



Residential Amenity Area Update
March 7, 2025

Dear Residents,

We are excited to announce that our new **Residential Amenity Area (R.A.A)** is expected to be operational by **mid-April!** (A specific opening date will be emailed when it's ready!) We hope that this new space will be a wonderful addition to our community that we all can enjoy.

The R.A.A. has the following areas: a fitness center (Century Fit); a playroom for the little ones (Century Play); a lounge area (Century Lounge); four dedicated conference rooms (Century Meet); a Pilates area (Century Core); an area to recover and practice yoga (Century Zen); a Pet Grooming room (Century Paws); and an indoor golf simulator (Century Links).

Here is what you need to know about the new amenities:

- **Access:** The amenity area will be accessible by electronic door control using a key fob. Each apartment will be provided with **two key fobs** for access to the amenity space after the **Rules and Regulations** have been signed by the unit owner. The forms will be available in the next few weeks and can be completed either electronically via DocuSign or by visiting the Management Office in the basement to sign a physical copy. The Management Office will notify you when the forms are ready for your signature. Once you receive this notification, please contact Eric Lyons, Alyssa Mantuo, or Ryan Zarza to have the paperwork sent to you, or to arrange a time to meet in the office
- **Hours of Operation/Rules and Regulations:** Century Fit will be open 24 hours per day. The other areas will have designated hours of operation that will be detailed in the Rules and Regulations. Note: These are the initial rules and regulations that the Board worked with building management to draft, which we intend to adapt over time based on the use of the space. Generally speaking, we would ask that the Golden Rule apply and that we all be courtesy of one another as we see how the community utilizes the space.
- **Century Fit:** The name speaks for itself. A well-equipped fitness center with a variety of strength and cardio equipment to get you “FIT!”

- **Century Links:** For the golf enthusiast, we have worked with Trackman to build out a room for practicing your swing and/or playing preprogrammed courses. To start, time slots will be available for one hour per session, per apartment, per day. (However, if no one has booked the slot after your session, you may extend your time.) Booking for Century Links can be made up to one week in advance. In the future, after we understand the demand for Century Links, we may adjust the time allocation to include group bookings or different time lengths. At the beginning, we wanted to err on the side of ensuring broad access to as many residents as possible. We are working to add a public display in the mailrooms to provide a glimpse of available slots. You can also view them on Building Link. If a slot is open, grab it!
- **Century Core:** We are also excited to introduce a dedicated Pilates Room, equipped with a reformer, stability chair, ladder barrel, and bands. This space is designated for residents with prior knowledge of Pilates equipment or those using it with a trained professional.
- **Century Zen:** This is an area designated for recovery after your work out, stretching, or yoga.
- **Century Play:** More than a playroom for our little Century tikes, Century Play has been designed to stimulate creativity, imagination and learning -- in addition to areas with physical activities to get some energy out. They will leave tired! Please note strollers are not permitted in the space or parked in the corridors.
- **Century Lounge and Meet:** A large living-room-style area with a large-screen TV to watch a game, meet with your neighbors, watch a movie or just chill out. Within this area is Century Meet, which is designed to be a place to have a small meeting or get away for some quiet time (including with video conferencing capabilities). The Century Lounge can also be reserved for small group gatherings via the booking system detailed below.
- **Century Paws:** After a muddy stroll in the park, clean up your canine at our pet wash station.
- **Booking System:** To book a session at Century Links, Century Core, Century Lounge or Century Meet, please use the **Building Link** app or website to book a time slot. You can download the app to easily access the booking schedules and get familiar with the process. The front desk staff will also have access, but it will be easiest to use the online option.

- **Trainers:** Trainers will only be permitted in the fitness area during scheduled sessions, and they must complete a **waiver of liability** before entering. Trainers are not allowed outside of the fitness area.

The new R.A.A is designated for unit owners' use – without any additional monthly fees. For units who have leased their apartments, their rental tenants may access the space for an additional fee of \$95 per month (similar to when they choose to have Spectrum). After careful consideration, the Board determined a rental tenant fee was appropriate for several reasons:

- In speaking with our property manager Douglas Elliman, similar rental tenant fees are quite common in other buildings.
- The fees collected may potentially allow us to end the 10-year amenity assessment earlier than initially anticipated.

We are excited to share this update and for our community to enjoy our new amenities. We encourage you to use them! If you have questions or need assistance with the booking system, do not hesitate to contact us. We look forward to seeing you make the most of the new residential amenity area.

The Residential Board of Managers