



Reflections



CENTURY CENTER NEWSLETTER

OCTOBER 2007

Message from the Board



We are currently at about 21% in favor of opting into the new Condo Statue 514B. It will take the majority of owners to pass this resolution, which as explained in previous correspondence has several benefits to the AOA. Owners are asked, in an attempt to save cost of future mailings, to please submit your ballots as soon as possible. A drop box is located on site at the Front Desk for your convenience. For all the details, please browse to <http://www.hawaii.gov/dcca/areas/pvl/main/hrs/514B-CPR.pdf>

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## Committee Reports

Our building and grounds committee continues to work closely with a hired architect to develop an entry driveway flood prevention plan to protect us from Makiki Stream overflows and floodwater entering the complex from the street. The proposed work will include raising the entry/exit driveway and having portable flood dams on site during flooding situations.



The marketing of the Century Center Restaurant continues with regular showings of the facility being done by Marcus and Associates. Marketing has included ads in the Pacific Business News, Honolulu Advertiser, various web sites and soon MLS listings.

On September 27, 2007 the Board hearing no objection from the Century Center owners placed a new "Disorderly Conduct / Unreasonable Disturbance" House Rule in the additional consideration section of the rule booklet. Residents are asked to please do your part in complying with this House Rule. Non compliance will result in a \$50 fine after a warning to quiet down has been issued. Kindly do your part and help us keep employees safe and free of such outbursts.

New stainless steel aluminum reflector equipped light fixtures have been installed on the ground floor fronting the guest parking areas. The light fixtures will provide additional lighting while using less wattage.



The AOA has rented 20 guest parking stalls on the 3rd and 4th levels to help with the financial shortfall caused by the restaurant closure. The stalls are being rented on a month to month basis at \$125 per mo. Since the restaurant closure we are sure you have noticed the ample amount of guest parking stalls and virtually no lobby driveway entrance congestion.



The Century Center gym and equipment is provided for the use of our residents who want to stay trim, fit and in good health. For sanitary reasons and common courtesy to others please be sure to wipe down benches from perspiration after each usage. You can also help us conserve energy by turning off lights and A/C when not in use. A resident or owner must accompany their guest in the facility. Children shall be controlled so they do not disturb others.

# new PHONE BOOKS

We have received the new Hawaiian Telcom and Paradise Yellow pages phone book directories. You may obtain these directories at the Front Desk. If you wish to discard your old phone books please securely tie or package them and place on the trash room floor.



Fire is a serious hazard everywhere. Know the most common causes of fire and be especially careful with:

- ✓ Cigarettes
- ✓ Open Flames
- ✓ Electric wiring
- ✓ Flammable liquids

They are major fire hazards!

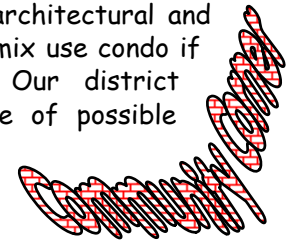
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Noise Considerations

Frequently the Century Center front desk receives noise complaints from neighboring apartments that annoy or disturb others. Residents are asked to please control noise in their apartments such as loud TV's and stereos, domestic arguments, loud conversations in common areas, furniture movement, footwear clucking, slamming of inner doors and toilet seat covers. Be reminded that per the Century Center House Rules, "Noise from whatever source must be controlled so they do not disturb or annoy others of the condominium. All residents and their guests shall maintain quiet between the hours of 10:00 p.m. - 7:00 a.m."

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The AOA has learned of a possible 62-apartment condo being planned for the vacant site adjacent to Century Center at 1830 Kapiolani Blvd. The San Francisco owners are trying to sell the 21,381 square foot lot to focus on developing other properties in Florida, but have completed architectural and structural design plans for a mix use condo if the property is not sold. Our district Neighborhood Board is aware of possible development and will hold a community hearing on the matter, where you will have a chance to voice your opinion.



HDTV is now available at Century Center through Aloha Satellites. Order now and save \$50.00 on installation. For full

details please contact Aloha Satellites customer service at 1-866-832-2732. You may also obtain a flyer at the Century Center front desk. THIS PROMOTION EXPIRES 11/30/07.

# HD TV Promomotion

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Employee of the Quarter

Rodell Morales was hired as a Front Desk graveyard Shift Leader and has just completed a year of service at Century Center. "Dell" has

brought stability to the graveyard shift while professionally handling inquiries from residents and their guests. His management experience and knowledge have been tested by the many delicate situations that a shift leader at Century Center is faced with. His stay cool attitude, punctuality



and respectful behavior are all traits we enjoy. Please join us in congratulating Dell as we honor him as our Employee of the Quarter.

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