



Judicial Council of California

ADMINISTRATIVE OFFICE OF THE COURTS

OFFICE OF GOVERNMENTAL AFFAIRS

770 L Street, Suite 700 • Sacramento, California 95814-3393

Telephone 916-323-3121 • Fax 916-323-4347 • TDD 415-865-4272

RONALD M. GEORGE
Chief Justice of California
Chair of the Judicial Council

WILLIAM C. VICKREY
Administrative Director of the Courts

RONALD G. OVERHOLT
Chief Deputy Director

CURTIS L. CHILD
Director, Office of Governmental Affairs

March 20, 2008

Hon. Lori Saldaña, Chair
Housing and Community Development Committee
State Capitol, Room 5150
Sacramento, California 95814

Subject: AB 2846 (Feuer), as introduced - Support
Hearing: Housing and Community Development Committee – April 30, 2008

Dear Assembly Member Saldaña:

The Judicial Council supports AB 2846, which provides, among other things, that if a dispute exists between the owner of a separate interest and a homeowners' association regarding assessments imposed by the association, and the amount in dispute does not exceed the jurisdictional limits of the small claims court, the owner of the separate interest may either request alternative dispute resolution as specified in the Davis-Stirling Common Interest Development Act or pay the disputed amount under protest and commence an action in small claims court.

The Judicial Council supports AB 2846 because it will provide greater access to the courts by expressly allowing disputes about homeowner association fees to be brought through the much simpler and less expensive small claims court process. AB 2846 also expands the current alternative dispute resolution process under the Davis-Stirling Common Interest Development Act to explicitly include assessment disputes, which should be more efficient for both the parties and the courts by encouraging the informal resolution of these cases, thereby avoiding the need for litigation.

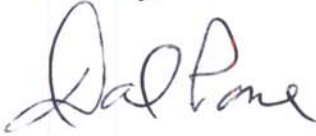
Hon. Lori Saldaña, Chair

March 20, 2008

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For these reasons, the Judicial Council supports AB 2846.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Pone", written in a cursive style.

Daniel Pone
Senior Attorney

DP/op

cc: Members, Assembly Housing and Community Development Committee
Hon. Mike Feuer, Member of the Assembly
Ms. Lisa Engel, Chief Consultant, Assembly Housing and Community Development Committee
Ms. Marjorie Murray, Vice President, California Alliance for Retired Americans
Mr. Chris Ryan, Deputy Legislative Affairs Secretary, Office of the Governor
Mr. Brent Jamison, Director of Legislation, Governor's Office of Planning and Research



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April 23, 2008

Hon. Lori Saldaña, Chair
Housing and Community Development Committee
State Capitol, Room 5150
Sacramento, California 95814

Subject: AB 2846 (Feuer), as amended April 22, 2008 - Support
Hearing: Housing and Community Development Committee – April 30, 2008

Dear Assembly Member Saldaña:

The Judicial Council supports AB 2846, which provides, among other things, that if a dispute exists between the owner of a separate interest and a homeowners' association regarding assessments imposed by the association, and the amount in dispute does not exceed the jurisdictional limits of the small claims court, the owner of the separate interest may either request alternative dispute resolution as specified in the Davis-Stirling Common Interest Development Act or pay the disputed amount under protest and commence an action in small claims court.

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Hon. Lori Saldaña, Chair
April 23, 2008
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Daniel Pone
Senior Attorney

DP/op

cc: Members, Assembly Housing and Community Development Committee
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CURTIS L. CHILD
Director, Office of Governmental Affairs

May 27, 2008

Hon. Alan Lowenthal, Chair
Senate Transportation and Housing Committee
State Capitol, Room 2032
Sacramento, California 95814

Subject: AB 2846 (Feuer), as amended May 1, 2008 - Support
Hearing: Senate Transportation and Housing Committee – June 17, 2008

Dear Senator Lowenthal:

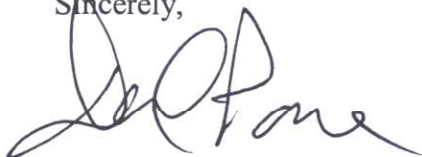
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Hon. Alan Lowenthal, Chair
May 27, 2008
Page 2

For these reasons, the Judicial Council supports AB 2846.

Sincerely,

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Daniel Pone
Senior Attorney

DP/op

cc: Members, Senate Transportation and Housing Committee
Hon. Mike Feuer, Member of the Assembly
Mr. Mark Stivers, Consultant, Senate Transportation and Housing Committee
Mr. Edward Morley, Principal Consultant, Senate Republican Office of Policy
Ms. Marjorie Murray, Vice President, California Alliance for Retired Americans
Mr. Chris Ryan, Deputy Legislative Affairs Secretary, Office of the Governor
Mr. Brent Jamison, Director of Legislation, Governor's Office of Planning and Research



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CURTIS L. CHILD
Director, Office of Governmental Affairs

June 6, 2008

Hon. Ellen Corbett, Chair
Senate Judiciary Committee
State Capitol, Room 3092
Sacramento, California 95814

Subject: AB 2846 (Feuer), as amended May 1, 2008 - Support
Hearing: Senate Judiciary Committee – June 24, 2008

Dear Senator Corbett:

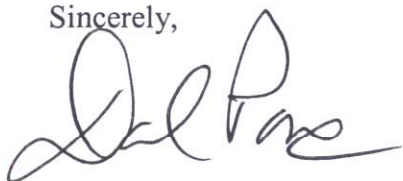
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Hon. Ellen Corbett, Chair
June 6, 2008
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Sincerely,

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Daniel Pone
Senior Attorney

DP/op

cc: Members, Senate Judiciary Committee
Hon. Mike Feuer, Member of the Assembly
Mr. Benjamin Palmer, Consultant, Senate Judiciary Committee
Mr. Mike Petersen, Consultant, Senate Republican Office of Policy
Ms. Marjorie Murray, Vice President, California Alliance for Retired Americans
Mr. Chris Ryan, Deputy Legislative Affairs Secretary, Office of the Governor
Mr. Brent Jamison, Director of Legislation, Governor's Office of Planning and Research