



Reflections

Century Center Newsletter Winter 2007



Message From The Board



A few owners have asked for an executive summary of the benefits of opting into 514B and having homeowner insurance. We have included in this issue of our Reflections newsletter a brief explanation of the benefits. The Board request that you review the benefit and support the effort by casting a favorable vote.

On behalf of the Board, Management and Staff of Century Center we would like to wish you and your families a Merry Christmas and Happy New Year.



New Statute 514B Benefits

Opting into the new Statute 514B will have the following benefits:

- Allows the Board of Directors to better maintain and repair the project.
- Allows the Board of Directors to control disruptive residents.
- Allows the Board of Directors to be more flexible in allowing the use of common elements.
- Allows the Board of Directors to be more flexible in allowing alterations to apartments.

- Provides additional tools for associations and members to address important insurance issues, helps control the cost of insurance and damage claims.



Unit Insurance Requirement Benefits

Opting into the insurance requirement will have the following benefits:

- Protects owners and their apartments in cases of water leaks, fire and personal property damage claims that may not be covered by the AOA.
- Protects owners from other owners who do not desire to carry insurance for their property.
- Allows the Board to require all owners to obtain reasonable types and levels of insurance.
- Allows the Board to require all owners to show proof of insurance for each apartment.
- Reduces unnecessary claims against the AOA's coverage, which helps keep premium cost down.



Committee Reports

The tower facia concrete spalling project is well on its way. Structural Engineers and contractors are surveying the damage and removing all loose concrete at this time. The recreation deck will

be re-opened as soon as this phase of the work is completed. Concrete finishing work and re-bar treatment will follow with sectional type closures.

Floors 1-22 low zone hot water problems have been corrected. A by-pass line was installed to allow our gas heaters to top off the heat pump system when needed. These repairs should also reduce our gas usage and cost.





Committee Reports *continued*

Owners may have received a second First Hawaiian Bank (FHB) demand letter for back GET collections. Although the Board is discussing this matter it is suggested that owners make contact with the FHB Trust Officer Connie Oshiro if an explanation is needed about the pass due amounts.

Cable TV HD \$49.99 installation rate promotion to 1/15/08. You may call their service department if you want the service at 866-832-2732. You must subscribe to Aloha Satellites Digital packages to be able to receive the HD service.

benches are being replaced along with bathroom / shower light fixtures and drywall. Please observe work signs when posted.



Work is ongoing in the mens and women's gyms. Sauna flooring and

Aloha Satellites have extended the



Energy Conservation

The Board is looking at having an energy study done for the common areas of the complex. The goal is to be able to save energy cost due to the rising cost of oil and utilities. Owners can also help by installing energy saving Compact Fluorescents (CFL) light bulbs in light fixtures and lamps. You can find this type of light bulbs at nearly all hardware and retail stores. Also help us out by turning off light fixtures and A/C units when leaving the 4th floor gyms and amenities.



TOGETHER we can make a difference.

Christmas Tree Disposal

Residents should go to recycle centers to dispose of their Christmas Trees. However, if you decide to not take advantage of the City service you are requested to bring your bagged Christmas Tree's down to the ground floor dumpsters for disposal.



Employee Forum

The annual employee Christmas Fund drive is in full gear. The Christmas fund box is located at the front desk and owners may also mail their donation to Century Center as well. This is the last chance to show your appreciation to our General Manager, Mike Baker, Maintenance Manager, Danny Goze and Security Supervisor, Reid Nakamura and their staff for the professional work they have provided over the year. Join us in enhancing the Holiday Season for our employees and their families. The deadline for Christmas fund donations is Sunday, December 23, 2007.





Security Watch / House Rule Reminder

Recently an apartment was raided and four arrest were made. The charges against the apartment occupants were for prostitution, unlicensed massage establishment and unlicensed cosmetology. House Rules regarding occupancy states that all apartments must be used for legal and moral purposes and comply with State and Federal laws. The rule goes on to say that any tenant, guest or employee who is convicted or has the court deferred acceptance of a guilty or nolo contendere plea for any offense against public health and morals shall be prohibited from renting or otherwise occupying any apartment in the building.



Century Center Condominium

Front Desk: 808-941-9655
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Drive Safe



Holiday Mail Messages

The Front desk package storeroom is limited in size. Heavy Holiday loads of packages is expected as always. Residents will be notified to kindly pick up their packages within 24 hours from the date received. Your kokua is necessary.



Fire Message

As the 2008 New Year gets closer the treat of fires increases. Fireworks shall be stored away from flammables



and stoves. Fireworks are prohibited from being dispersed in Century Center grounds, apartments and common areas.

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



Corner

Community

The New Year celebrations will be ongoing in the many establishments around Century Center. If you are planning on going out to celebrate be sure to have a designated driver. We want you all to get home safely for what promises to be a great year for Century Center.