

Here is what was found out about other local community associations...

Hawaiian Paradise Park:

- \$360/year
- Late Fee: 10% per year added to the balance
- 8,800 Lots
- Lots 2 years over due are charged a \$200 fee to place a lien on the property, which is renewed every 6 or 7 years, as they legally expire after 6 years.
- The fee for sending a certified mail letter notifying them of the lien and pre-small claims court filing is charged to the property owner's balance.
- They have multiple billion dollar bond to pave roads throughout the subdivision and are in debt.
- The HPP Road Association does not foreclose, however, they deal with the Affirmation of Summons on bank foreclosures from default mortgages and Government foreclosures for non payment of property taxes. She says there are tons of foreclosures in HPP, file cabinets full...
- They have an Activity Center that they rent to community and non-community members, \$250 deposit, \$200 received back if everything is left in good condition, \$75 non-owner fee, \$50/hour additional fee for full use facilities like kitchen. It is almost always rented, weekdays with tai chi and senior activities and weekends with events like weddings or parties.

Hawaiian Shores:

- \$385/year
- 1,294 members.
- 10% don't pay.
- \$150 lien filing.
- have done foreclosures with attorney, Mister Mason Yamaki and associates
- Late fees @ 12% yearly calculated/compounded monthly
- liens filed after 2 years delinquent. Hires for collections via Michael Patrick @ Pacific Recovery Service LLC.

Nanawale:

- \$99/year dues
- Letter sent out after two years notifying owner of lien filing.
- Late fee: 5% applied quarterly on the balance owed.
- No collector
- No foreclosures, however the lady explained that foreclosures usually happen via Bank or Government Foreclosures, at which point the community association sometimes collects, or at sale and new buyer pays.

Hawaiian Acres:

- The Subdivision was developed/incorporated before Statehood, in 1958/59 and cannot collect mandatory dues because of this fact, a court case contesting this in regards to the roads issue was brought all the way up to the supreme court. The judge ruled with prejudice. Therefore their Community Road Fees are voluntary. 250 out of 4,000 lots pay. \$30-\$60/year.