



Reflections

CENTURY CENTER NEWSLETTER – MARCH 2008

MESSAGE FROM THE BOARD

WOW - ANOTHER YEAR HAS PASSED ALREADY. EVERY MARCH OUR AOA ANNUAL MEETING IS HELD AND USUALLY WE HAVE SO MUCH TO BE THANKFUL FOR. DURING THIS TIME WE PUBLISH A LIST OF ACCOMPLISHMENTS (BELOW) AND THANK OUR OWNERS, RESIDENTS, AND STAFF FOR THEIR HELP AND SUPPORT FOR MAKING IT POSSIBLE. THE 2008 ANNUAL MEETING ELECTION RESULTS WILL BE POSTED IN THE APRIL 2008 NEWSLETTER.

- The entire parking facility was cleaned including up to three feet of all interior walls.
- Post earthquake building structural engineering survey was completed. Concrete spalling work is ongoing.
- Main emergency water shut off valve was replaced. This is located at the building entrance.
- Parking elevator hydraulic oil leak repaired.
- Low zone floors 1-22 heat pump system by-pass line installed to help save gas expenditures. Also a low zone storage tank drain valve was replaced.
- High zone floors 23-41 heat pump system refurbished.
- Drain connection license obtained to allow us to empty property of floodwaters.
- HD TV service made available for Aloha Satellite subscribers.
- Two submetering controllers were installed to eliminate new chillers harmonics problem.
- Sentricon termite control contract executed to prevent termite pest concerns.
- Men / women's gym and executive sauna shower lighting fixtures replaced with those that are more energy efficient.
- Women's sauna flooring and benches re-built.
- By a suggestion of an owner: A loading zone was designed in stall 71 on the 4th floor to prevent vehicles from blocking the entry / exit doorways.
- 21 Guest parking stalls were rented to help offset the lost of revenue due to the restaurant closure.
- A slip and fall lawsuit from 2003 was settled. The AOA now has no pending litigation on the books.
- Tower fascia concrete spalling work was completed. A structural engineering firm did a survey of the entire tower.
- A flood prevention system for the front and back of the complex was designed.
- House Rules were amended to include disorderly conduct to further protect our employee's from abuse.
- Owners received ballots to approve and opt in to the new statute 514B and to require all apartments owners to have and show proof of insurance. There are many advantages to vote yes on this.
- Long time washer drainage problems in #2302 and #2303 was solved.
- Listing agent was hired to market the Century Center Restaurant.
- New stainless steel energy saving guest parking (stream side) light fixtures were installed.
- Energy Study was completed. Recommendations are in the process of being scheduled.
- A complete building inspection was done on the complex. This was to identify and outline areas in need of maintenance and or improvements.
- Zircon portable battery powered water leak device was recommended by an owner and marketed in Century Center.
- Staff has assisted HPD with several raids of apartments due to criminal activity, which has resulted in a few convictions.
- Men's and women's gyms sauna heaters replaced.
- Board intends to go to mediation against First Hawaiian Bank on behalf of the owners.
- Monthly newsletters are being circulated to improve communication with our owners and residents. Previously done on a quarterly basis.
- A 1st annual Holiday social was put together which drew some owners and tenants. We look forward to seeing more of you next year.

COMMITTEE REPORTS

The Building and Grounds Committee are in the final stages of design regarding a flood prevention system very similar to what has been installed in 25 locations at the new Nordstrom store in Ala Moana Center. Proposals from contractors will be sought in early April.

Club Committee members are looking at ways to best utilize our assets especially in our facilities and Recreation Deck. We are looking at the possibility of doing a solar powered energy saving system to help satisfy the increasing hot water demands of the complex. Repairs and waterproofing of the recreation deck are also in the immediate futures plans.

Concrete spalling repairs are in progress on the Recreation Deck and will continue downwards through the parking garage and common areas on floors 1- 4.

Residents' Guest Parking Violations

Per the Century Center House Rules residents are prohibited from parking in yellow marked guest parking stalls. Since the restaurant closure guest parking violations have increased. To hopefully stop the abuse of guest parking stalls residents are not only being cited but are also charged applicable parking rates for the time spent in a revenue generating parking stall. The same goes for any temporary parking pass violations.

Security Watch



Did you know that a key from your car can be made by your dealership using your (VIN) vehicle identification number. This is true. It is suggested that if your (VIN) is posted in a visible location such as your dashboard that you cover it so thieves can not view it. Likely dealership will require the name of the vehicle owner before making a key but why take the chance?



Ervin Nicolas HIRED ON 2/5/07 AS A P/T SECURITY OFFICER HAS PROGRESSED INTO A P/T AND ON CALL FRONT DESK SHIFT LEADER. ERVIN HAS DONE AN ADMIRABLE JOB AND HAS PICKED UP OUR POLICIES AND PROCEDURES QUICKLY WHILE SHOWING A GREAT DEAL OF RESPECT AND LOYALTY TO OUR ORGANIZATION, OWNERS AND RESIDENTS. PLEASE JOIN US IN CONGRATULATING ERVIN FOR THE HONOR OF BEING SELECTED AS OUR MARCH 2008 **employee of the quarter.**



Fire Watch

Recently a resident had accidentally left an unattended pot on a stove in the "ON" position and left the complex. The pot eventually overheated which created a state of emergency in the complex. Residents are asked before leaving an apartment to be sure that your stove is "OFF" and to never leave your stove unattended when in the process of cooking.

Also please do not store any flammables around cook tops or on counters that could ignite such as liquor, files, papers and the like.

Luckily no one was hurt due to this occurrence. Our staff responded accordingly. There were billows of smoke and a crisp burning odor traveling throughout the complex after extinguished. This led to a professional fire restoration contractor being called to help with cleaning with all services billed to the apartment owner.

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

The Owners must notify the General Manager, in writing, of the names and length of anticipated occupancy of lessees and shall furnish the General Manager with such other reasonable information as shall be requested to confirm the lessees' occupancy in conformance with the governing documents including, but not limited to a signed copy of the lease or rental agreement. Owners are responsible for providing their lessees with a copy of these House Rules and a digest of the By-Laws pertinent to the resident lessee.

On March 14, 2008 a section of 6 storage lockers collapsed in the parking facility atop two vehicles. Lockers had to be inventoried and emptied to free the vehicles. No one was hurt and plans are in the makes to shore / strengthen them further from the outer end. Residents are asked to inspect their lockers condition when storing or removing items. If you notice any rotten or termite eaten wood please contact us right away. Caution the lockers are made to store household type items and should not be used to housed boxes of files or heavy duty equipment, which may have been a factor for these lockers giving way.



Pet Insurance

If you have a registered pet in your apartment at Century Center you must make sure per our House Rules that the General Manager has a copy of your insurance coverage which should include the pet and an additional insured certificate naming Century Center on file. Owners are required to maintain their coverage while the pet occupies their apartment.

Sauna Gym Heaters

The heaters in the men's and women's gym have been replaced. This definitely is an upgrade from the previous heaters. The new heaters are equipped with hot rocks that will produce steam when water is poured over them. Please be sure to observe the new safety railing and signs that are installed around the heaters for your protection.

FLOORS 1-4 HOT WATER PRESSURE PROBLEMS

We have received many complaints of low water pressure and luke warm hot water since the installation of a by pass line that was installed to decrease our amount of gas usage from December 2007 to present. Temporarily we have found a combination to help stabilize the water pressure and still be able under normal demands to provide enough hot water to the apartments on the 1st - 4th floors. More studies are being done to determine what is the best solution for this problem.



COMMUNITY CORNER

You may have heard in the media that across the street from us at 1725 Kalakaua Ave. a new 17 story condo has been planned on the location that use to house a rave club. We will keep you posted on this and other community concerns as they come about.