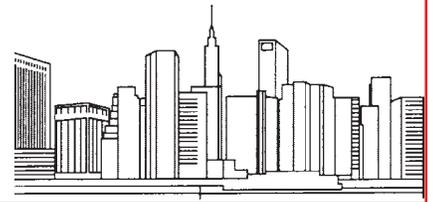
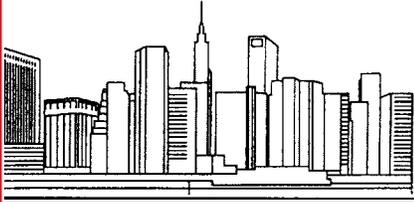


# HAWAII CONDOMINIUM BULLETIN



VOLUME 15, NO. 1

Funded through the Condominium Education Fund

FEBRUARY 2009

## Mailout of Registration Applications Will Start in April

Beginning April 2009, the Commission will mail out the 2009-2011 Condominium Association Biennial Registration applications. *The online registration application will be available on April 3, 2009 at [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec).*

All current condominium Association of Apartment Owner (AOAO) or Association of Unit Owners (AOOU) registrations will terminate on June 30, 2009.

The new application will cover the biennial registration period July 1, 2009 – June 30, 2011, and will be mailed to the contact person previously designated on the 2007-2009 AOAO/AOOU registration application (unless the information has been updated with the Commission).

All renewal applications including renewals online but, excluding those requesting a bond exemption, must be postmarked or hand-delivered no later than the Commission's prescribed deadline date which is targeted as May 31, 2009.

For those associations requesting a bond exemption, the registration deadline is Monday, May 4, 2009.

The reason for the earlier bond exemption application deadline is to allow the AOAO/AOOU enough time to obtain and submit evidence of the fidelity bonding no later than May 31, 2009, if the bond exemption application is denied.

Completed registration applications (including fees and all required documents) must be postmarked no later than midnight May 31, 2009 and mailed to:

Real Estate Branch, Association Registration, 335 Merchant Street, Room 333, Honolulu, Hawaii 96813.

Registration applications may also be hand-delivered to the same address no later than 4:30 PM on May 31, 2009.

The Commission strongly encourages registering early to

avoid penalty fees for late payment or late registration after May 31, 2009. In order to successfully register, an AOAO/AOOU must timely submit a completed registration application form, a Certification Statement of Insurance form (if fidelity bond coverage terminates prior to June 30, 2009) or a bond exemption application (if applicable), and all required fees.

Fees for the 2009-2011 biennial registration include a \$50.00 nonrefundable registration fee, the \$4 per apartment Condominium Education Trust Fund (CETF) fee, plus (if applicable) a nonrefundable \$50.00 fidelity bond exemption application fee if requesting a bond exemption application.

Condominium projects that fail to successfully register by May 31, 2009 must file as a new applicant and pay a penalty of \$50.00 plus a penalty of an additional 10% of the total CETF fee. *These projects also lack*

*standing to maintain any action or proceeding in the courts of this State until the AOAO/AOOU properly registers, pursuant to Sections 514A-95.1(b) and 514B-103B-(b), Hawaii Revised Statutes, and is subject to action by the Regulated Industries Complaints Office (RICO).*

Persons needing registration assistance may call 586-2643 to speak to a condominium registration clerk.

*Online registration applications will be available on April 3*

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This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

The Hawaii Condominium Bulletin is funded by the Condominium Education Fund, Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs, State of Hawaii.



## Letter from the Chair . . .

Happy New Year! We start the New Year with a newly elected President, his new cabinet and policies. January also opened the 2009 Legislative session.

A few condominium bills have already been introduced relating to telecommunication equipment, prohibition of smoking on the premises, condominium hotels, and proxies. To keep abreast of the bills, you may refer to the Legislative website and review the Senate and House bills introduced ([www.capitol.gov](http://www.capitol.gov)).

Just a heads up! The biennial registration renewal for Associations of Apartment Owners and/or Association of Unit Owners begins in April. The deadline is May 31, 2009.

We are excited to report that a few of the State Libraries will receive free reference materials from the Foundation for Community Association Research through its "Adopt-a-Library" program. The reference publications cover topics on management of funds to working with contractors. Early January, the Real Estate Commission (Commission) held its committee meeting on Maui. The Commission holds its committee meetings on the neighbor islands on a rotating basis. The next outer island committee meetings are planned to be held on Kauai in July and on Kona in October. You may view the Commission's website or contact the Real Estate Branch for definite dates, time and location in the future.

As always, you are welcome to attend the Commission's monthly meetings, please review the meeting schedule and Education calendar.

The state of the economy made 2008 a challenging year for everyone. May 2009 be a year of recovery and good things to come.

Sincerely,

*William S. Chee*

William S. Chee  
Chair, Condominium Review Committee



**William S. Chee**

## Ask the Condominium Specialist

**Q Does the existing president continue to run the annual meeting when his term ends and no election has been processed to replace him yet?**

**A** You may refer to the association's declaration and bylaws for provisions to address this matter. If it does not, commonly the vice president is the next person in charge.

Section 514B-121, Hawaii Revised Statutes, states that association meetings "shall be conducted in accordance with the most recent edition of Robert's Rules of Order Newly Revised." This guide should be used as a reference for questions regarding parliamentary procedures.

**Q What is the allowable amount of interest which can be charged per month on overdue maintenance fees for condominium associations?**

**A** The short answer is that pursuant to the condominium law, Chapter 514B, Hawaii Revised Statutes (HRS), § 514B-144(b), HRS, provides that "past due common expense[s] or installment[s] thereof shall bear interest at the rate established by the association, provided that the rate shall not exceed eighteen per cent per year."

Therefore, the rate of interest charged on overdue maintenance fees is set by the association, but cannot be more than eighteen per cent per year.

A condominium association derives its authority to act in certain matters pursuant to §514B-104, HRS. Having said that, §514B-105(c), HRS, provides that a condominium association cannot deduct and apply portions of maintenance fee payments from a unit owner for, among other things, interest charges, unless the association board adopts and distributes to all owners a policy regarding the consequences of failing to pay late fees.

Any reference to appropriate interest penalties that you noted in your email, which you may have found outside of the condominium law, may or may not apply; you should seek the advice of an attorney on this matter.

By Joyce Y. Neeley, Esq.

## V. The Future of Covenant Enforcement Actions.

A. **Hard Surface Floors.** Many boards of directors of condominium associations have paid little attention in the past to replacement of carpeting with hard surface floors. However, hard surface floors have become much more popular and easily accessible to owners to install. The problem is that many buildings were not designed to allow hard surface flooring in any areas except perhaps a small entry way or the bathroom. As a consequence, condominium boards are receiving complaints about the noise transmission to lower or adjacent units. While some boards would understandably prefer not to become involved in these issues, unfortunately, the statutes demand that the boards review and approve all work done by owners including replacement of carpeting with hard surface floors:

“No unit owner shall do any work that may jeopardize the soundness or safety of the property, reduce the value thereof, **or impair any easement**, as reasonably determined by the board.”

HRS Section 514B-140. Moreover, if the hard surface flooring could interfere with the right of other unit owners to use and enjoy their units, the alteration very likely would be defined as “material” by a court and require the approval of other owners - 67% of the common interest and directly affected owners (*i.e.*, the owner below):

“Subject to the provisions of the declaration, **no unit owner may make or allow any material addition or alteration**, or excavate an additional basement or cellar, without first obtaining the written consent of sixty-seven per cent of the unit owners, **the consent of all unit owners whose units or appurtenant limited common elements are directly affected**, and the approval of the board, which shall not unreasonably withhold such approval. The declaration may limit the board’s ability to approve or condition a proposed addition or alteration; provided that the board shall always have the right to disapprove a proposed addition or alteration that the board reasonably determines could jeopardize the soundness or safety of the property, impair any easement, or interfere with or deprive any nonconsenting owner of the use or enjoyment of any part of the property.”

HRS Section 514B-140. If a hard surface floor interferes with the right of other occupants to use and enjoy their apartment, the hard surface floor is “material” under the statute. Thus, faced with this type of proposal, the Board must adopt standards of installation designed by professionals (*e.g.*, acoustical engineers) to avoid any interference with the other owners (and thus the

alteration becomes non-material). The Board can also submit the proposal to a vote and obtain the approval of 67% of the common interest plus all directly affected owners (based on an amendment to the declaration to allow installation of the hard surface flooring based on the standards recognized by the professionals).

A number of courts from other jurisdictions have concluded that hard surface flooring creates a nuisance. And, as noted above, some experts advise that there are some buildings that were not designed for the flooring and that only carpeting as installed by the original developer will suffice to prevent interference with the right of the owner below to enjoy his or her unit.

## B. Smoking in Apartments or on Lanais Adjacent to Apartments.

Many Boards or owners in condominium units are interested in restricting smoking on lanais or in all of the apartments at the Project. The question is whether the Board has the ability to adopt such a policy and what amendments to the governing documents, if any, may be necessary in that regulating the use of apartments is much more difficult than regulating the use of the common elements. The Condominium Property Act provides that the Board of Directors can adopt house rules to regulate the use of common elements. §514B-104(6). The applicable state law and City and County ordinance with regard to smoking will preclude smoking in any enclosed or partially enclosed common elements. (See *e.g.*, Chapter 328J, HRS and §41-21, ROH.)

The Bylaws may provide that the Board can adopt rules to regulate the use of common elements. The authority to adopt rules as described in the Bylaws will almost inevitably include rules related to operation and use of common elements but they may also include rules related to operation and use of the apartments (or limited common elements). The following is a sample of such a provision:

The Developer shall initially adopt, and the Board shall thereafter adopt and amend, such Rules and Regulations as the Developer or the Board, as the case may be, may deem necessary or desirable ***governing the details of the operation and use of the common elements and certain details of the use of the Apartments, including, without limitation, such operation and use of the Apartments and the limited common element as may affect the operation and use of the common elements.*** Such rules shall be

binding upon the Apartment Owners, and all invitees, guests, employees and tenants of the Apartment Owners and all occupants of the Apartments, and shall be enforceable by the resident manager and the managing agent on behalf of the Board.

As noted, above, however, regardless of what the By-laws may say, the statute provides that the Board can adopt rules related to use of apartments in certain circumstances. Section 514B-105(6) of the new Condominium Property Act expressly permits boards to adopt rules to regulate behavior in an apartment but only under certain circumstances:

(b) Unless otherwise permitted by the declaration, by-laws or this chapter, an association may adopt rules and regulations that affect the use of or behavior in units that may be used for residential purposes only to:

...

(2) Regulate any behavior in or occupancy of a unit which violates the declaration or bylaws or unreasonably interferes with the use and enjoyment of other units or the common elements by other unit owners...

Otherwise, the association may not regulate any use of or behavior in units by means of the rules and regulations. Thus, arguably, the Board could adopt a rule to prohibit smoking in units if it could prove that such behavior “unreasonably interferes with the use and enjoyment of other units or the common elements by other unit owners.” It may be possible to take the position that smoking in a unit “unreasonably interferes” with the use of other units or the common elements. For example, if the units share a ventilation system, smoking in one unit could “unreasonably interfere” with other owners’ use. Other trial courts from other jurisdictions have concluded that smoking is a “nuisance” and prohibited smoking under general restrictions against nuisances in governing documents; however, there is no case law in Hawai‘i interpreting this language. The safest way for the Board to address this issue is to propose an amendment to the Declaration to expressly permit the Board to prohibit smoking in units or on lanais. Section 514B-32(a) contemplates that restrictions on the use of units will be in the Declaration. And, totally prohibiting smoking will be seen by owners who smoke as a material intrusion on their right to smoke in their units. As you know, Chapter 514B permits the Board to propose an amendment to allow the Declaration to be amended by 67% of the common interest (rather than 75% as required by Chapter 514A). An amendment to reduce the percentage to 67% can be effected by owners representing 50% of the common interest

While there has been no litigation on this issue in Hawai‘i, it is clear that community associations across the country are grappling with the problem of how or whether

to regulate smoking in apartments:

Because covenants and bylaws typically prohibit nuisances, community associations may be the first battlefield in the war against smoking at home. It is those covenants and bylaws that, potentially, will provide associations with a legal short cut if they file litigation.

P. Michael Nagle and Craig B. Zaller, *If You Smoke, Your Home May No Longer Be Your Castle*, Common Ground, March/April 1997.

There are no cases in Hawai‘i which discuss this issue in a condominium association. There are a few cases in other jurisdictions involving rental apartments discussed in the Common Ground article cited above. In *Fox Point Apt. v. Kippes*, No. 92-6924 (Clackamas County, Ore, District Court 1992), a landlord moved a known smoker into the apartment below a nonsmoking tenant. The nonsmoker began to suffer nausea, swollen membranes, and respiratory problems as cigarette smoke entered her apartment. The tenant sued, alleging that the landlord had breached his statutory duty to keep the premises habitable. A six-person jury unanimously found a breach of habitability, reduced the tenant’s rent by 50%, and awarded her money to cover her medical bills. In *Snow v. Gilbert*, Docket No. MICV94-07373 (Middlesex County, Mass., Superior Court, (1994), a woman suffering from pulmonary fibrosis and CREST, a form of scleroderma, won a temporary injunction against her landlord. The injunction prevented him from renting the units below hers to smokers until she found a new apartment. In *Layon, et al. v. Jolley, et al.*, No. NS004483, the plaintiff sought an injunction prohibiting harassment. According to the complaint, the plaintiffs’ condominium sits above a garage where the defendant smokes marijuana, cigarettes, and cigars. The plaintiffs claim they are forced to evacuate their home every time the defendant smokes. The court issued a restraining order, specifying that the defendant cannot smoke in the garage. In *Platt v. Stella Landi, et al.*, No B952452, a nonsmoking owner of a condominium unit sued his downstairs neighbor and the condominium association because of smoke that drifts through his open windows. He is seeking to prohibit his neighbors from smoking anywhere in the development or from smoking in their condominium, except with the windows closed and under certain conditions. The plaintiff also wants to prohibit the leasing of adjacent condominiums to smokers. The article does not report on the outcome of the case. More recently, a Colorado trial court concluded that smoking in apartments in a condominium project constituted a nuisance:

The term “nuisance” is not defined in the Declaration. Black’s Law Dictionary (6th ed. 1990) defines “nuisance” as “that activity which arises from unreasonable, unwarranted or unlawful use by a person of his own property, working ob-

struction or injury to right of another, or to the public, and producing such material annoyance, inconvenience and discomfort that law will presume resulting damage.” See *State ex rel. Herman v. Cardon*, 530 P.2d 1115, 1118 n.1 (Ariz. App. 1975). Also, “[t]hat which annoys and disturbs one in possession of his property, rendering its ordinary use or occupation physically uncomfortable to him; e.g. smoke, odors, noise, or vibration.” *Patton v. Westwood Country Club Co.*, 247 NE2d 761,763 (Ohio App. 1969). In this case, complaints were made about smoke or the smell of smoke migrating from Unit 2 into adjoining units at the very first homeowner’s meeting. Despite plaintiffs’ contentions that this action was taken simply to appease one tenant, testimony by several witnesses supports the fact that smoke smell seepage was a longstanding problem. The issue of whether there was actual smoke or simply a smoke smell is irrelevant. Testimony substantiated an almost constant smell of cigarette smoke which was the source of complaint by multiple tenants. Clearly, the smoke smell constitutes a nuisance under these circumstances.

*Christiansen v. Heritage Hills 1 Condominium Owners Ass’n*, District Court Colorado (06CV1256) (2006). The association in the Colorado case based the smoking prohibition on an anti-nuisance amendment to the declaration. The Colorado trial court rejected an argument that the language of the declaration prohibiting a nuisance violated public policy:

Finally, the court considered whether the smoking ban violates any public policy or fundamental rights of any of the owners. The association asked the court to take judicial notice of laws recently passed in Colorado regarding cigarette smoking. Section 25-14-202, C.R.S., speaks to the concern of the legislature for protecting nonsmokers from environmental tobacco smoke in indoor areas. Section 25-14-202 also specifically states that the legislature wishes to limit any unwarranted intrusion into private spheres of conduct and choice. Plaintiffs argue that this ban impacts their ability to enjoy their private home. However, the association argued that migration of smoke and/or smoke smell in this setting is like extremely loud noise. Despite numerous efforts, it cannot be contained within a single unit. Finally, the Colorado court noted that courts have not specifically extended the protections of the Fourteenth Amendment to a fundamental right to smoke. (See the court’s lengthy discussion in *Grusendorf v. City of Oklahoma City*, 816 F.2d 539, 541 (10<sup>th</sup> Cir. 1987)). This is especially true here where plaintiffs’ private activities are impacting so negatively on the remainder of the community.

As you know, the state legislature has recently adopted a law prohibiting smoking in all enclosed or partially enclosed areas. (Chapter 328, HRS). Thus, like Colorado, the Hawai’i legislature has acted to protect nonsmokers. Also, like Colorado, the legislature stopped short of prohibiting smoking in private residences.

§328J-8, HRS. The bottom line is that there is little to guide the Board on this issue. As the *Los Angeles Times* wrote:

Even though nearly two-thirds of Americans have smoke-free polices in their own homes, according to the 2000 census, restrictions on smoking in multi-unit buildings, in the very sanctity of one’s own living room, constitutes a new frontier in tobacco law.

*Los Angeles Times, This Proposed Smoking Ban Has Some Fuming*, January 29, 2007.

There are some serious concerns with proposing the adoption of such an amendment. The Board needs to recognize that if such an amendment were adopted, the Board would be undertaking the responsibility of enforcing the same. Enforcement of this provision could prove difficult since it may be difficult to prove that odors or fumes emanate from a specific apartment. Also, adoption of this amendment may expose the Association to serious claims for non-enforcement of rules. Because smoking or secondhand smoke can cause serious health problems, occupants could claim that the failure to enforce such a provision creates health risks for occupants. The Board must weigh these concerns before deciding whether or not to propose an amendment or adopt a house rule.

**C. Vicious Dogs.** Unfortunately, we are seeing more and more instances of dangerous dogs creating large liabilities for community associations. Boards need to react promptly and properly in each situation. We are informed by a prominent insurance professional that a six figure verdict was recently paid out by an association’s liability carrier for a claim involving a dog attack. In that case, the board knew the dog had vicious propensities but instead of demanding the removal of the dog, the association simply sent letters to the dog owner and fined the dog owner. The victim’s attorney, of course, asserted that letters and fines are not enough when the board knows of the dog’s threat to others - the dog should have been removed. As a result of the large insurance payout the insurer carrier refused to renew the policy and the association’s agent expressed concern about finding a new carrier. It is likely that if new coverage was located, it would be more expensive. A Hawai’i jury awarded damages in the amount of \$850,000.00 in a case where a 2 1/2 year old child was repeatedly bitten by a Rottweiler dog. The award of \$850,000.00 included punitive damages in the amount of \$500,000.00, **which are not typically covered by insurance**. There are multiple cases from other jurisdictions where landlords or community associations have been faced with huge claims from persons injured in dog attacks. It is one of the leading causes of injuries to children in the United States.

If a dog shows signs of being vicious (*e.g.*, lunging at others, attacking others or attempting to attack others, attacking or attempting to attack other pets), the only completely safe course of action for the association is to demand the removal of the dog. Owners of potentially vicious dogs will promise it won't happen again but if it does, it is likely the association that will be sued (many owners do not carry insurance and do not have significant assets). While these cases have to be analyzed on a case by case basis and while each association should consult with its own counsel, we feel that in cases involving dangerous animals it is better to take legal action, even if the outcome is uncertain, than to take no action at all and to have the dog harm another occupant.

#### **Contributing Author**

Joyce Y. Neeley, Esq. is a partner of Neeley & Anderson. She is a member and former co-chair of the Condominium Property Regime Committee of the Hawaii State Bar Association. She is also a member of the Blue Ribbon Condominium Law Recodification Advisory Committee and former President of the Hawaii Chapter of Community Associations Institute, a national non-profit organization. Ms. Neeley has published numerous articles on issues related to community association law and is a frequent lecturer on the topic at local and national seminars.

## **Condominium Bulletin Moves Toward 'Green' Movement**

The current movement is the "Being green" and "living green" consciousness. With that in mind, the Real Estate Commission (Commission) is attempting to take steps towards becoming environmentally friendly. The reduction of paper usage is a major consideration in this effort.

The Commission is considering eliminating printed copies of the Condominium Bulletin and having it strictly available on line.

No date has been set yet for this goal. The Commission realizes that not everyone has access to a computer with on line services and therefore will make copies available upon request.

Public notification will be given when this action will take place. Stay tuned until further notice.

## **2009 Real Estate Commission Schedule**

**These committees meet one after another, beginning at 9 a.m.: Laws & Rules Review, Condominium Review, Education Review**

Wednesday, February 11, 2009

Wednesday, March 11, 2009

Wednesday, April 8, 2009

Wednesday, May 6, 2009

Wednesday, June 10, 2009

**Real Estate Commission**

**9 a.m.**

Friday, February 27, 2009

Friday, March 27, 2009

Friday, April 24, 2009

Friday, May 29, 2009

Friday, June 26, 2009

All meetings will be held in the Queen Liliuokalani Conference Room of the King Kalakaua Building, 335 Merchant Street, First Floor, Honolulu.

Meeting dates, locations and times are subject to change without notice. Please visit the Commission's website at [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec) or call the Real Estate Commission Office at 586-2643 to confirm the dates, times, and locations of the meetings. This material can be made available to individuals with special needs. Please contact the Executive Officer at 586-2643 to submit your request.

# Five Hawaii Libraries Will Receive Free Reference Materials on Managing Condominium, Cooperative Associations

## **CAI Hawaii and the Hawaii Real Estate Commission received the Adopt-a-Library Award in December**

The Foundation for Community Association Research has awarded a collection of reference publications on managing condominium, cooperative and homeowner associations to five Hawaii libraries through its Adopt-a-Library program.

The collection, each valued at more than \$1500, was made possible by the State of Hawaii, Hawaii Real Estate Commission's educational expenditure of the Condominium Education Trust Fund and a donation by the Hawaii Chapter of CAI and the Foundation for Community Association Research.

"CAI's Adopt-a-Library program provides much-needed general information on every aspect of a community association's role as a business, a government and a community," said David Jennings, executive director of the Foundation for Community Association Research.

"From combating homeowner apathy to filing tax returns, these publications offer readers the answer to any question on how to protect and enhance the community association lifestyle."

Al Denys, CAI Hawaii's President said, "The Hawaii Real Estate Commission expects to provide updated national educational materials to libraries statewide, and CAI Hawaii is committed to assist in that effort throughout 2009.

"We will continue to apply for more awards through the Foundation's Adopt a Library program.

"We also understand that the Hawaii Real Estate Commission also continues to expend monies from the trust fund to provide Hawaii specific educational information and materials. "

The Adopt-a-Library gift is comprised of a number of CAI publications as well as a complete set of CAI's *27 Guides for the Association Practitioner* offering nuts-and-bolts guidelines on:

- managing budgets and reserve funds,
- the responsibilities of the board and the professional manager,
- legal and tax issues,

- communication with association members and renters,
- buying insurance and managing risk,
- drafting rules,
- dispute resolution, and
- working with contractors.

The Foundation for Community Association Research, a 501(c)(3) corporation, was founded in 1975 to serve as the catalyst for positive change in the community association industry.

The Foundation promotes community association research, development and scholarship by illuminating future trends and opportunities, supporting and conducting research and mobilizing resources.

The Community Associations Institute is a non-profit association created in 1973 to educate and represent the nation's 286,000 community associations — condominium associations, homeowner associations and cooperatives.

CAI members include homeowners, associations, and related professionals and service providers.

### **Mediation Summaries to Resume with Next Issue**

Publication of Mediation Case Summaries will resume with the next issue of the Hawaii Condominium Bulletin.

This portion of the publication informs readers about the disposition of mediation complaints handled by Mediation Services of Maui, Mediation Center of the Pacific, Kauai Economic Opportunity, Inc., West Hawaii Mediation Center, Regulated Industries Complaints Office, and Kuikahi Mediation Center.

# Condominium Education Calendar

This calendar lists upcoming educational events of interest to the condominium community. The publishers express **no opinion** about the quality or content of any event they do not sponsor. This listing should not be construed as an endorsement or sponsorship of any event, unless expressly indicated. Events may be subject to change; please check directly with the provider to confirm each event.

Date	Time	Event Title	Location	Provider
1/22/09	11:30 – 1:30	*Navigating through Turbulence to Successful Annual Meetings	Hale Koa Hotel	CAIH
3/12/09	TBA	*Issues Relating to Aging Buildings	Neal Blaisdell Center	CAIH
4/22-25/09		CAI National Conference & Expo	Sheraton New Orleans	CAI
5/16/09	TBA	*ABC's – Basic Course for New Board Members	Japanese Cultural Ctr.	CAIH
5/21/09	TBA	*Insurance Contracts and Pitfalls	Hale Koa Hotel	CAIH
7/16/09	TBA	Legislative Updates & 514A & B	Hale Koa Hotel	CAIH
8/20/09	TBA	Budget Busters–Pitfalls in the Budgetary Process	Hale Koa Hotel	CAIH
10/17/09	TBA	Why Nobody Likes You – How Boards, Managers & Legal Counsel Can Improve Relations with Owners	Japanese Cultural Ctr.	CAIH

*\*The seminar is partly funded by funds from the Condominium Education Fund, Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs, State of Hawaii for condominium apartment owners whose AOA is currently registered with the Real Estate Commission.*

*Information is subject to change. For full information on the above-listed courses, please call the provider.*

	Provider	Phone	Address
CAI	Community Associations Institute (National) <a href="http://www.caionline.org">www.caionline.org</a>	(703) 548-8600	225 Reinekers Ln #300 Alexandria, VA 22314
CAI-H	Community Associations Institute - Hawaii Chapter <a href="http://www.caihawaii.org">www.caihawaii.org</a>	488-1133	P.O. Box 976 Honolulu, HI 96808
CCM	Condominium Council of Maui <a href="http://www.mauicondocouncil.com">www.mauicondocouncil.com</a>	573-4231	c/o SCBNR 250 Alamaha St #N213 Kahului, HI 96732
HAR	Hawaii Association of Realtors <a href="http://www.hawaiiirealtors.com">www.hawaiiirealtors.com</a>	733-7060	1136 12 <sup>th</sup> Ave., Ste. 220 Honolulu, HI 96816
HCAAO	Hawaii Council of Associations of Apartment Owners	566-2122	PO Box 726 Aiea, HI 96701
HSAP	Hawaii State Association of Parliamentarians <a href="http://www.hsap.org">www.hsap.org</a>		98-238 Paleo Way Aiea, HI 96701
HSBA-CLE	Hawaii State Bar Association - Continuing Legal Educ. <a href="http://www.hsba.org">www.hsba.org</a>	537-1868	1132 Bishop Street, Ste 906 Honolulu, HI 96813
IREM	Institute of Real Estate Management Hawaii Chapter No. 34 <a href="http://www.iremhawaii.org">www.iremhawaii.org</a>	847-0141	PO Box 17040 Honolulu, HI 96817
LOR	Lorman Education Services <a href="http://www.lorman.com">www.lorman.com</a>	(866) 352-9539	2510 Alpine Road Eau Claire, WI 54703
UH-OC	Noncredit Programs, Outreach College, University of Hawaii	956-8244	2530 Dole Street Honolulu, HI 96822

Real Estate Branch and Real Estate Commission's web page at: <http://www.hawaii.gov/hirec>  
Address: 335 Merchant Street, Rm. 333; Honolulu, HI 96813; Phone: (808) 586-2643

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