



ORCHIDLAND ESTATES NEWSLETTER

Orchidland Community Association, Incorporated
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COMMUNITY DEVELOPMENT

BARBARA ARTHURS

COMMUNITY SERV. COORD.

MYA PAW'U

LOT DEVELOPMENT

LORI MINER

NEWSLETTER

LORI MINER

MEETINGS

BOARD - 3RD WEDNESDAY

ROADS - 1ST WEDNESDAY

6:30 P.M. EACH MONTH AT

THE AINALOA LONGHOUSE

EVERYONE IS WELCOME.

ANNUAL MEMBERSHIP MEETING

APRIL 19th - 10:00 a.m.
Ainaloa Longhouse
9:30 a.m. Registration

Come early to register, have some refreshments, meet your Board of Directors and neighbors. The meeting will begin at 10:00 a.m. and is expected to end no later than 1:00 p.m.. In order for a lot owner to cast a vote, the lot must have all road fees paid, and be cleared of all OLCA charges. One vote per lot.

The agenda will include officers' reports, committee reports, Road Maintenance and Paving plans, and the 2003-2004 proposed budget.

FORECLOSURE AMENDMENT PASSES

In the last newsletter we asked if the membership would support adding a foreclosure amendment to our bylaws.

We now have the authority from the membership to foreclose on lot owners who are extremely past due on their road maintenance fees, and the Bylaws are being revised. If you would like to be on that committee, please call the voice mail.

PRESIDENT'S MESSAGE

Our current board is functioning well, a diverse group of dedicated volunteers working hard to improve Orchidland. We have tried to balance needs and costs in order to fairly represent all 2411 lot owners, residents and absentee owners alike. I'd like to thank Ray Kobayashi, who recently resigned from the Board since he no longer owns Orchidland property. He added a professional contractor's viewpoint to our Board planning.

We started the fiscal year with no reserves, cost overruns, uncontrolled spending, an IRS penalty, and broken equipment. During the early part of this year, several officers had to be off Island for family matters. We have had to make some strategic decisions this year, some of which were controversial, and we have made substantial progress in building our community.

Last fall, the Board of Directors decided to eliminate the Road manager's position, replacing an expense of about \$10,000 per year with volunteer labor. That's more money for actual road improvement and maintenance. The initial suggestion came from a letter by a Mainland owner questioning our labor costs. A small group of residents signed a petition to protest the elimination of the position; most of the signers had not paid their paving assessments and many did not even attend the meeting they signed for. The members in attendance asked the Board for updated paving and

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PRESIDENT'S MESSAGE*continued*

Road Maintenance plans, which will be presented at the Annual meeting.

This Road Committee has also done more side road work than in recent years, bringing relief to many owners.

In the spirit of fairness and equal allocation of assets, this Board decided to add Ilima Street to the Paving Plan, as *IT IS A MAIN ACCESS ROAD*, and has received substandard maintenance for some time. Currently paving is subject to the erratic availability of the oil—as of this writing none is available. Prep work is continuing, and hard surfacing will resume upon oil availability.

Plans are moving along for our own community center at the community lot on Orchidland Drive at 36th Street. So far this lot has cost each member a mere \$10.00. NO ROAD funds have been used, but through donations, grants and fundraisers the lot was acquired and cleared. Now we are ready to start building. We have already received a donation of \$1000.00 to erect a fence and plan a temporary shelter for equipment and files. PLEASE donate at least the requested \$20.00 (and more if you are able)! It's a great investment in the future of the Orchidland community.

Lastly, concerning commercial development, I have represented your interests by twice testifying before the Hawaii County Planning Commission regarding two different proposed projects on Orchidland Drive. While we all want responsible development, we are working with the developers for the types of businesses that would be appropriate for our community. A prime

requirement is that new businesses do not serve open alcohol (bars or taverns), as this would create a potential liability for OLCA as owner of the roadways. Because the Board has noticed that about half the roadside debris is from a neighboring fast food drive-through restaurant, we have added specific requirements and fees to protect our community interests so that regular members do not end up footing the bill for developers. Please ratify the new Mandatory Road Fee schedule so we may collect the *fair share* from our heavy road users.

ROAD REPORT

The RMC started the fiscal year with multiple equipment problems, including grader tires that wouldn't hold air pressure. ALL the equipment is finally working, and all main access roads (MAR's) have been graded, with most receiving multiple sweeps. Other trouble spots and small holes have been addressed.

This road committee has made it a commitment to do side road work in addition to maintaining the main roads. The primary cross subdivision side road, 37th, has been graded in its entirety, from Ainaloa Boulevard to Pohaku Drive. It sure saves time when getting from one part of Orchidland to another. Other side road work has been done on sections of 39th, 36th, 35th and 34th Streets.

Design work continues to repair the 39th and Pohaku Drive intersection. Because of the large flooding problems in this area of Orchidland, this intersection has required excessive maintenance, and we are planning a longer-term solution.

The paving on 40th is not complete. The supplier brought out the oil to the jobsite at too low a temperature,

so it did not flow as planned (see related article). Currently the special oil is not available in this state due to oil market problems beyond the suppliers control. The RMC is addressing the problem, including the use of some alternate materials to preserve the road surface. Paving will resume just as soon as the necessary oil is again available. As we pave higher maintenance areas, more money is available for maintaining the remaining roadways.

The Board of Directors eliminated the Road Manager position, and redirected the funds saved into more actual road work. The tasks formerly performed by the paid Road Manager are now performed by Road Committee volunteers. The community is fortunate that current RMC chairman, Don Robinson, has made the time to spend hours a day, every day, to coordinate all the progress on Orchidland roads. His efforts have saved OLCA literally thousands of dollars.

We realize that this is YOUR money we are spending, and we have tried to get the most value for each of your dollars. The previously approved MRMA is taking effect July 1, 2003. This will give next year's RMC a slightly higher budget to offset inflation and other increases beyond our control. As you know, we get no assistance from the County or State in the maintenance of our roadways.

A package delivery driver recently commented that the roads were in a better condition, on average, than they have been in some time. We are proud of this unbiased observation as this RMC has used its volunteer manpower and other cost control measures, to deliver as much maintenance work as possible within the current budget.

OUR COMMUNITY LOT

We had a Rummage Sale in early December and raised \$241 for our Longhouse. I want to thank those members of the community who helped transport items, donated items, helped to sell that day, those who came to buy, and those who helped pack up and transport away what was left. I also want to thank all of the members who made monetary donations throughout the year.

The next phase will be to erect a fence around the road equipment area and put up a temporary building for storage. We hope to have it started before the Annual Meeting in April.

The site plan for buildings on the lot will be presented at the April meeting. It was laid out with the community in mind. The Longhouse is situated north and south in order to get the breeze from the ocean. It is set away from the road equipment area and will be using a separate driveway for safety. The lot also has room for a small children's play area and a large field for the older kids. After the buildings are finished, we will start looking into playground equipment and a basketball court.

As our Road Maintenance Fees are to be used for the roads, we cannot use that money for the Longhouse. In order to purchase the property we solicited a \$10 donation from all members in 1999. The lot fund is growing, but at the rate it is going it will take many years to raise enough money to start building. The only way we can get enough money to build our Longhouse is to again solicit the membership. The Lot Development Committee and Board

of Directors is asking you to approve a \$20 per lot donation request for the Building Fund, to be billed with the Road Maintenance Fee. If everyone complies we can have our very own Longhouse this year.

As funds come in, we will start with the concrete slab for the Longhouse, and start construction of the building. Please help us, help our community.

Mahalo, Lori

Treasurer's Report

Several changes made by the Board of Directors in the past year have made Orchidland Community Association's financial situation the best it has ever been. These changes include employing a collection agency to recover unpaid road dues, using a purchase order system to keep track of expenses and payments, and setting up our bank accounts to correspond to our five funds -- road maintenance, paving, capital fund, administrative, and community lot development.

We have sufficient monies to proceed with our road maintenance program and some of our paving plans for the remainder of this fiscal year, as well as covering our administrative expenses. We also have approximately \$8000 in the capital fund earmarked for the purchase of new road equipment, and \$2000 in the lot development fund. As of this writing, we have received \$122,587 in road maintenance dues (both current and late) and \$83,298 for paving. Expenses to date total \$99,941.31.

BUDGET FOR	
Fiscal Year 2003-2004	
Road Income	Amount
MRMA	\$117,536.00
(\$65/ lot, 2411 lots, 75% comply)	
Receivable	\$23,134.00
Bank Interest	\$1,000.00
Donations	\$500.00
Total Road Income	\$142,170.00
Road Expense	
Administration Fee	\$20,350.00
Paving Fund \$5.50 per lot	\$9,920.00
Capitol Fund \$3.25 per lot	\$6,000.00
Equipment Maintenance	\$15,000.00
Fuel/Oil	\$3,000.00
Main Roads - Labor	\$25,000.00
Materials	\$25,000.00
Equip. Rental	\$5,000.00
Side Roads - Labor	\$11,500.00
Material	\$10,000.00
Equip. Rental	\$1,500.00
Small Tools	\$200.00
RMC Phone	\$700.00
Liability Insurance	\$8,000.00
Contingency	\$1,000.00
Total Road Exp.	\$142,170.00
Admin. Income	
Administrative Fee	\$20,350.00
Liens Cleared	\$1,000.00
Transfer Fees	\$1,000.00
Total Income	\$22,350.00
Admin Expense	
Acct. Rec. Clerk	\$2,200.00
Ballot Tabulation	\$400.00
BOD Insurance	\$1,500.00
Bond Insurance	\$1,000.00
CPA	\$4,000.00
Facility Rental	\$300.00
Liens Placed	\$1,000.00
Minute Recorder	\$2,000.00
Office Supply/Phone	\$1,600.00
Postage	\$2,800.00
Printing	\$1,000.00
Professional Fees	\$1,000.00
Records Keeper	\$3,000.00
Property Tax	\$180.00
Website	\$240.00
Misc.	\$130.00
Total Admin. Exp.	\$22,350.00