



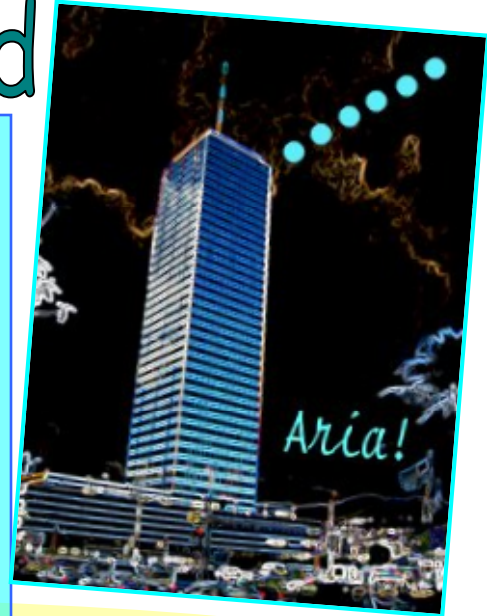
# Reflections

CENTURY CENTER NEWSLETTER – OCTOBER 2008

## Message from the Board

The Board is pleased to announce that Aria Restaurant and Lounge is now open to the public. The restaurant located on the 3<sup>rd</sup> floor opened on October 9, 2008. The restaurant has been newly furnished with leather booths, 6 large screen TV's, player baby grand piano, billiard table, darts, karaoke, 1800 bottle wine closet and new kitchen appliances. Owner Chip Jewitt has assembled a first class staff, which includes General Manager, Joe Garcia formerly of Ruth's Chris Steak House and Chef Nick Sayada.

Aria is welcoming our residents and owners by offering a 10% introductory discount on all entrées and drinks for up to 6 persons. Aria will be opened for dinner from 5:00 p.m. - 10:00 p.m. and a lounge menu is offered until 12:30 a.m. daily. Sporting events will be shown at various times as well. The invitation only grand opening is scheduled for Friday, October 24, 2008. For reservation please call 955-9300.



## COMMITTEE REPORTS



After careful review of the 2009 budget the Board has found it necessary to increase the maintenance fees by 25% and Club dues by 20% effective January 1, 2009. . The increase is necessary to offset rising maintenance, utility, equipment and material cost for our aging building.

The Recreation Deck expansion joint that runs through our tennis court will be replaced beginning on October 27, 2008. This will eliminate most of the rainwater, which enters the 4<sup>th</sup> floor parking facilities when completed. Work is expected to be completed in 2 weeks.

Driveway flood prevention system contract negotiations are nearly completed. Our goal is to have this project completed before the rainy season in early 2009. The system will protect us from heavy rains that enter from the street and Makiki Stream overflows.

The adoption of the latest condo statute 514B and owners insurance requirement is ever so close. We are over 49% of the 50% needed on both ballots.

<http://www.hawaii.gov/dcca/areas/pvl/main/hrs/514B-CPR.pdf>



Work continues on the Ft. DeRussy sewer extension project on Kalakaua and Kapiolani at night. Residents are asked to use caution when driving directly outside of our driveway. Residents are reminded that there is no left turn out of the complex from 6:30 a.m. - 8:30 a.m. and from 3:30 p.m. - 5:30 p.m. daily excluding Sundays.

Please join us in congratulating Albert Pilien, Front Desk Staff member who on October 6, 2008 completed 30 years of service at Century Center. Al began his career as a maintenance worker and was promoted to the Front Desk in 1983. His devotion and loyalty to Century Center has earned him the honor of *Employee of the Quarter*.

Also, please join us in welcoming Vinceroy Jarrett to our Security Staff. "Vince" was hired on 10/13/08. He has a degree in computer info from Hawaii Pacific University and has job experience in the security field.



Century Center has very high uniformed sign standards for exterior windows and doors. Please be sure to review these guidelines in the House Rules before purchasing and installing any signage. Commercial apartment owners and residents on floors 1 & 2 should present a drawing or diagram for the Building and Grounds Committee review prior to installing any signage on exterior apartment windows. The following represents a list of prohibited signage at Century Center: Flags, flashing signs, neon signs, garden signs, ground signs, moving signs, rotating signs, wind signs, portable signs, roof signs, billboard signs, menu signs, electronic digital signs, large window lettering signs, credit card sticker signs, taped up signs, advertising posters and hand written signs.

Failure to not comply with the sign guidelines will result in warnings, citations and subsequent fines being issued to the apartment. If you have any questions regarding signage please feel free to contact our GM, Mike Baker at 946-8818.

## Fire Message

High-rise condo fires are always a major concern. The best fight against high-rise fires is prevention. Below is a list of items that will help prevent fires at Century Center.

- ✓ Never overload electrical outlet circuits. Limit the amount of appliances plugged into each outlet.
- ✓ Replace frayed wiring or worn electrical insulation.
- ✓ Never store flammables, household cleaning products, alcohol or combustibles around stoves or heat. Keep combustibles away from ignition sources.
- ✓ Never smoke in bed or leave lighted cigarettes unattended.
- ✓ Never use more than one extension cord to provide additional power.
- ✓ Do not light candles or incense in apartments.

**Please do your part by helping us prevent fires in our Community.**

We have had a couple of exterior windows damaged over the past year by apartment residents. We understand that accidents happen. However for the safety of all concerned you are requested to report all exterior window damages or breakages to the Front Desk immediately. There are serious safety precautions measures that need to be taken when a glass breaks in the tower. The glass needs to be secured so that small loose pieces do not fall out and areas below such as the recreation deck must be locked down. Replacement of an exterior glass window runs about \$7,000.00 on each occurrence with the apartment owner being responsible for paying of the deductible, which is currently \$5,000.00.



## SECURITY WATCH



On many occasions security has found the 4<sup>th</sup> floor Laundromat door being wedged open for whatever reason. Per the Century Center House Rules all apartment doors are required to remain closed at all times other than when being used for ingress and or egress. This will protect you against un-wanted intruders and will keep fires from spreading to other apartments or into common areas. This is also a fire code requirement for high-rise buildings. Please be reminded that all apartment front doors are mandated to have an auto closure as well.