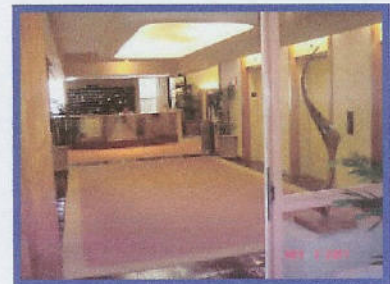




Reflections

Message from the Board

The Board of Directors has hired a consultant to assist in developing a flood prevention design to help keep storm water out of the ground floor driveway, lobby and 1st floor apartments in the arcade. The design is in the early stages of development and will include raising the driveway entrance with the addition of a portable dam system outside the lobby driveway.



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### COMMITTEE / MAINTENANCE REPORTS

The proprietors of the adjacent parking facility have repaired the Diamond Head walkway-dividing wall.

A contract has been executed to replace the buildings main water shut off valve, which is presently barricaded in our front lawn. Parts to make the necessary repairs will take 4-6 weeks to bring in. A building wide water shut down will be scheduled to complete the work.



Plumbing drainage and overflow problems continue to be reported in apartments. Owners are asked to have their drains cleaned at least twice a year. The Century Center policy on drain clogs is if it originates from your drain it is your responsibility to clear the problem. Back to back drain problems, which involves two apartments, are shared equally.



There was a power outage in the complex on 4/4/07 which due to a emergency transfer module fault resulted in a lost of elevator service after power was restored. A GE service technician was

contracted to check the system. GE was able to repair the transfer module that was in question.

Elevator #2 service on the high rise side of the complex was interrupted due to a leveling problem that required weights and balancing test be completed over a three day period from 4/3 - 4/5/07.

Graffiti artist tagged the adjacent vacant lot moss rock wall facing Kapiolani Blvd. Our maintenance staff removed the huge wall size letters the next day using a pressure washer. Please be on the look out and report any suspicious activity to the Front Desk.

Our new chiller system tripped on the afternoon of 4/27/07. Carrier Building Services was called out and responded immediately after re-starting procedures failed. The front desk received an overwhelming amount of calls due to the A/C shut down.

Pukiki Tree Service completed coconut tree trimming fronting the complex on 4/30/07.

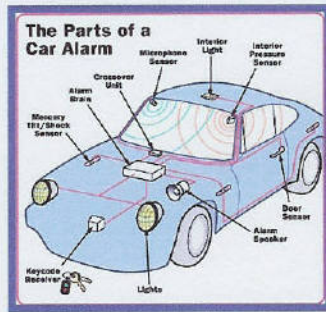
The lobby restroom has been restored. Last years flooding ravaged the restroom. In house maintenance did a fantastic job on the interiors, which included installing new wall tile, light fixture and wallpaper.



A ground floor sign / display clean up campaign has begun. Owners are asked to kindly comply with the sign guidelines and or clean up window displays. The goal is to achieve a uniform appearance, which will help attract business and leave a lasting impression on consumers.

## Security Watch

On the morning of 4/9/07 after hearing a vehicle alarm in the parking areas it was discovered that a least 7 vehicles were broken into. Personal items were stolen from the vehicles in question.



Further investigation determined that the suspect was a visitor of a business establishment in the complex. The case was turned over to HPD for further investigation and is currently pending.

Residents are asked to report vehicle alarms, suspicious persons loitering in the parking areas, and to not store or leave any valuables in vehicles.

### Submetering / Utility Allocation Concerns



Owners have reported concerns about the utility bill allocations over the last two to three months. Meters for apartments have malfunctioned and will temporarily be calculated based on averages of last year. Trouble shooting of the submetering

system has begun. It is suspected that there is a harmonics filtering problem that is interfering with the apartment submeters.

## Construction Debris / Bulky Items Reminder

As you know all work being done in apartments require a Alteration / Improvement Request Form being submitted and approved prior to any work commencing in apartments.

Any and all construction debris must be properly bagged and disposed of by the contractor outside of Century Center property.

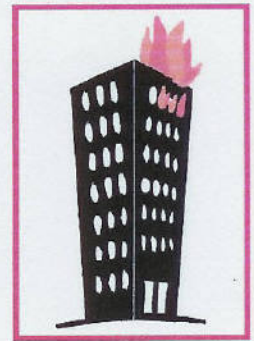
The Condo's trash bins will not be used for dumping of debris or bulky items due to construction, remodeling and or replacement work in apartments.



## Fire Safety Reminder

There have been several homes and high-rise fires that have recently occurred on Oahu. One being very close to Century Center. The key to dealing with high-rise fires is prevention. You are asked to do your part by practicing safe fire attitudes and to please pay special attention to the following tips to help prevent fires.

- Do not overload electric circuits.
- Never leave any unattended candles or incense burning without supervision.
- Do not store flammables in apartments.
- Do not place or store any packages, liquor, or pesticides on kitchen-stove tops.
- Do not smoke in bedrooms or when feeling drowsy.
- Do not leave stoves or ovens unattended when cooking.
- Check your electrical connections and outlets regularly.
- Use extension cords only when necessary and be sure they are in good repair.
- Equip your apartment with a fire extinguisher and smoke detector.



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Community Corner

The Hard Rock Café continues to keep us updated as to when live music functions are taking place. The monitoring of the functions has resulted in a better control of the volume of the music and fewer complaints. Also a concerned community working relationship has been established with the Liquor Commission to control events and volumes.

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