

Name of agency/organization: Fern Forest Community Association

Contact person/phone/email: John Tarson (president) [REDACTED]
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Thank you for taking the time to answer these questions.

1. In your experience, how prevalent is the issue of squatting and adverse possession?

It is very bad in our subdivision. I oversee the community and 2,586 lots. I believe that the majority of the lots are not occupied and between squatting in home and/or structures and "camping" there are too many complaints and issues we have to keep up with.

2. In what communities and districts do squatting and adverse possession appear most prominent?

Puna. The more remote the greater the problem.

3. When you receive notice or a complaint about these situations, what is your normal course of action?

Have the homeowner(lot owner) write a letter stating their position of not wanting anyone on their property and no one having their permission to be there with the physical address, TMK#, and signature. Then I file a police report.

4. What kinds of complications have arisen in the past that have prevented a successful resolution of the situation?

The squatters moving a few lots down and having to start the process over. This frustrates efforts to remove them from the community and makes police less willing to help.

5. For those situations that have been successfully resolved, please describe what happened.

Proper procedure was followed to allow the police to assist us.

6. What happens when you contact or try to contact the owner of record?

Sometimes we find them(they are usually most willing to be helpful) when we can not find them we hit a dead end.

7. What solutions would you recommend?

Drafting a law requiring a lease or ownership to reside on these properties. It would make it very easy to establish who should or should not be there. It would also cut down on illegal rentals and non payment of taxes associated with these illegal rentals.

8. Are there any other comments you would like to make?

FFCA is willing to be part of this process in any way you may need. Mahalo for the pro-active approach to this!