



Reflections



CENTURY CENTER NEWSLETTER

JUNE 2007

MESSAGE FROM THE BOARD

Century Center is a unique mixed use residential / commercial condominium complex. Staff is hired to serve, secure, maintain and enforce House Rules in a professional manner as directed by the Board and Management.

Residents may not always agree that a situation was handled properly and should never approach employees angered by citations issued, complaints response, operating policies and or operating procedures.

If there is a problem or questions about the way a situation was handled or our standard operating procedures please contact our GM, Mike Baker at 946-8818 or Security Supervisor, Reid Nakamura at 946-8785 to discuss the matter. Disorderly conduct towards our employees will not be tolerated.

A feedback form is located at the front desk for you convenience to alert us of potential problems or for voicing concerns. The Board and Management welcomes your feedback on our services and public relations.

The Next Board of Directors Meeting will be held on June 28, 2007, 12:00 noon in the 4th floor recreation room.

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### COMMITTEE / MAINTENANCE REPORTS

The Century Center Restaurant is currently being marketed in Pacific Business News in their classified section. Although there has been a few offers the Board continues to seek a tenant that will run a fine dining facility, which will enhance values and reputation of our beautiful complex.

...Continued

The outer lobby and arcade walls have been re-stenciled and painted with the Century Center logo and address. This feature was ravaged by last years flood. The walls identify the building and are the signature piece of the 2002 lobby upgrade.



Century Center House Rules booklets have been revised to reflect the last three rule changes that were made over the past year. The new booklets were made in 8 1/2 X 11 format for easy reading. The rules changes are as follows:

- Pet insurance requirements and prohibition on aggressive dog breeds.
- No Smoking Policy in all common areas of the complex.
- Apartment Hard Floor Surface replacement policy.

**IMPROVED**

*Fine Dining*

**RESTAURANT SPACE AVAILABLE**

**Entire 3rd Floor**  
5,273 sq. ft. of usable area

**PRIME LOCATION!**  
Located diagonally across the State Convention Center.  
Corner of Kalakaua Ave. and Kapiolani Blvd.

*Attractive, quality space, ideally situated.  
Atmosphere, charm, ambiance. Won't last long!*

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 CENTURY CENTER CONDO  
1750 Kalakaua Avenue  
Honolulu, HI 96826

**IRA GORDON (R), Aloha Homes**  
**941-8711**

## Committee/Maintenance Reports, Cont'd

A water shut down of the entire building has been scheduled to replaced the main water supply valve fronting Kalakaua Ave. The water shut down is scheduled for Wednesday, June 27, 2007 from 12:30 a.m. through 4:30 a.m. Please avoid all barricaded areas while work is in progress.

As you are aware our **EMERGENCY GENERATOR** is our lifeline. The generator provides emergency power during outages to our elevators and lighting throughout the complex. A load bank test will be done in July 2007 to ensure that the generator is working to full capacity.



Below is list of projects that are in progress or being looked at in the near future. We will continue to update will any further the developments and or new projects as it occurs.

1. Flood Prevention System and driveway alteration.
2. Submetering Apartment Monitoring System harmonics repair.
3. Post Earthquake spalling repairs.
4. Ground floor signage appearance clean up.
5. Obtaining a private drain connection license.
6. Main water supply valve replacement.
7. Recreation deck surface repairs.
8. HD Cable TV Service.

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Employee Forum



Romy Wabol, was hired as a full time Security Officer on May 9, 2007. He hails from Saipan and worked mostly in the carpentry and landscaping trades. He is a quick learner

and has displayed a willingness to succeed. Please join us in welcoming Romy to the Century Center community.

Security Watch

The Century Center staff constantly receives complaints from residents regarding noise from whatever source, domestic disturbances and smoking fumes traveling from one apartment to the next.



In a condominium living environment it is imperative that you know that you reside in a cooperative living atmosphere. Others share and can be annoyed by what is going on in your apartments.

It is important that you pay special attention and give some consideration to other residents around your apartment by controlling the noise, not smoking in apartments and controlling your anger to not disturb or annoy other residents.

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## Notification Memo Distribution

The Century Center Staff will no longer be distributing notification memos under your doors or in door jambs of apartments.

In an effort to protect apartments from thieves and better utilize our staff all notification memos will be posted in our bulletin display cases on the 1<sup>st</sup> and 4<sup>th</sup> floors.

If a situation dictates the need to notify you the staff will place notices on the affected floors and or in apartment cubbies at the Front Desk. Residents are requested to read the notification memos while waiting for elevators when passing through the 1<sup>st</sup> and 4<sup>th</sup> floor lobbies.

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Apartment Audio Fire Speaker Reminder



Please be reminded that the fire emergency audio speaker located in all apartments can not be disconnected moved or tampered with under any circumstances. Tampering

with the audio will place the alarm system in a trouble mode. This would require a service call and all cost associated being billed back to the owner of said apartment.

APARTMENT PREVENTIVE MAINTENANCE

All apartments require some regular preventative maintenance service being done. Fixtures in apartments need to be inspected or serviced normally on a monthly or quarterly calendar.



Some of the fixtures will require minor repairs such as replacing water gasket seals, float valves, wax gasket rings, supply hoses or angle valves. Servicing and cleaning of your

exhaust fans, A/C fan coil units and drain lines is essential in protecting your investment.

Unfortunately a more commonly used program is called reactive maintenance. This means when something breaks then you fix it. Reactive maintenance in the long run will always catch up with you.

In condominiums all it takes is one leaking water valve or drain overflow that could create a costly insurance claim. This will result in you paying at the very least the deductible to repair yours and other effected owners apartments not to mention increased insurance premiums.

It is suggested that you reduce your risk by inspecting your fixtures in your apartments regularly. This will help prolong life to your apartment components and save you in the end.

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## Hurricane Season



Hawaii has again entered into the Hurricane Season that runs from June through November. Residents should consider planning ahead to prepare for a storm of a Hurricane magnitude by doing the following:

- \* Learn the location of officially designated civil defense shelters
- \* Check the conditions of emergency equipment, such as flashlights and battery powered radios.
- \* Ensure that enough non-perishable food and water is on hand to last for at least two weeks.
- \* Prepare a survival kit for home use or to take to a shelter. Use the list in your telephone book guideline.
- \* Take an inventory of your property and photograph. Place important documents in a safe location.
- \* Review your insurance policy to ensure it provides adequate coverage and know exclusions.
- \* Be sure to have a full tank of gas in your vehicle.

For detailed information and assistance contact the National Weather Service, the local civil defense agency, or the local American Red Cross chapter.

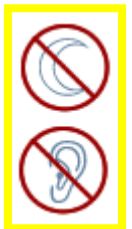
## FIRE SAFETY ALERT

- ✓ Practice fire safety.
- ✓ Know the buildings floor plan.
- ✓ Establish an evacuation plan.
- ✓ Familiarize yourself with exits, fire alarms and fire protection equipment.
- ✓ Install and maintain smoke detectors in your apartments.
- ✓ When alarms ring, do not wait. Enter fire exits and move downward immediately.
- ✓ If an exit is filled with smoke try the other side. Exit doors will unlock during fire alarm activations.
- ✓ There is "No Rooftop Exit". If both exits are filled with smoke, return to your apartment. Stuff all door openings with moist towels and phone for help.
- ✓ Elevators are not operational during fire alarm activations.

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Community Corner

Century Center continues to battle noise and community concerns regarding the Hard Rock Café and G Club on Kalakaua Ave. To be able to get swifter action we are urging our residents to assist us when events or noise annoys you especially after 10:00 p.m. We have been working with the Liquor Commission to assist us and stop the loud music and loitering that is occurring on a regular basis.



We request that when the music annoys you after 10:00 p.m. that you place a call to HPD (911) and or if a liquor establishment to the Liquor Commission 523-4458. You may also write to our City Councilwoman Ann Kobayashi akobayashi@co.honolulu.hi.us.com or Neighborhood Board Chair, Ron Lockwood rnlockwoodhana@yahoo.com.

Editor's Note

The Reflections Century Center Newsletter is published monthly. If there is something you'd like to see addressed in our newsletter, 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