



Orchidland Estates

Newsletter

Orchidland Community Association, Incorporated
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COMMUNICATIONS

CAROL NOEL

COLLECTIONS

BOB ELY

WEBMASTER

BOB ELY

NEIGHBORHOOD WATCH

President's Message

By Steven Starnes

Be sure to vote on the paving plan and directors. There is a survey form too. Please mail your ballot and survey before the deadline.

The project to pave the main access roads was approved by the membership in 2000. It has been discussed every year and paving has been continually supported. The Board is responsible for developing ways to implement this.

Due to cost increases the amount we can pave has decreased each year. Gravel roads are difficult and more expensive to maintain in high traffic and heavy rainfall; Orchidland averages about 130 inches of rain per year. We receive numerous complaints about the unpaved areas every month.

Paving the main roads will allow materials and labor to be used more effectively on the side roads. Please consider all options carefully. The Board presented two options to provide an increase in the paving budget for 2 years. We strongly recommend \$100 for 2 years; this provides the most rapid improvement in roads throughout the subdivision (about 1.6 miles of new pavement per year). At \$75 for 2 years, we will be able to pave about 1.2 miles. Two other options were requested at the annual membership meeting. The first option of \$50 for one year to maintain and repair existing pavement jeopardizes a mediation agreement and may place the paving project in the hands of the courts. The second option proposed by the membership is to continue with \$50 a year to extend pavement; we will pave about 0.8 miles at this level. We all have a shared ownership in the roads and a shared liability. It would benefit all lot owners to improve the roads throughout the subdivision.

Due to the successful collection of delinquent road fees, there will be a major effort over the next several months to distribute extra gravel and

GLEN PRESSEL cinder across the entire subdivision. Keep in mind that we have 1
EMERGENCY PHONE grader, 1 tractor and 1 driver. If the driver is out sick or a piece of
TREE equipment breaks, delays will occur. Also, it often takes 2 to 4 weeks
TRINA PARRY for delivery of materials.

MEETINGS We hope to add center stripes to the paved and chip-sealed areas soon.
BOARD-4TH Also, we are getting quotes for rumble strips near the intersections to
WEDNESDAY help slow speeding vehicles. We need to fill several vacancies on the
RMC-1ST Board. Please come to a couple of meetings and decide if you can
WEDNESDAY volunteer.
6:30 P.M. EACH
MONTH Volunteers are also needed for Neighborhood Watch.
AT THE BAHAI
CENTER
34th NEAR AULI'I
EVERYONE IS
WELCOME

Neighborhood Watch

We are pleased to announce that the first Neighborhood Watch meeting will be on Wednesday June 14th at 6:30 p.m. We will be meeting at the Baha'i Center, 11 3723 34th Ave. It is on the Auli'i end of 34th. Please mark this on your calendar and plan to attend. The meeting will cover what we can all do to make this a safer neighborhood. We will have as special guests, Lieutenant Sanborn and Officer Taka from the Community Policing Project, and they will share the importance and value of Neighborhood Watch programs as well as answer questions about what you can do to make a difference here in Orchidland. They will clear up how to use them effectively to decrease crime and what information you can provide them so that we may have a successful partnership with the County Police.

You will also be given some incident report forms so we can begin tracking and then decreasing incidents of speeding, threatening dogs, ATV's, trash dumping and drug houses. In the neighboring subdivisions that have Neighborhood Watch programs they have dramatically decreased the amount of illegal activity.

Neighborhood Watch members are not police or vigilantes; we are the eyes and ears of the police, who need our help. Orchidland needs our help. Please attend and become a part of this vital service for our community. Call Glenn Pressel at 987-6078 for more information.

Cell Tower Update

Verizon and Cingular made a presentation at the April 26, 2006 Board of Director's meeting. They propose to file a joint special permit application about the end of May. The tower is to be built on the Church on a Sure Foundation property along Highway 130. The Board of Directors has no plans to oppose the application.

Samoan Church Update

The church has agreed to put their special permit application and associated contested case on

hold while OLCA Director Glen Pressel assists them in locating a more suitable piece of property.

Interim Plan Amendments

This is a big deal for Orchidland! Basically, the Planning Department is proposing to change the zoning of sizable chunks of Orchidland along Ainaloa Boulevard and Orchidland Drive to Medium Density Urban. If approved, it will probably result in the rapid development of a strip mall in each of these two areas. OLCA has vigorously opposed these changes, and as of this writing it appears that the proposal may be withdrawn.

Collections Update

The effort to collect delinquent fees is paying off! To date we have commitments on over \$200,000, with most of that actually in the bank. Remember, the membership voted in 2002 to give the Board the power to use foreclosure as a collection tool. We have used it carefully and to good effect. All of our collection is done by an OLCA volunteer under the guidance of an attorney. We get 100% of the money collected. Foreclosure is not even an issue unless a lot owner is about 10 years or over \$1,000 delinquent. That seems like a reasonable approach to the Board.

There has been some scurrilous reporting of our foreclosure actions in the Tribune-Herald and in the Puna news. In fact, it goes beyond tabloid journalism - it is just dishonest reporting. We expect higher standards from our local newspapers. It also appears that the politician, Brian Jordan, is trying to get some free press coverage at the expense of Orchidland. Keep that in mind when it comes time to vote.

Chat Room

Ted Coombs has created a "blog" that will allow members of the community to share their ideas, feelings and thoughts with each other. The Web site is:
<http://orchidlandcommunity.blogspot.com/> You can easily add to this blog by sending an email to: orchidland.community@blogger.com Your email will automatically be added to the blog.

Top ten reasons to join the Orchidland Community Board of Directors

(even if you've served on the Board before)

by Sherri Carden

10. Playing an integral part in making a positive difference in your community. Be part of the solution!
9. Getting to know your neighbors makes life even more fun!
8. Surprise guests!
7. It feels really good to be involved.
6. Improving your communication skills. You'll amaze yourself!
5. The joy of parliamentary procedure.
4. Coming to the Baha'i Center on a regular basis without having to join the faith.
3. Knowing what's going on in your community before anybody else finds out. Find those innovative solutions!
2. That big sigh of relief when the annual meeting is over.

And the number one reason for wanting to join the Orchidland Community Board of Directors:

1. Three words: Fabulous surprise refreshments.