



Reflections

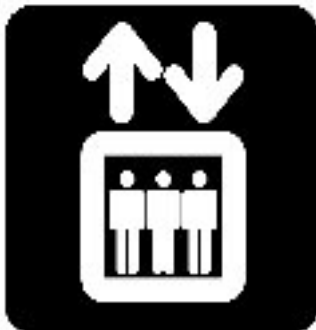
CENTURY CENTER NEWSLETTER – NOVEMBER 2009

Message from the Board

- On behalf of the Board, Management and Staff of Century Center we would like to wish all of you a very Happy Thanksgiving.
- Owners have received notices that our maintenance fees will be going up in 2010 by 15% to keep up with our aging buildings needs. We also want to remind our owners of the requirement for having homeowners insurance. If you have any questions concerning the minimum coverage requirements please contact our GM, Mike Baker at (808) 946-8818.
- Next Board Meeting: Thursday, December 10, 2009 12 noon at The Hawaii Prince Hotel.

Committee

Reports



The Rules Committee have been meeting regularly to discuss move in / outs deposits due to damages to our elevator interiors and common areas that are being caused by movers. The draft policy is being reviewed and if approved will be made a part of our House Rules after a minimum of 30 days notice.

At the October 15, 2009 Board Meeting a handicap parking accommodation was approved. A handicapped patron of the complex who has a temporary parking pass (TPP) and a valid handicap placard may utilize a handicap-parking stall and pay \$1.00 with a TPP upon exiting.

The Finance Committee continues to keep close watch on delinquent accounts, which can result in the AOA pursuing tenant rental fees to be credited to the delinquency after notice, and or if an apartment is owner occupied electric utility shut offs.

We need your help. Our security resources are being taxed to continue to monitor smokers who light up in our common areas. Century Center prohibits smoking in common areas throughout the complex. This means that you must be off the premises completely before lighting up unless you are in an apartment. You may have noticed that our benches fronting the complex have been stenciled with no smoking labels to help. We ask that you join in by informing your guest(s) and patrons of the smoking prohibition.



We have had several reports from tenants regarding drain back ups that often overflow into apartments below. It is suggested that you have a preventative maintenance program to service your drain lines at least once a year. Since particles can get clogged in various drain areas, which if not serviced regularly, build up over time and result in clogs, overflows and drain back ups. Have your plumber check all fixtures and angle shut off valves regularly to insure that they are functioning properly and not wasting water. A preventative maintenance schedule will save you headaches, time consuming inconveniences and possibly an insurance claim. At Century Center regardless of where the clog is located, if it only affects your apartment, any service and/or damages charges will belong to you, the apartment owner. Prevention is always the best cure.



"GUEST PARKING STALLS, INCLUDING THE DESIGNATED HANDICAP PARKING STALLS, ARE FOR THE EXCLUSIVE USE OF GUESTS ONLY. THE CENTURY CENTER DECLARATION PROHIBITS THE USE OF GUEST PARKING BY OWNERS AND TENANTS OF THE BUILDING".



It's that time of the year that we give thanks to GM, Mike Baker, Security Supervisor, Reid Nakamura and Maintenance Manager Danny Goze and the entire staff of Century Center Employees for the professional service they provide year round. The Annual Employee Donation Christmas Box has been placed at the front desk through December 22, 2009 for those owners and residents who wish to contribute a token of appreciation. You may also mail your donations to Century Center Employee Christmas Fund, 1750 Kalakaua Ave. Honolulu, Hawaii 96826. Please join our Board in enhancing the Holidays for our employees and their families.

Employee Forum

We are happy to welcome back Ervin Nicolas, Security / Front Desk staff member to our team. Ervin was on active military duty over the last year and is now working full time at Century Center. Join us in congratulating and welcoming Ervin back.

Please pay special attention to the items below to insure our Holiday Season is a joyous one.

- ✓ Be sure Christmas Tree lights are rated for indoor use.
- ✓ Never overload circuits, Surge protector are always a good choice.
- ✓ Inspect light extensions to insure they are in good working order
- ✓ Do not use more than one extension cord per circuit.
- ✓ Keep your Christmas Trees freshly watered.
- ✓ Dried Christmas Trees should be removed, bagged and disposed of.
- ✓ Refrain from the use of candles in apartments.
- ✓ Keep gift packages away from kitchen stoves and counters.
- ✓ Fireworks should be stored away from possible igniting sources.



A tenant had alerted us that a CFL light bulb had burned out, started smoking and caught fire in his apartment. Luckily he was present and was able to extinguish it immediately. When purchasing CFL's please be sure that you are getting a UL approved product and that the bulb coincides with the applicable use. Example: If a fixture has three different settings then you need a 3- way CFL bulb.

Management Team @ Contact Information

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Community Corner

We would like to thank our district Neighborhood Board Chair, Ron Lockwood for assisting in getting the keawe trees trimmed that was growing over 2nd floor apartment lanai from the adjacent lot and for spearheading the Totally Against Graffiti (TAG) clean up program. Much Mahalo's.