

March 2006



Orchidland Estates

Newsletter

Orchidland Community Association, Incorporated
Voice Mail -- (808) 934-7738

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www.orchidland.org

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COLLECTIONS

President's Message

By Steven Starnes

We are pleased to announce the settlement of the lawsuit concerning Ilima Street. Our attorney set up mediation in which all parties came to an agreement.

Two paving increments occurred in March. Ilima St was paved from Hwy. 130 to 35th, and Laniuma was paved between 38th and 39th. The extra increment was due to success in collecting delinquent fees.

The Treasurer did an analysis of the amount that is spent on roads by various community associations in Puna. Orchidland spends about \$6,000/mile (including our paving assessment), HPP spends \$10,000/mile, and Ainaloa spends \$8,000/mile. The amount available for our roads is considerably less than other subdivisions in Puna.

At the annual meeting we will discuss paving plans, side road maintenance, neighborhood watch, collecting delinquent fees, cell phone towers, and development. The Board will present a 2-year plan for paving main access roads. We hope to have someone from the Planning Department to discuss the Puna Community Development Plan.

Many thanks to Bob Kobayashi for helping to prepare Ilima St. for paving. Also, thanks to Art Smith for his continued efforts on 40th.

ANNUAL GENERAL MEMBERSHIP MEETING

SATURDAY, APRIL 29 2006

HAWAIIAN PARADISE PARK ACTIVITY CENTER

Maku'u Drive between 16th and 17th

BOB ELY
 WEBMASTER
 BOB ELY
 NEIGHBORHOOD
 WATCH
 GLEN PRESSEL
 EMERGENCY
 PHONE TREE
 TRINA PARRY

All lot owners are invited. Sign-in at 9:30 a.m.; meeting starts at 10.

Note from our accounting clerk: You can pay all your fees to OLCA-MRMA's, paving, lien and transfer fees-with just one check. **Please include the upper portion of your billing statement.**

MEETINGS

BOARD-4TH
 WEDNESDAY
 RMC-1ST
 WEDNESDAY
 6:30 P.M. EACH
 MONTH
 AT THE BAHA'I
 CENTER
 34th NEAR AULII
 EVERYONE IS
 WELCOME

Year-to-Date Fiscal Report

<i>Road Income</i>	<i>Projected Budget</i>	<i>YTD Actual</i>	Paving Fund
MRMA-current year	125372	131340.00	The paving fund had a carry-over of \$122,058 from last year and collected an additional \$146,465 this year, totaling \$268,523.
MRMA-previous years	20000	55858.93	
Bank Interest/dividends	1500	2035.14	
Late Payment Interest	1500	4743.60	
Side Road/other RM Donations	500	651.00	Four roads received asphalt: Pohaku Dr., 40th, and recently Ilima and Laniuma at a total cost of \$260,430.
Litigation		625.00	
Total Road Income	148872	195253.67	
			Capital and Lot Funds
<i>Road Expenses</i>			The capital fund has \$10,000, with no expenses this fiscal year. The lot fund had a carry-over of \$2065 and collected an additional \$2357 this year. It had a total of \$240 in expenses.
Administration Fee to Paving Fund (from MRMA)	21895 10608.00	19799.00 14167.79	
to Capital Fund (from MRMA)	6268.60	9359.97	
Contingency/Misc.	1000	218.58	

			Delinquent Fee Collections
Equipment	10000	8677.94	<p>At the beginning of the year OLCA was owed over \$300,000 in unpaid road fees. There are a few lot owners who have never paid. After discussions with many people both inside and outside of Orchidland (mahalo to Hawaiian Paradise Park) and our lawyer, the Board voted to begin a program to collect unpaid road fees. A 10% interest rate was imposed and the lien fee increased to \$200. Almost 350 letters have been sent out and a like number of phone calls made.</p> <p>We have made tremendous progress. As of March we had commitments on about \$160,000 with \$93,000 actually collected. Foreclosure action has been initiated against 11 lot owners, of which 5 have so far settled without a complaint having to be filed. This translates into real improvement on our roads.</p> <p>Remember, the fees are not optional. Don't make your friends and neighbors carry the financial burden for you.</p>
Maintenance/Storage			
Fuel/Oil	6500	6452.72	
Liability Insurance	8000	0.00	
Main Road			
Equip Rental	750	0.00	
Labor	20000	9078.76	
Material	20000	14873.10	
Side Road			
Equip Rental	750	93.64	
Labor	14000	6832.50	
Material	13000	12343.38	
Small Tools	500	488.55	
RMC Cell Phone	700	461.58	
Road Manager (75% salary)	13500	8200.00	
Trash Removal	200	795.00	
Truck	1200	365.25	
Insurance/Registration			
Total Road Expenses	148872	112207.76	
Administration Income			
Administrative fee from RM	21895	19799.00	
Bank Interes/Dividends	0	4.08	
Bounced Check Charge	0	225.00	
Liens Cleared	2000	7549.30	
Transfer	2500	4425.00	
Total Admin Income	26395	32002.38	
Administration Expenses			
Accounts Receiv./Payable Clerk	4500	3220.73	
Ballot Tabulation	300	173.00	
BOD Insurance	3500	4287.00	
Bond Insurance	1000	0.00	
CPA	2500	0.00	
Facility Rental	400	202.50	
Liens Expenses	1000	1525.00	
Minutes Recorder	2000	1503.84	

Office Supply/Phone	1000	1013.08
Postage	3000	1275.37
Printing	1500	597.88
Legal/Professional Fees	2000	1592.68
Records Keeper	3000	1822.50
Property Tax	255	247.24
Website	240	194.76
Miscellaneous	200	0.00
Total Admin Expenses	26395	17655.58

PLANNING TO CLEAR-CUT YOUR LOT?

There are many reasons to clear ONLY the area where you plan to build and/or garden. Numerous lot owners have wished they'd known the following BEFORE they clear-cut:

- Native birds are beginning to reappear in the lower ohia forests. They need the forests for their survival.
- The ohia trees on your property may be far older than you imagine; an ohia takes up to 250 years to add one foot in diameter. They have very wide root systems and can be killed by bulldozing too near.
- Some Orchidland properties contain rare and endangered plants.
- Clear-cutting, unchecked, can lead to a change in the groundwater and weather patterns. We need the rain to fill our catchment tanks.
- Clearing a smaller area will save you money, create less clean-up and ensure you and your neighbors more privacy.

Although ohia are a valuable asset, there is one tree that is advisable to remove from your property: the albizzia. It becomes enormous, seeds out and starts new trees very easily, drops branches continually, and will completely overtake an area, killing out ohias and most other types of vegetation. It is also a favorite breeding ground for coqui frogs.

Be sure to give your bulldozer operator explicit instructions. Dozers have been known to grub over property lines, taking down neighbor's trees and pins, which can be very expensive to replace.

Deep puddles on the paved roads may be caused by lot owners stripping and denuding an area, removing the water-absorbing ground cover. This problem is furthered by compacting of the bulldozed area, especially near the easement. Please be aware of this concern to the safety of our roadways and leave low vegetation growing near the roadway.

OUR ROADS

We pay road maintenance fees so that the graveled portions of the 40 miles of roads can be

maintained. The main roads are the priorities, since they are the most traveled; the side roads are secondary. As the main roads become paved, there are more monies available to keep up the side roads with our present road maintenance fees. During heavy rains, the materials on the main roads, many parts of which are sloped, simply wash away. This is a waste of our money. With more people moving in and more traffic on all of the roads, we need to think about the best solution to this problem of continued washout. If we would all agree to increase the paving fee, more parts of the main roads would get paved sooner, allowing the money for materials and upkeep of the side roads to work better for us. This year, sections of Pohaku Drive, 40th, Ilima and Laniuma were paved. Why not consider getting the upper reaches of our other main roads paved soon, so that this continual waste of materials and maintenance comes to an end?

ABANDONED CARS

If you see an abandoned car on any of the roads of Orchidland, please call the voice mail (934-7738) AND the dispatch at 935-3311. The police will come and tag the vehicle, and 24 hours later, if the car is still there, a police report will get filed and sent to Solid Waste, who will come and remove the vehicle as soon as possible.

For cars on private property, a special grant has been issued from July 1, 2005, to June 30, 2006; you can remove up to two cars on your property by calling Sharon at 961-8083. She will send you forms to fill out.

OLCA Civil Defense Emergency Phone Tree

The Emergency Phone Tree Committee was formed to assist residents in the event of emergency--flooding, damage to our roads due to earthquake, fire or hurricane--which may affect Orchidland Estates Subdivision. In the event of an emergency the Office of Hawaii County Civil Defense Agency will contact one of the three Phone Tree Liaisons with instructions, evacuation routes, etc. That liaison will then contact a "plat liaison" (ten in all) to call all those phone numbers on their particular plat list. Since the inception of this committee in 2000 we have not had any emergencies that affected Orchidland residents and hope we continue to be as fortunate in the future.

To assist us by keeping our data base current, we ask that you fill in the form below. (If you have not made any changes or additions, please do not fill out a new form.) All information you provide will be kept confidential.

Every attempt will be made to contact you in the event of an emergency. However, if we are unable to reach you at any of the phone numbers that you provide to the phone tree committee, we cannot be held responsible.

Thank you for your continued cooperation by helping us keep our records current.

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CIVIL DEFENSE EMERGENCY PHONE TREE FORM

TMK's 3-1-6-_____

OWNER OCCUPANT

Names _____ / _____

Business Phones _____ / _____

Home/Cell Phones _____ / _____

TENANT

Names _____ / _____

Business Phone _____ / _____

Home/Cell Phones _____ / _____

If you have more than one occupied rental property please provide additional information on a separate sheet and attach.

Mail to: OLCA, P. O. Box 280, Kea`au, Hawaii 96749

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VOLUNTEER FORM

If you would like to volunteer to be on the Board of Directors, Neighborhood Watch committee, a community planning committee, or to be called to help Lick 'N Stick (potluck to mail our bills and newsletters), please fill out and send this form to OLCA, P. O. Box 280, Kea`au, Hawaii 96749:

I would like to volunteer
to_____.

Name: _____

Phone: daytime: _____ evening: _____

NEIGHBORHOOD WATCH

Orchidland Neighborhood Watch is now forming. We need volunteers at all levels of participation. Watch Captains will coordinate services for their blocks, volunteers for community patrolling and reporting suspicious or criminal activity, individuals to be the eyes and ears of the community. Give a little, give a lot, but please become involved and we will all benefit from our actions.

Our neighbor subdivisions have started Watch programs and are having tangible results with less crime, less drugs, less speeding on their roads. So please get involved here in Orchidland, it's a good way to meet your neighbors and give something back to this community. Call the

Orchidland phone line (934-7783) and leave your name and contact information, or fill out the volunteer form included in this newsletter. We will start having monthly meetings for all who volunteer. The police have offered to help us get started and to give us training on effective ways to help our community. If you see any illegal activities such as dumping trash, speeding, illegal hunters or loose dogs hurting farm animals, please call the police at 935-3311. Give them the location and state the problem. They do not trace your location from that number or if you call on a cell phone. Please do not call 911 unless an emergency is currently in progress.

So please get involved-you'll be glad you did and you'll make new friends in the process.

VERIZON CELL TOWER

Verizon Wireless tried very hard to get a cellular telephone tower sited in the midst of a cluster of Orchidland homes. In fact, the undisguised 104-foot high tower was to have been built only 63 feet from the bedrooms of one house and in front of the living room windows of two other houses. The Hawaii County Planning Department approved Verizon's application. OLCA then filed for a Contested Case. We lost the Contested Case before the Hearing Examiner, but finally prevailed before the Planning Commission on February 3rd. Verizon is now looking for a more suitable site in a "commercial" area.

On February 22 the Board passed the following motion:

Sherri Carden moved that the Board restrict cell towers and all other commercial activities to commercial lots, unless and until those resources have been exhausted and there are no other alternatives, at which time the Board can consider other options. Glenn Pressel seconded; the motion passed by a vote of 6 for, 1 abstention. There will be a short presentation at the annual meeting regarding cell phone coverage in Orchidland. We are encouraging community feedback on this issue.

WEBSITE

There is a lot of good information at www.orchidland.org - Bylaws - budget - fees - maps - F.A.Q's. You may register your email address and TMK if you wish to receive OLCA updates electronically.



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