



# Reflections

CENTURY CENTER NEWSLETTER – JULY 2008

## MESSAGE FROM THE BOARD

The Board is in the process of considering options for the Century Center recreation deck. There is lots of space and various ideas that include energy saving power sources such as solar, photovoltaic and wind turbines being installed and getting the most out of our assets to aid with the financial burden of our aging building. Stay tuned for further information in upcoming issues.

The **flood prevention system** that was part of the latest special assessment has been approved and will be installed by years end in our main driveway. The careful assessment of flood prone areas and time-consuming design of the system was handled by our Building & Grounds Committee. When installed the complex will be better protected from floodwaters in 1<sup>st</sup> floor common areas.



## COMMITTEE REPORTS

The new 3<sup>rd</sup> floor Restaurant "Level 3" is on schedule to open on August 15, 2008. New furnishings and appliances are being installed to support the elegant casual dining atmosphere and lounge.

The restaurant flue duct project is near completion on the 3<sup>rd</sup> floor parking level. The project involved adding 17 additional access panels to be able to thoroughly clean the original kitchen hood duct and prevent any possibility of fire. We thank residents who had to move their cars for the project for their patience.

Our Engineering Committee has been very busy of late helping in designing our **flood prevention system**, obtaining a flood water discharge license and permit, evaluating our emergency stand by generator and replacing two small pulleys on our cooling tower. Special thanks to Committee members Gordon Imata, Civil Engineer and Doug Buhr, Electrical Engineer in devoting their time and expertise to our owners.

## *Switch to CFLs and Reduce Your Energy Use!!*

Compact fluorescents lights (CFL's) use up to 75% less energy and can last up to ten times longer than traditional incandescent light bulbs. Century Center bathrooms are equipped with what is called Hollywood incandescent light fixtures and bulbs. These types of fixtures and light bulbs have long passed us by. A good replacement is a florescent strip type two-lamp fixture or at least changing the bulb to a CFL type. All common area Hollywood type fixtures and bulbs have been replaced including driveways, restrooms, gym's and models unit sections of the complex.



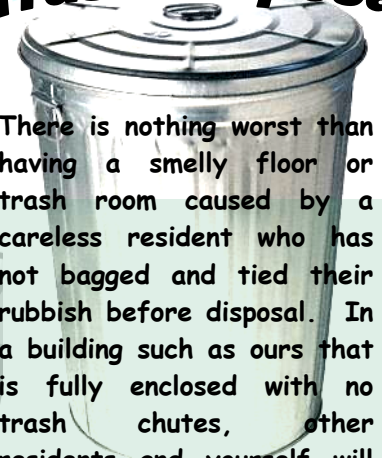


## HOUSE RULE REMINDER

Occupancy section 13, States: "All common areas identified as sidewalks, passages, lobbies, stairways, entry-ways, or the like must not be obstructed or used for any purpose other than ingress and egress." Residents are asked to do their part in keeping common areas free of any obstructions and or hazards which cause and serious problem during an emergency.

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## Trash Disposal



There is nothing worst than having a smelly floor or trash room caused by a careless resident who has not bagged and tied their rubbish before disposal. In a building such as ours that is fully enclosed with no trash chutes, other residents and yourself will suffer for not taking the time to care about disposing of trash properly. By taking the extra step by disposing of your trash properly it will free up much needed time for our maintenance staff to put more efforts into the preventative work needed in keeping the complex clean and well maintained.

## Apartment Drain Cleaning

Many of our owners and residents have had drain backups and overflows happen in or through your apartments, which almost always cause damages, aggravation and expense for repairs. Residents are encouraged to be careful of what is sent down your drains. Twice a year drain cleanings especially to washer lines and toilets will serve its purpose over time and help you avoid large clean ups and expenses associated with drain back ups. Remember at Century Center if it backs-up in your apartment all cost associated with clean up and servicing is that apartments responsibility regardless of where the clog occurred.

## Employee Forum

On behalf of the Century Center family we would like to congratulate Ervin Nicolas and his new bride Julie on their marriage. They have been dating for 8 years and were married on July 12, 2008.



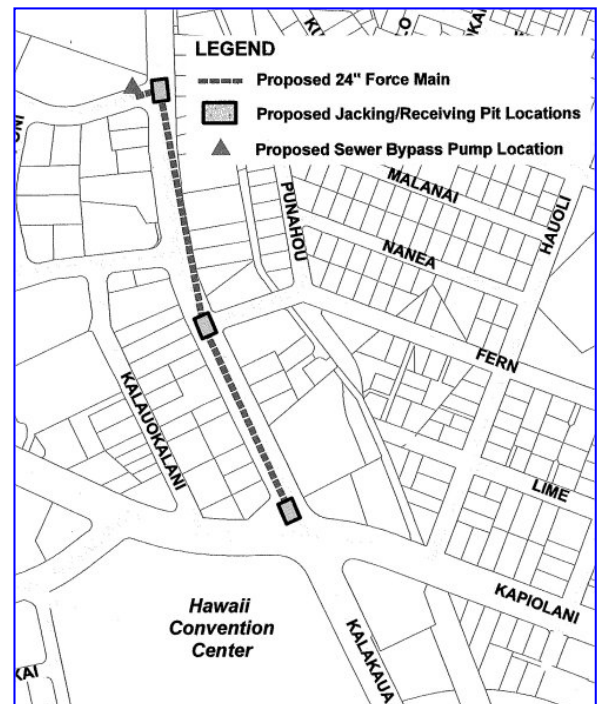
We would also ask that you welcome our newest staff member Kun Palik to our staff. He was hired as a full time Security Officer on July 10, 2008.

## Community Corner

WE have met with the developer, civil engineer and contractor working on the Fort DeRussy sewer force main extension project on Kalakau Ave. The contractor has applied and received a variance to work at night as well.

To the right is an overview that they have provided on what can be expected while work is on going. The project will extend a 24-inch sewer force main from the Kapiolani Blvd., Kalakaua Ave. intersection of Kalakaua Ave. and Kanunu St. The purpose of this approximately 1,300-foot extension is to provide added capacity to the current sewer system.

The proposed project is expected to begin in September 2008 and last approximately 6 months. The first phase of the City-initiated project has already commenced. Driveways along



Kalakaua Ave. will remain unobstructed with full access for residents and businesses. The contractor will take all measures possible to limit impacts during the duration of the project, however there will be partial lane closures in both directions on Kalakaua Ave.

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 centurycentergm@alohasat.com or visit our website at centurycentercondo.com