

UNITED STATES OF AMERICA
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF HEARINGS AND APPEALS

The Secretary, U.S. Department of Housing and Urban
Development, Charging Party, on behalf of

GERRITT SCHAFFER,

Complainant,

v.

KAILUA VILLAGE CONDOMINIUM ASSOCIATION, RON ZENTNER,
SUSAN WINN, STEPHANIE SMEDES, CERTIFIED MANAGEMENT, INC.,
dba ASSOCIA HAWAII, BENJAMIN WILLOUGHBY, BRUCE STERN,
DEBORAH STERN, JACQUELINE J. FRAME, KONA NOW LLC, dba
KONA NOW REALTY and KONA NOW HAWAII ISLAND RENTALS,

Respondents.

24-JM-0077-FH-003

December 19, 2023

**NOTICE OF ELECTION TO PROCEED
IN UNITED STATES FEDERAL DISTRICT COURT**

A *Charge of Discrimination* was issued in the above-entitled matter on December 15, 2023. On December 18, 2023, Complainant, made a timely election to have the claims asserted in that charge decided in a civil action in United States federal district court.

Therefore, take notice that this matter, docketed as HUDOHA No. 24-JM-0077-FH-003, FHEO No. 09-22-9910-8, is terminated in order that the Secretary may proceed with a civil action pursuant to 42 U.S.C. § 3612(o).



J. Jeremiah Mahoney
Chief Administrative Law Judge