

Eric M. Matsumoto
94-464 Kaweloalii Street
Mililani, Hawaii 96789

January 28, 2008

Representative Bob Herkes, Chair,
Representative Angus McKelvey, Vice-Chair
Consumer Protection and Commerce Committee
c/o House CPC Vice Chair
State Capitol
Honolulu, HI 96813

VIA FAX - 586-6161

Re: H.B. No. 656 -- Relating to Planned community Associations
Hearing: Wednesday, January 30, 2008; 2:10PM, Conf Room 325

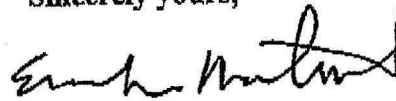
Dear Representatives Herkes and McKelvey and Committee Members:

My name is Eric Matsumoto, the immediate Past President of the Mililani Town Association. While I continue to serve on the board, I'm submitting testimony on my own behalf given the 20 plus years as its President, and as a Past President of the CAI Hawaii Chapter.

I am in favor of this bill's intent to have both parties to a transfer of ownership to be responsible for "...all delinquent assessments ... and share of the common and other expenses due...against the" The situation being addressed has long been an on-going problem, especially for the receiver, in many instances being forced to cover the delinquency amounts.

Accordingly, I strongly support passage of this bill.

Sincerely yours,



Eric M. Matsumoto

Cc: Representative Yamane
Representative Lee
Senator Menor
Senator Bunda

Princeville at Hanalei Community Association
P.O. Box 223277
Princeville, Hawaii 96722

January 31, 2008

Honorable Chair Representative Robert N. Herkes
and Members of the Committee on Consumer
Protection and Commerce
State Capitol
415 South Beretania Street
Honolulu, Hawaii 96817

LATE TESTIMONY

Re. HB 656 – Relating to Planned Community Associations Hearing, February 6, 2008.

Dear Representative Herkes and Members of the Committee:

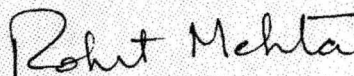
My name is Rohit J. Mehta and I am testifying on behalf of the Princeville at Hanalei Community Association ("PHCA"), a planned community association under Chapter 421J, Hawai'i Revised Statutes. I am the General Manager of PHCA. PHCA is in support to the adoption of HB 656.

HB 656 will greatly facilitate our collection of assessments. It would make clear who is responsible for payment of assessments when the title of a property changes hands, thus avoiding potentially lengthy and costly litigation.

PHCA is one of the largest planned community associations in the State of Hawaii, with over 2,200 members. It is a resort community and its members include some 770 single-family homes, a hotel, 33 condominium or timeshare properties with a total of some 1,900 condominium apartments with more units that will be completed within the next few years.

Again, we are in support of HB 656. Thank you for your consideration with this testimony.

PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION



Dr. Rohit J. Mehta, General Manager