



Reflections

CENTURY CENTER NEWSLETTER – SEPTEMBER 2008

MESSAGE FROM THE BOARD

Budget talks for 2009 continue to be discussed by our Board. A careful and thorough review is in progress. Balancing a budget with the rising cost of utilities, materials and labor to maintain a 30-year-old complex is not always the easiest thing to do. Your Board is committed to approving a budget that will benefit our owners, raise property values, be in compliance of law requirements while trying to avoid any special assessments along the way.



Committee Reports

✓ Infrared electrical survey was done on September 2, 2009 of all common area breaker boxes. The survey was sponsored by First Insurance and was meant to evaluate the electrical system for the presence of overloads, loose connections and or defective equipment.

✓ Aria Restaurant and Lounge will be opening its doors in October 2008. The required certificate of insurance has been submitted and all that is pending is the issuance of a liquor license.

✓ Our maintenance staff has been busy maintaining the high profile common areas on floors 1-4. Men and women's Gyms ceiling drywall has been repaired, shoring of storage lockers and painting common areas is in progress.



✓ The Board is looking at the best way to use our assets to produce income especially on the recreation deck. A feasibility study was done to see if cell phone or Wi-Fi transmitter communication antennas could be installed to produce revenue-generating income.



✓ Our Security camera system DVR's was upgraded to better our staffs ability to search incidents and provide information to law enforcement agencies.

✓ Please be alerted that our flood prevention system will begin construction shortly. This will cause considerable traffic flow disruptions in the main driveway. Management along with contractors will do everything possible with the holidays around the corner to less inconvenience you as much as possible.



Apartments shall be used only for legal and moral purposes and will not be used in conflict with local, state or federal laws. Any tenant, or tenant's employee or guest, who is convicted or has a court deferred acceptance of a guilty or nolo contendere plea for any offense against public health and morals as covered by Chapter 712, Hawaii Revised Statutes (the Hawaii Penal Code), including, but not limited to gambling, prostitution and promoting prostitution, promoting pornography, and the manufacture, distribution, and commercial promotion of drugs on the premises shall be prohibited from renting or otherwise occupying any other apartment in the building.

The Board and General Manager recently attended a seminar titled the "Towering Inferno". Topics included ensuring the complex has an evacuation plan in place and the need to have a list of residents who can't walk down the fire exits or need assistance. The current evacuation plan for the complex is located in the back portion of the Century Center House Rules pages 23-25. A memo will be distributed shortly in an effort to compile a list of residents who may need special assistance during fire alarms.

FIRE SAFETY SEMINAR



Employee Forum

On behalf of our Maintenance Manager Danny Goze we thank our owners and residents for their heartfelt donations and well wishes for his wife Teresita in her fight against melanoma cancer. As always the Century Center family came through with much needed relief for the Goze's who must continue to travel for treatment and miss work due to this dreadful disease.

Community Corner

A few years ago Century Center Management requested that the bus stop fronting our complex be moved or removed and was denied the request. Buses continue to block our driveway, pedestrians and traffic safety is at risk and there are two bus stops east and west of us over a two-block radius. If you share our same feelings please voice your opinion to our district City Councilwomen Ann Kobayashi at 547-7005 ext 5 or email her at akobayashi@co.honolulu.hi.us

We now have a web mail system through Mailtrust to help better communicate with our owners and residents in answering questions or making suggestions. The following is a list of addresses, which includes the Board, Management and suggestion box.



Mike Baker, General Manager
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Reid Nakamura, Security Supervisor
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Reflections is published monthly. If there is something you'd like to see addressed, 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 gm@centurycentercondos.com or visit our website at centurycentercondo.com