



# Reflections



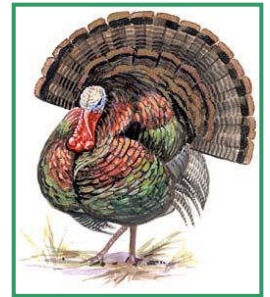
CENTURY CENTER NEWSLETTER

NOVEMBER 2007

## MESSAGE FROM THE BOARD

**G**ood news! The Board has approved the operating budget for 2008 and is happy to announce to our owners that there will be no maintenance fees increases.

If you would like to continue to see maintenance fees and operating expenses stay down you will need to do your part in supporting the Board efforts for opting into the new condo statute 514B and insurance requirement policies by submitting your ballots as soon as possible. Opting into 514B will allow the Board to make business decisions that impacts our finances.



On behalf of the Board, Management and Staff at Century Center we wish you and your families a Happy Thanksgiving and a joyful Holiday Season.

~~~~~

**C**  
**M**  
**I**  
**T**  
**T**  
**E**  
**R**  
**E**  
**P**  
**O**  
**R**  
**T**  
**S**

We regret to inform you that the Recreation deck has been closed due to concrete spalling just below the roof of the complex. We have



consulted a Structural Engineer and a few contractors to help us with the repairs. Every effort will be made to insure your safety of the Recreation Deck.

Repairs in our women's gym locker room area and sauna are in progress. The sauna flooring had caved in and locker room drywall was badly damaged due past water leaks. Also in the men's gym a above ceiling storm drain pipe was fractured during the last heavy rain fall on 11/4/07. The drain has since been replaced and ceiling drywall repairs are in progress.

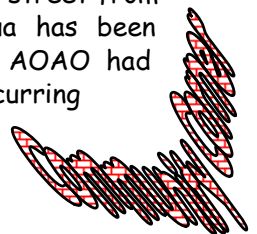
The Board has approved a new House Rule that will restrict alteration improvement work on Saturdays to the hours of 8:00 a.m. - 12:00 p.m. only. A final vote will be taken at the next regularly scheduled Board Meeting on Tuesday, November 20, 2007 at 12:00 p.m. in the 4<sup>th</sup> floor Recreation room.

## Employee Christmas Fund

The 2007 Employee Christmas Fund drive has begun. It's your one chance to thank our General Manager, Mike Baker, Security Supervisor, Reid Nakamura and Maintenance Manager, Danny Goze and the entire staff of Century Center for the professional service they have given our owners and tenants. A drop box is located at the Century Center front desk for your convenience or you mail your donations to Century Center Employee Christmas Fund at 1750 Kalakaua Ave. Honolulu, Hawaii 96826. Owners and tenants are encouraged to join our Board of Directors by donating to the employee Christmas fund and to enhance the Holiday Season for our employees and their families.



~~~~~  
Looks like the rave club across the street from Century Center at 1739 Kalakaua has been closed down a second time. The AOAO had feared that illegal activity was occurring on the property and took proper steps along with residents to alert authorities.



# **SECURITY WATCH**

Our Security Staff is constantly on the look for owners or residents who perform alteration / improvement work in their apartments without prior approval. Recently a resident was cited by the City and County Building Department due to an unauthorized construction of dividing walls in an apartment. The owner was also cited and fined by Century Center for not gaining prior approval from the Board, not submitting an alteration request form and providing a drawing of the intended work.

The City Building Inspector also clarified as to when a permit is necessary. The rule is that any repairs to existing fixtures in excess of a \$1,000 and any new construction within the apartment does require a building permit.

For more City & County of Honolulu permitting info:  
<http://honolulu.gov/honoluludpp.org/downloadpdf/construction/bldperm2.htm>  
<http://honolulu.gov/honoluludpp.org/downloadpdf/construction/bpinfo.pdf>

## **Apartment Preventive Maintenance Checks**

Yes we have been repeating ourselves on the need for owners to have a preventative maintenance program for their apartment with good reason. Over the last month a vacant apartment toilet supply line failed in the wee hours of the morning and caused water damage to 14 apartments on 8 floors. As you can imagine this caused significant disruptions to owners and residents not to mention a very costly insurance claim being filed.



You can avoid these types of aggravation, disruption and cost by having your fixtures checked on a regular monthly, quarterly and yearly basis.

~~~~~

## **Smoking Considerations**

We continue to receive apartment smoking odor complaints from non smoking residents. It is highly recommended that you refrain from smoking in your apartment. A fire caused by a careless smoker in a non-sprinkler complex could result in a serious claim against you. The Surgeon General has declared that second hand smoke is a health risk, therefore you are asked to consider other alternatives of when and where to smoke.

# **Holiday Fire Safety**

Yearly we place this same fire prevention message to remind us of the hazards that comes with the Holiday Season. Please pay careful attention to these items to insure your Holiday Season will be a joyous one.



- ✓ Be sure tree lights are of the indoor type and rated for Christmas trees.
- ✓ Never overload circuits. Surge protectors are a good choice.
- ✓ Christmas tress light extensions should be inspected to insure that they are in good working condition. No more than one extension cord should be used for tree lighting.
- ✓ Your Christmas Tree should be kept freshly watered. When it dries out remove lights and dispose of the tree.
- ✓ Do not burn candles in your apartment especially around your tree, curtains or household flammables.
- ✓ Fireworks should be stored away from flammables and out of kitchen areas.

Stove tops and surrounding counters are a not a place to store gift packages.

~~~~~

# **Employee Forum**

Please join us in welcoming our three newest employees.

Jason "Mark" Morizono was hired as a P/T Security officer on 10/1/07. He is a family man and has worked in both travel and security industry.

Lito De Jesus was hired as a F/T Maintenance worker on 10/1/07 and has shown a positive hard working attitude. Some may recognize him as a former security officer at the Don Quiote "Daie' store nearby.

Renato Acierto was hired as a P/T Maintenance worker on 10/25/07. He came to us highly recommended.

### **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](mailto:centurycentergm@alohasat.com) or visit our website at [centurvcentercondo.com](http://centurvcentercondo.com)