



Orchidland Estates Newsletter

Orchidland Community Association, Incorporated
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COMMITTEES

COMMUNICATIONS

JERRY GARDNER

President's Message

By Steven Starnes

A number of issues have come before the Board over the past year. I would like to summarize these briefly:

• Orchidland is zoned for Agriculture. Any other use requires a special use permit from the County Planning Commission.

• Illegal dumping of trash, dead animals and abandoned vehicles is a major problem. Please call the police if you witness anyone dumping trash or leaving old cars in our subdivision.

• ATVs are prohibited on all Orchidland roads. These vehicles have caused damage to unpaved areas.

• Rock that is dumped on the road is paid for by OLCA. It is theft to take this material and use it on private property. Anyone caught doing this will be prosecuted.

• We have a new webmaster and an improved website under construction. More information will be available electronically. Please register online to receive newsletters and other notices via email. Many thanks to Bob Ely for volunteering as webmaster.

• This year paving was done on Pohaku Dr. and 40th Ave. The next increment is planned for Ilima St., pending resolution of a deed defect. The paving schedule depends on the availability of the contractor; it often takes 6 to 8 months after we begin the process.

• OLCA is owed \$290,000 in MRMAs and Paving Assessments. We cannot maintain the roads if lot owners do not pay the Mandatory Road Maintenance Assessment and Paving Assessment. We receive no money from county, state or federal sources for road maintenance.

WEBMASTER
 BOB ELY
 EMERGENCY
 PHONE TREE
 TRINA PARRY
 COMMUNITY LOT
 BARBARA
 ARTHURS

Unfortunately, OLCA is again looking for a meeting place for our Board of Directors and Road Maintenance Committee meetings. The new location will be posted on the website. This recurring problem could be solved by building a longhouse on our own Community Lot. **Please donate \$20 to the Lot Development Fund so that this project can move forward.**

MEETINGS

BOARD-4TH
 WEDNESDAY
 RMC-1ST
 WEDNESDAY
 6:30 P.M. EACH
 MONTH
 EVERYONE IS
 WELCOME

Treasurer's Report as of October 7, 2005

FUND	Income	Expenses	Carry Over	Total
RMC	\$126,606.37	\$50,178.37	\$3,000.00	\$79,428.00
Board	\$13,825.02	\$6,039.11	\$0.00	\$7,785.91
Paving	\$27,425.41	\$75,248.33	\$122,058.14	\$74,235.22
Capital Fund	\$6,233.68	\$0.00	\$705.93	\$6,939.61
Lot Fund	\$785.00	\$64.00	\$2,065.51	\$2,786.51

A complete line-item financial report is posted on the website at www.orchidland.org.

Paving Report

Paving Vote Results: The League of Women Voters' tally of the three paving proposals showed 191 votes for \$50 per year, 89 votes for \$100 per year for five years, and 47 votes for \$125 per year for five years. The current plan, \$50 per TMK to be voted on annually, received the majority of votes, as is reflected in the billing accompanying this newsletter.

The billing you receive in June is for the MRMA (Mandatory Road Maintenance Assessment). The MRMA is \$65 per TMK, if there is no special use permitted. Our special use fees will be posted on the website. The website also has our budget for the current fiscal year. The Paving Assessment money is used only for paving main roads; the MRMA is for maintaining all the roads. Last year we paved a section of Auli'i Dr.; this fiscal year we have paved additional sections of Pohaku Dr. and 40th Ave. Ilima and Laniuma are next on the paving schedule, followed by Orchidland. We are also trying to do something more permanent to solve the flooding problem at the corner of 39th and Pohaku Dr.

As a rough estimate it costs about \$70,000 to do each two-block increment. The \$74,000 that is currently in the paving fund is being used for 40th. As more roads get paved we can spend

additional time and money maintaining the side roads. Please kokua and pay your Paving Assessments as soon as possible-and if you are behind on paving or road maintenance fees, please try to pay what you owe. It benefits the entire community.

We are entering the wet period for this side of the island & expect to see road conditions deteriorate related to the amounts of rain we receive. Until we can get more funds to pave the main roads, both those roads & the side roads will suffer. Say a little prayer for moderate rainfall.

Cell Tower Update

On September 28th Joe Lipinski and Bob Ely, representing Orchidland, along with the 3 most impacted neighbors, met the Verizon representative to discuss the relocation of a cell phone tower that Verizon proposes to build on a private lot about 600 feet NW of the corner of 35th and Orchidland. A tentative agreement was reached whereby the tower would be relocated about 500 feet to the east and adjacent to some commercial property, and the design of the tower changed from a monopole to a disguised, or "stealth", tower. In return the Orchidland Board would withdraw its objection to the Special Use Application. The Board subsequently voted and agreed provided those two changes were made. We have just been notified by the Verizon Project Manager that he was not able to convince his management and/or the property owner of the proposed new location. So, it looks as though we continue on with the contested hearing (scheduled for Monday, October 24th). Results of the hearing will be posted on the website as soon as they are available.

Qualified OLCA Voters

Before a ballot is counted by the League of Women Voters or a voter card is counted (one vote per lot) at OLCA general membership meetings, a lot owner must have paid all fees voted upon by the general membership. These fees include the Mandatory Road Maintenance Assessment, the incremental paving fee, and the one-time \$10 lot assessment (used to purchase our Community Lot). The OLCA Financial Records Keeper, Lily Chan-Harris, provides the League of Women Voters and the OLCA Board of Directors the TMKs of lot owners who are qualified to vote.

A Word on Albizzia Trees

Driving through Hawaiian Paradise Park is a good lesson in why one wouldn't want to allow albizzias to grow uncontrolled. Although they have a graceful and initially lovely look to them, they are extremely fast-growing, unstable, invasive, and provide an ideal habitat for coquis. One tree can reach a 3-foot diameter in almost as many years; when the wind blows, branches fall in a tangle onto everything below and eventually choke out many life forms in an otherwise diverse landscape. Large trees are dangerous, toppling in high winds. Coqui frogs are drawn to their shade and complexity of structure and, once there, are extremely difficult to control. These trees spread very quickly, both through seeds carried in the wind and by underground runners. Please, if you have young trees on your property, do something about them while you can: the most effective way is to score the bark all around the bottom of the trunk in about a 3- to 4-inch ring. The ring cut around the trunk should be cut deeply enough to cut through the cambian layer. You can also cut, clip or chainsaw these trees, but growth will return if the proper

treatment is not done at the time of cutting. This includes spraying the freshly cut or severed trunk with CrossBow or Remedy and should be done within 60 seconds of the cut. This is done most easily with two people, so bring a friend! If you would like to have a beautiful tree with a similar look to grace your property, the poinciana-either the dwarf or the large one-will do very well. Thank you for your consideration.

New Look for the OLCA Website

We are building a new website at <http://www.orchidland.org>. Watch it grow over the next few months. Our goal is for the website to be a source of up-to-date information about what is going on in our community, its management and direction. While the website will mainly be used by Orchidland residents and prospective residents, we also want to make it useful for others who may need particular information. (For example, real estate agents who need to know our owner fees). One of the most important features of this new website will be timely communication with the membership. Many times important issues come up and we do not have the time or money to put out an additional newsletter. This information can be posted on the website. We will be posting the time and place of meetings, minutes of meetings, etc. In addition, we hope to be able to send e-mails to all members who have registered to receive them. We realize that not everyone has access to e-mail and that this is not a perfect solution, but it will aid us in communicating with lot owners. Initially the list will be used to disseminate information and to conduct straw polls on appropriate matters. Eventually we hope to be able to send newsletters and billings to those who have signed up to receive them. We also want to work to develop a secure, online voting process. Please visit the web site and register your e-mail as soon as this feature is available. Or you may include your email address on the space provided in this billing.



**Orchidland Community Association, Inc.
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Kea`au Christmas Parade

The Kea`au Middle School has asked us to notify local residents that they will be hosting a Christmas Light Parade on Saturday, December 10, 2005.

The theme for this year's parade is "Plantation Country Christmas." This theme was chosen with the old Ola`a plantation days and current farmers of the Kea`au Community in mind. The lighted parade will begin at 5:30 p.m. rain or shine, starting at Kea`au High School, proceeding along Kea`au-Pahoa Rd. and ending at the W.H. Shipman Gym.

The committee is honored that Mayor Harry Kim has accepted their invitation of being the parade Grand Marshall. Mayor Kim was raised in the Ola`a community and is an alumni of the Ola`a School, currently known as Kea`au Middle School.

This will be an all-day family event. An arts and crafts fair will be held at the Kea`au Shopping Center, food booths from various community and school organizations will be located at the Kea`au Village Market Place, and free live entertainment from local entertainers will be stationed at the center of Kea`au Town from 12-4 p.m.

Parade applications are available at Charley's Bar & Grill, Kea`au Village Market Place, Kea`au Elementary, Middle, and High Schools, and at Mt. View Elementary School. They should be faxed to 982-4217 or mailed to Sally Deryke c/o Kea`au Elementary School, 16-680 Kea`au-Pahoa Rd., on or before November 23, 2005. Contact Arline Macanas at 966-4853 to inquire about sponsoring a food booth.