



Reflections

Century Center Newsletter August 2008



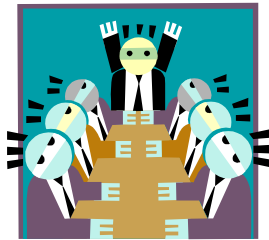
Message From The Board



We are ever so close to getting the required percentage of ownership ballots to adopt the new statute 514B and having an insurance requirement for all owners of the complex. If you have not submitted your ballots please get one at the Front Desk and use our drop box at your earliest convenience.



committees were formed in order to be able to better serve you. The Committee's are as follows:



Building and Grounds:
Sarah Nordwall (Chair), Gordon Imata and Doug Buhr

Rules / Appeals / Security: Ian Lind (Chair), Gordon Imata and Anna Maria Preston

Finance:
Jan Chadwick(Chair), Ian Lind, Ira Gordon, Anna Maria Preston and Robert Palma

Club:
Ian Lind (Chair), Richard Lee, Gordon Imata and Sarah Nordwall

At our last Board Meeting on July 17, 2008

Committee Reports

The Century Center Restaurant has been re-named to Aria Restaurant and Lounge The grand opening has been postponed until a liquor license can be secured. Anticipate an opening no later than October 1, 2008. You will be pleased with what our new tenant has done to the space. New furnishings, décor and appliances are visible throughout the facility.

The Board has been aggressively pursuing the collection of delinquent maintenance fee accounts with the help of Hawaiiana Management and counsel they have been able to keep delinquencies down to a minimum.

The contractors who were selected to do the flood prevention dam project construction have been given a

letter of intent to proceed. The project will involve raising the entry driveway so that flood waters are not able to enter from the street and installing hardware and fabrication of a portable water seal dam to protect our lobby from canal stream overflows. Expect construction to begin in the next 30-45 days.

Preventative Maintenance & Improvements

Over the past month the following preventative maintenance repairs and improvements were done that you may not have noticed.

- ✓ The restaurant kitchen pantry on the 3rd floor was repaired. This included the repairs to wooden frame studs, new jalousies, screens and a fresh coat of paint.
- ✓ Driveway entrance curbs and entry gate island was painted, striped and stenciled.
- ✓ Parking garage fire exits flooring were coated with aggregate mixed non-skid paint.
- ✓ Heat Pump low zone compressor #2 refrigerant leak shaft seal was replaced and recharged.
- ✓ Two defective water check valves were replaced in the parking garage to help prevent cross over and circulating water problems affecting residents on floors 1-22.
- ✓ Annual A/C fan coil unit filter and servicing work was completed throughout the entire complex for those who allowed apartment entry.
- ✓ Additional cleaning access panels and cover were installed to the restaurant flue duct system.



Security Watch / House Rule Reminder

There have been several complaints of odors traveling from one apartment to the next. Odors that have been reported include cigarette smoking, incense, cooking, painting fumes, pest control treatment, adhesives, marijuana odors and the like. Please understand that if these odors annoy or become a nuisance to other residents, you will receive a citation for the offense. In the case where drugs are suspected the local authorities will be called to investigate and owners notified of these unlawful acts.

Occupancy Section 12

Damage to any part of the project or injury to any person caused by an apartment owner, his agent, or a members of his family, his guest or any lessee, lessee's agent, or guest of the lessee shall be the responsibility of the apartment owner and such damage or injury will be repaired or remedied at the expense of the apartment owner in question.



Century Center Condominium

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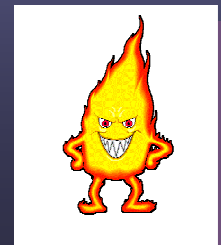
Employee Forum

Please welcome our newest employee Ernesto Gali who has been hired as a part time Maintenance worker on 7/25/08. Ernesto has experience in carpentry, plumbing, painting and tiling work. He has really made a good impression and impact in the very short time he has been at Century Center.

Fire Message

Below are a few safety tips, which can help you know what to do in cases of fire in the complex.

1. Leave your apartment immediately. Close doors behind you.
2. Be sure you have your apartment key.
3. If alarms are not sounding, pull manual fire alarm.
4. Call 911 Fire Department to report.
5. Walk down the exit stairs.



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 suggestions, please fill out the Suggestion Form at the Front Desk and it will be forwarded to the Editor. Fax it to 808-955-4124 or email it to centurycentergm@alohasat.com



Community Corner

Hawaiian Electric has filed for another rate increase for 2009. The Public Utility Commission will conduct a review of the request which if approved would result in an overall increase of 5.2% above current electric rates. A public hearing the request will be conducted later this year. Now's the time to plan for renewable energy solutions.

