



# Reflections

CENTURY CENTER NEWSLETTER – JANUARY 2009

## Message From The Board

Happy New Year from the Board, Management and Staff of Century Center. As you are aware an island wide power outage occurred on 12/26/08. For Century Center the power was restored after 17 hours. We thank our residents for their patience throughout the ordeal. We also thank residents for bringing cold drinks and food for our emergency response team who worked round the clock re-fueling and monitoring our emergency generator and complex.

We have received less than 50 apartments proof of insurance certificates from our owners with the deadline of February 9, 2009 quickly approaching. Owners are reminded that the requirement was approved by the AOA and failure to obtain a home owners insurance policy meeting our minimum requested coverage will result in the AOA purchasing coverage at your expense for you. You mail email proof on insurance certificates to [gm@centurycentercondos.com](mailto:gm@centurycentercondos.com) or fax to (808) 955-4124.

The Annual Owners Association Meeting will be held on Thursday, April 2, 2009 at 6:30 p.m. in the 4<sup>th</sup> floor recreation Room. Check in is at 6:00 p.m.



## STORMY WEATHER ELECTRICAL SAFETY

We have had more than our share of stormy wintertime weather. Here are a few tips on electrical safety that may help prevent fires, protect your equipment and circuits.

- ✓ Ensure cable TV, telephone and utility service lines are properly grounded.
- ✓ Unplug unneeded electrical appliances, computers and other sensitive electronic equipment when a storm is approaching.
- ✓ Protect electrical appliances that remain plugged in by using a quality surge suppressor.
- ✓ During a power outage shut off power to large appliances and sensitive electronic equipment.
- ✓ Report downed power lines to HECO at 548-7961.
- ✓ Never drive over or touch downed power lines.

## Committee Reports

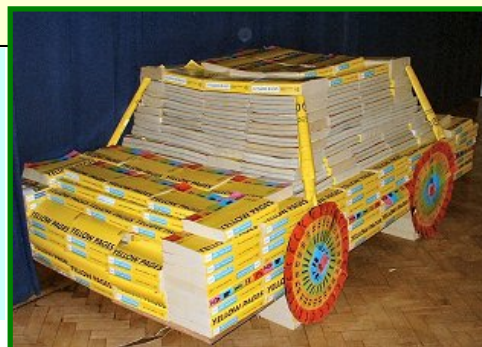


**THE FLOOD PREVENTION PROJECT WILL BEGIN CONSTRUCTION ON JANUARY 19, 2009. THE WORK WILL CONSIST OF INSTALLING A DRIVEWAY SUMP, PORTABLE DAM BARRICADE, RAISING THE ENTRY DRIVEWAY AND RE-DESIGNING BENCHES AND WALKWAYS FRONTING THE COMPLEX. THERE WILL BE SECTIONAL DRIVEWAY CLOSURES AS WORK PROGRESSES. CONSTRUCTION TYPE NOISE FROM HEAVY-DUTY EQUIPMENT IS UNAVOIDABLE AND WILL BE HEARD DURING WORK HOURS FROM 7:00 A.M. – 3:30 P.M. MONDAY – FRIDAY. RESIDENTS ARE EXPECTED TO WATCH FOR DETOURS, COMPLY WITH 5 MPH GARAGE SPEED LIMIT AND USE CAUTION WHEN ENTERING AND EXITING THE COMPLEX.**

**THE EXPANSION JOINT REPAIR PROJECT HAS BEEN COMPLETED ON THE RECREATION DECK. WE ARE SURE YOU NOTICED DURING THE RAINFALL OF 1/10/09 THERE WAS NO LARGE WATER PUDDLES IN THE 4<sup>TH</sup> FLOOR-PARKING GARAGE. THERE IS STILL SOME CONCRETE SPALLING WORK ON THE DECK THAT WILL BE COMPLETED SHORTLY.**

## TELEPHONE BOOKS

The Century Center front desk is stocked with the latest white and yellow page telephone books from Hawaiian Telcom and Paradise Pages. Simply ask the staff member on duty for a set at anytime.



### House Rule of the Month Reminder: "Hard Surface Flooring Replacement"

Any replacement of existing flooring to a hard surface floor (ceramic tile, laminate, wood, marble, concrete or the like) requires a alteration request form being filled out for approval and the submittal on an underlayment product specs that has a Impact Insulation Class (IIC) rating of 65 or higher. We also request that after the approval is received during installation of the product that we are allowed to photograph the underlayment in place, which we keep on record in apartment files for future reference. Also be reminded that no alterations can be done in an apartment without prior approval and 7-day notice.



### Security Watch

On January 13, 2009 an apartment at Century Center was burglarized. It is believed that the suspect(s) entered the complex from the vacant back lot. Residents are asked that they report anyone loitering in or around the complex at anytime. Together we can rid ourselves of these types of incidents.

### Temporary Parking Pass System

There are much concerns about business residents who utilize the temporary parking pass (TPP) system. Below is some tips that may be helpful to insure that your reserved parking stall is not abused when not in use and that there is no confusion at the parking booth.

1. Be sure that you clearly instruct your clients when making an appointment on your business name and apartment number. Your client will need this information upon request on the TPP at the booth.
2. Instruct your client that they can only utilize the parking stall for which the pass is assigned. If the assigned stall is occupied your client should notify the business immediately.
3. Instruct your client that the TPP is not to be used for parking in "Yellow" guest stalls under any circumstances. If caught the business will be cited for a violation of the House Rules.
4. Inform your clients that your reserved parking stall use is only valid while they are at your business establishment. After the appointment client is required to move their vehicle immediately from the reserved parking stall.
5. Make sure your client knows that there is a \$1.00 service fee due upon exiting.

It is a good suggestion if using this system that you post the TPP regulations in reception or heavy usage areas in your apartment. Please understand that you are responsible for the monitoring of your reserved parking stalls.



*Please join us in extending condolences to our Maintenance Manager Danny Goze whose spouse Teresita passed away recently due to a bout with melanoma cancer. Services are set for Hawaiian Memorial Park on January 31, 2009. Our sincere expressions of sympathy and prayers go out to Goze family.*

### FIRE MESSAGE

Unless previously notified treat every fire alarm activation as an actual fire. Residents are reminded to always have an apartment key with them and proceed via exit down to the ground floor. There is no access to the rooftop. Fire exit locks do release during fire alarm activation for quick evacuation in case smoke has entered. Quick reaction on all residents' part is essential for the safety of all concerned.

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](mailto:gm@centurycentercondos.com) or visit our website at [centurycentercondo.com](http://centurycentercondo.com)