

Reflections

CENTURY CENTER NEWSLETTER – SEPTEMBER 2009

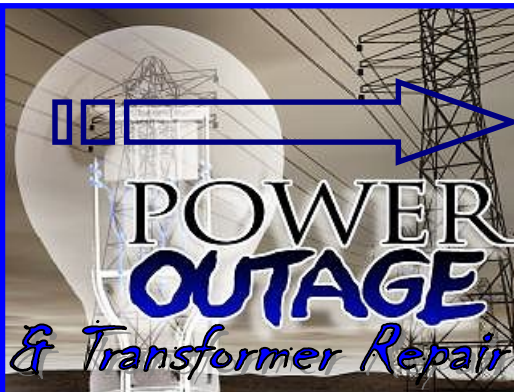
Message from the Board

The AOA at the March 16, 2000 Annual Meeting adopted an electric shut off policy for delinquent accounts. The Board at their July 16, 2009 regular meeting voted in favor that the electric shut off policy would go into effect at the 90-day mark for those owners who are delinquent and have not worked out a re-payment plan or contacted the Board which is subject to approval.



The Board has been discussing the 2010 operating budget and has scheduled a special meeting on September 24, 2009 to determine what would be in the best interest of the AOA. Owners will be notified of the impact the budget will have on maintenance fees as soon as it is finalized.

The next regularly scheduled Board Meeting will be held on Thursday, October 15, 2009 at 12 noon in the 4th floor Recreation Room.



On the afternoon of August 14, 2009 Century Center experienced a couple of short power spikes. Hawaiian Electric determined that their transformer that feeds our complex would need to be replaced immediately. An emergency shut down of power was scheduled the next day with repairs beginning at 8:30 am; HECO did not have a replacement transformer in stock and opted to rebuild the existing one. During the outage the building was placed on emergency power until the work was completed. Later that afternoon power for the complex again was interrupted due to a tripping of another circuit outside of Century Center, which caused off and on spikes. The spikes damaged our emergency generator transfer switch components and left us without any emergency power with staff members and residents trapped in elevators for over an hour. We thank our residents for their patience during the outage.

Security Watch



On September 17, 2009 HPD Law Enforcement Officers appeared on site and did a knock and talk sweep of operating massage / relaxation establishments throughout the complex. Owners are hereby made aware of the investigation and are cautioned that if illegal activity is occurring in your apartments that you will be contacted by law enforcement divisions and cited by the AOA for the violations. Continuous illegal activity can also result in search and seizure operations as well.

We thank our owners and residents for taking the time to complete the Recreation Deck usage survey. The Building and Grounds Committee will be evaluating the results and moving forward with planning and restoring the deck areas as funds become available.

Final flood dam water pressure testing will be completed on 9/24/09. Preliminary testing went well. Manufacturer provided connection gaskets and sump system design worked to perfection.

Annual A/C preventative maintenance servicing in apartments have been completed. Many residents were not prepared or failed to coordinate access to apartments to complete the free annual service. It is suggested that if your unit was not serviced that you request to re-schedule the work through the Front Desk as soon as possible. This will prevent nagging FCU drip pan drain back up leaks and coil blockages.

Notifications have been posted in gym lockers rooms to vacate and remove personal belongings from all lockers by October 9, 2009. Gym lockers from that point on will be issued by the front desk upon request and will require a \$10 deposit for the key. Locker assignee's that currently possess a key should return it to the front desk before the deadline. All confiscated personal belongings will be donated to charities.

Fire Message!



HELP PREVENT FIRES BY DOING FIRE PREVENTION CHECKS!

- ✦ INSTALL SMOKE ALARMS NEAR SLEEPING AREAS. MAINTAIN THEM REGULARLY.
- ✦ KEEP BEDROOM DOORS CLOSED AT NIGHT.
- ✦ DON'T SMOKE IN BED
- ✦ BE SURE CIGARETTES ARE COMPLETELY EXTINGUISHED BEFORE DISPOSING.
- ✦ KEEP MATCHES AND LIGHTERS OUT OF THE REACH OF CHILDREN
- ✦ COMBUSTIBLE MATERIALS SHOULD BE STORED IN SPECIALS CONTAINERS OR DISPOSED OF PROPERLY.
- ✦ DISCONNECT, REPAIR OR DISCARD ELECTRICAL EQUIPMENT THAT MAY OVERHEAT.
- ✦ CORRECT POSSIBLE IGNITION SOURCES, SUCH AS WORN OR FRAYED EXTENSION CORDS.
- ✦ KEEP EXIT ROUTES UNOBSTRUCTED.
- ✦ ALL APARTMENT FRONT DOORS SHALL BE EQUIPPED WITH SELF-CLOSING HARDWARE AND IN GOOD WORKING ORDER.

House Rule of the Month

General 1. Each apartment owner or tenant shall observe and conform to these House Rules and ensure that his licensees also observe and perform the same. Apartment owners or tenants will also be responsible for their guests' observance of all House Rules as set forth herein. In the event expenses are incurred due to violations of House Rules by guests or licensees, the owner shall be responsible for payment of same.

MAINTENANCE FEE PAYMENTS\$

This is a reminder that Century Center does not accept payments for maintenance fees at our front desk. All payments should be forwarded or hand delivered to Hawaiiana Management at the Pacific Park Plaza, 711 Kapiolani Blvd 1st floor. Owners who travel frequently may want to enroll in the Sure Pay program to eliminate any delinquent charges caused by late payments. Information on Sure Pay program can be obtained through the General Manager at (808) 946-8818.

Our Neighborhood Board Chair has alerted us that the T.A.G. (Totally Against Graffiti) volunteer group will be cleaning up our community again. If you care to join up they will be meeting on September 26, 2009 from 8:00 a.m. – 11:45 a.m. at the Prince Kuhio Elementary School. They are also asking for donations of materials needed to accomplish the clean up. The Neighborhood Board is also assisting us in getting the adjacent back lot cleaned up from overgrown trees and debris on the Diamond Head side of the complex.



Please join us in welcoming our two new Security Officers Tony Irvin and Mike Naone to our community family. Both have experienced backgrounds in the security field and present themselves in a very professional manner.

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@centurycentercondo.com