



Reflections



CENTURY CENTER NEWSLETTER

SEPTEMBER 2007

Message From the Board

Owners will soon receive a ballot in the mail to adopt the new condo statute, Chapter 514B. The new law provides a number of benefits to allow the board of directors to better maintain and repair the project, control disruptive residents, be more flexible in allowing the use of common elements. The new law also provides additional tools for associations and members to address important insurance issues to help control the cost of insurance and damage claims. A complete explanation of the benefits will be enclosed for your review. Owners are urged to please return their ballots promptly. We will need the majority of owners' approval to adopt the new statute. A ballot drop box will be placed at the front desk for your convenience or you may use the self-addressed return envelope.



Committee Reports

Parking Garage cleaning was completed on 9/9/07. We thank our residents for their cooperation in moving vehicles from stalls while work progressed. Parking stall owners will be required to keep their stalls cleaned from this point on.



Marcus & Associates has been hired as the listing agent for the Century Center Restaurant. They will handle all marketing and negotiations of a new restaurant lease. Serious inquiries may contact Kevin Nishikawa at 839-7446.

Exterior tower windows were finally cleaned on 8/23/07. Windy conditions led to the postponement of cleaning for two months.

WASHER LAUNDRY DETERGENT USAGE

Residents who have washers in their apartments are requested to use caution and use laundry detergent as recommended on fabric label. With today's highly concentrated detergents overuse will definitely cause soapsuds to back up in drainage stacks of apartments.



LAUNDROMAT MACHINE REPLACEMENT NOTIFICATION

The owner of the Century Center Laundromat on the 4th floor has informed us that they will be doing some alterations to the facility, painting and will be replacing all washers and dryers. A brief closure of the facility will be necessary to complete the work.

Laundromat will be closed from October 3 -5, 2007

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### House Rule Reminder

The parking garage has recently been cleaned of all standing oil from vehicles. Our Security Staff will be watching closely for vehicles that are leaking oil. Citations have already been written for stalls where fresh oil has been spotted.



Per the Century Center House Rules: " The assignee of the stall is responsible for its cleanliness. The Association reserves the right to charge \$35.00 for stall cleaning if, after notification, the assignee fails to properly maintain a parking stall."

Your kokua in keeping your vehicles well maintained, our facility free of hazardous slick oil spots and the tracking of oil is appreciated.

# Pest Control BOMBS

Pest control bomb activations are strictly prohibited in apartments at Century Center. Toxic fumes of the bombs in a concealed building of this sort will quickly travel into neighboring apartments creating an emergency situation for all concerned. It can also create a fire hazard. If you do have pests you are asked to please consult a pest control specialist and or use over the counter type bait stations.

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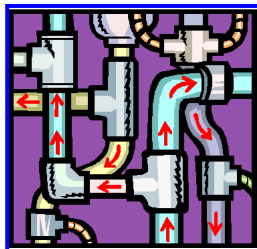
Contractor Material / Debris Disposal



Contractors are responsible for the off site disposal of materials and debris while working in apartments. The Century Center trash rooms and large trash dumpsters are for domestic trash only. Owners must inform their contractors that carpet, drywall, furnishings and or appliances are not permitted to be disposed of on site. Also contractors are responsible for keeping the common areas and elevators cleaned of tracking of drywall dust.

APARTMENT DRAIN CLEANING / PLUMBING INSPECTION

Owners and Residents are reminded to reduced the chance of drain overflows, insurance claims and aggravating circumstances to please have their plumbing drains cleaned / serviced at least twice per year. Never use "Drāno" or over the counter drain openers to clear drain clogs. Also plumbing fixtures, shut off valves and toilet tank assemblies should be inspected at least once per year to insure they are in good repair (valves holding, toilets not running / gasket seal, faucet's not dripping.)



Fire Message

If you are unable to leave your apartment during a fire please do the following:

- I. Keep doors closed, await rescue, remain calm and do not panic.
- II. Use telephone to call for help.
- III. Fill bathtub with water to wet towels or sheets.
- IV. Place wet towels and sheets under doors and over vents.
- V. Leave your door unlocked, if possible.
- VI. Stay low on the ground. (Wet rags may be placed over the face to lessen irritation).
- VII. Listen for audio instructions. Wait for rescue.

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# EMPLOYEE FORUM

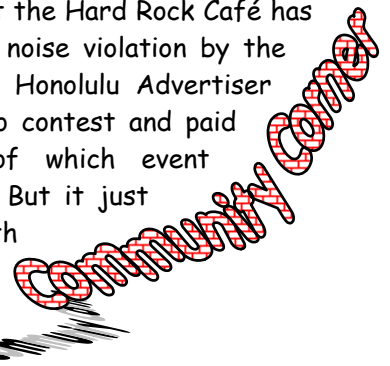


We want to give thanks to our weekend Front Desk, Security and Maintenance employees for the great teamwork that was exhibited during the parking stall cleaning project. The

staff worked together in barricading work areas, moving vehicles and reminding residents of the work. Special thanks to Department Supervisors Reid Nakamura and Danny Goze for assisting our General Manager in devoting their time over 4 weekends to insure the project went smoothly.

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You may have heard that the Hard Rock Café has been fined \$500 for a noise violation by the Liquor Commission. The Honolulu Advertiser reports they pleaded no contest and paid the fine. No word of which event prompted the violation. But it just goes to prove that with Community Support we can make a difference.



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