

# LATE TESTIMONY

House Committee on CPC  
Monday, February 09, 2009 at 2:15PM CR-325  
In Support of HB 355 – Relating to Condominiums

Aloha Chair Robert Herkes and Vice Chair Glenn Wakai, and members of CPC.

I am Dr. Inam Rahman testifying in strong support of House Bill 355.

I am a medical doctor.

We are coming into hard times and we are headed into a major recession. Condominium owners are struggling to make ends meet. Oftentimes they get behind with their maintenance fees. After one to two months or about \$500 month of maintenance fees in arrears the condominium associations will hire an attorney who will charge \$1000 to \$2000 attorney's fees. Owners who are already struggling to pay back maintenance fees on top of the attorney's fees will be more hard up to make it. Owners should be given sometime to pay without high attorney's fees, otherwise they are forced into foreclosures. Attorney's fees should be limited to 10 percent of the outstanding balance.

Thank you for allowing me the opportunity to testify.

# LATE TESTIMONY

House Committee on CPC  
Monday, February 09, 2009 at 2:15PM CR-325  
In Support of HB 355 – Relating to Condominiums

Aloha Chair Robert Herkes and Vice Chair Glenn Wakai, and members of CPC.

My name is Netra Halperin. I previously owned a condominium. I am here to testify in support of HB 355.

This bill simply asks for two measures. First, the bill asks that late fees cannot exceed more than 20% of the monthly maintenance fee. There are associations in Hawaii that currently charge a fine of as much as fifty percent of association fees if the condominium owner is more than ten days late. With these difficult economic times, this added fee can place untenable hardship on the owner.

The second provision of this bill is to require associations to give owners ten days notice of an action or possible action to turn matters over to an attorney. This should be done by both postal and electronic mail - in the event that the owner is out of town. Attorney's fees are very expensive, and adequate notice would often prevent the need for such drastic measures.

Chair and members, these are simple measures to place in the statute, however they will increase fairness to condominium owners. I ask for its passage.

Thank you for the opportunity to testify on HB 355.

Thank you for allowing me the opportunity to testify.

## LATE TESTIMONY

House Committee on CPC  
Monday, February 09, 2009 at 2:15PM CR-325  
In Support of HB 355 – Relating to Condominiums

Aloha Chair Robert Herkes and Vice Chair Glenn Wakai, and members of CPC.

I am Ilalo Parayno. I have worked in DOE for 40 years as a teacher and administrator. I am here to testify in support of HB 355.

This bill limits any late fees for delinquent condominium common expenses to twenty percent of the monthly maintenance fee. It also requires an association to give a unit owner ten business days notice of any delinquent assessments before taking any action for which attorney's fees may be assessed.

Condominium owners are facing the dilemma of recession looming in our present economy and are struggling to make ends meet.

Many are getting behind in condominium maintenance fees. As a result of one or two back maintenance fees in arrears, condominium associations will refer the case to an attorney who will charge about \$2000 in attorney's fees. Having to pay back maintenance fees and attorney's fees will put a tremendous difficulty for condominium owners who are trying to catch up with their fees.

Given at least ten days to notify homeowners will provide them opportunity to obtain solutions to the problem and super high attorneys' fees will force them to foreclose.

Thank you for the opportunity to testify on HB 1442  
Thank you for allowing me the opportunity to testify.