Century Center. Please join us in congratulating Julie for the honor of being our employee of the quarter.

Pet Walk Concerns

We have noticed that more and more residents are using the front lawn area to walk their pets. This has resulted in various grassed areas dying which cost the AOA to maintain and replace. Per the House Rules pets are not allowed in the common elements of the project, except the area designated as "dog park" or when in transit and physically carried or on a leash. You may have noticed that signs have been posted on our front lawn to remind pet owners of the prohibition.

IF YOU HEAR A FIRE ALARM:

- Urge everyone in the apartment to leave immediately.
- Close the solid apartment door completely after everyone has left.
- There is no elevator service during alarm activations. Proceed to the nearest fire exit downward to the 1st floor.