



# Orchidland Estates Newsletter

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

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www.orchidland.org

## DIRECTORS

PRESIDENT  
GLENN PRESSEL

VICE PRESIDENT  
STEVEN STARNES

SECRETARY  
SHERRI CARDEN

TREASURER  
JERRY GARDNER

DIRECTORS  
CAROL NOEL  
BOB ELY  
DAVE SEAWATER  
YEN CHIN  
TED COOMBS  
SUE HEINZ  
ANDREW COYNE

## ROAD MAINTENANCE

ROAD CHAIR  
ANDREW COYNE

COMMITTEE  
CAROL NOEL  
JERRY GARDNER  
DAVE SEAWATER  
YEN CHIN

## COMMITTEES

NEIGHBORHOOD WATCH  
GENE LAMKIN

PLANNING  
SUSAN HEINZ

COMMUNICATIONS  
CAROL NOEL

EMERGENCY PHONE TREE  
TRINA PARRY

## WEBMASTER

TED COOMBS

## MEETINGS

BOARD—4<sup>TH</sup> MONDAY  
RMC—2<sup>ND</sup> MONDAY  
NEIGHBORHOOD WATCH-

6:30 P.M. EACH MONTH  
AINALOA LONGHOUSE

## PRESIDENT'S MESSAGE

by Glenn Pressel

Aloha to you all. This is my first President's Message since being installed as President last June. I am excited to be part of the Orchidland Community as we go through some challenging times. As you know the Puna District and Orchidland are growing faster than most of us would like and as we grow there are changes that we have to adapt to. Some we may like and some we may not, but this is our opportunity to work together to build a place we are all proud to call home.

I would like to announce that we now have a full Board of Directors. At the August Board meeting there was a call for volunteers and as result of that we installed 4 new directors at the September meeting. They are Sue Heinz, Ted Coombs, Andrew Coyne and Yen Chin. They bring a broad range of talents and energy to this Board that will help us move forward. A big welcome and thank you for volunteering!

There are a few immediate changes that you need to be aware of. The first and most visible is the condition of the roads. We now have a new Road Maintenance Committee that is being chaired by Director Andrew Coyne. They will be working to bring the roads up to a high standard and streamline the effort to keep them that way.

Another big issue that we face this year is one that is being driven by the County. Many of you may be aware of the Puna Community Development Plan. This is a grassroots effort to give input into the way the Puna District will grow and mesh with the County's General Plan. We have learned that the County has its eyes on Orchidland as a likely place to encourage limited commercial growth. In light of this, Chris Yuen, Director of the County Planning Department, has asked us to put together an Orchidland Community Plan that will be incorporated into both the PCDP and the County General Plan. This is our opportunity to decide as a community how much we want to restrict or encourage growth. It is very important that this be driven by the residents of Orchidland and not just the Board of Directors. In light of this Director Sue Heinz has agreed to chair this very important committee. Please become active in this planning. We will be holding several meetings over the next few months and we really need your input. This is our opportunity to shape what kinds of growth are going to happen here in Orchidland over the next several years. We do not want to leave this up  
[continued on page 2]

[*President's Message, continued from page 1*]

to the County or just a few interested Board members. We need your ideas.

I am also aware that there are a few controversial issues that are still being dealt with. One is the paving of the main access roads and the other is use of foreclosure on property for those who have not made attempts to resolve seriously defaulted road maintenance fees. The hottest issue is the foreclosure issue. Ted Coombs has agreed to chair a committee to look into the issue of foreclosure. We need to find a way to ensure that everyone is paying their fair share of the road maintenance costs and at the same time acknowledge that there are some lot owners who have very legitimate reasons for not being able to pay. Since starting this process, the vast majority of lot owners have brought their bills up to date. This has given us the money we need to maintain our roads. To date, we have initiated foreclosure on less than 1% of lot owners. My hope is that over this next year we will get these issues resolved to the satisfaction of most.

Lastly, our web site is continuing to undergo changes as we grow. Please use this website: [www.orchidland.org](http://www.orchidland.org), to catch up on what's happening at Orchidland. We hope to make it an integral part of the communication between us all.

## ROAD REPORT

Aloha. My name is Andrew Coyne, and a few weeks ago I accepted nomination to the Board of Directors and the hot seat that is Road Chair. Joining me on the road committee are existing members Carol Noel, Jerry Gardner and new members Dave Seawater and Yen Chin.

My wife and I have lived here four years and have found Orchidland Estates to be the paradise we were looking for. Its allure is a quiet, rural, jungle lifestyle, a live-and-let-live attitude and a degree of tolerance, with simpler lifestyles existing alongside those with higher aspirations.

As a member of the Board and Road Chair, it is my duty to uphold and act upon the wishes of the community beyond personal opinion. I will ensure dialogue from all facets on topics I am involved with and ensure access to pertinent information that is vital to making informed decisions. I cite honesty, accountability and responsibility as the cornerstones of a harmonious community.

Your RMC is currently finalizing an aggressive plan of attack to improve our roads, including a new Road Manager, storage and maintenance of machinery and an accountability system. Feel free to call or email me if you have questions or comments.

Thanks to the work of Bob Ely, temporary Road Chair, some of the roads have improved but many still need help; bear with us whilst we restructure. The intermittent washout at 39th and Pohaku has few solutions, since we cannot stop or divert the water when it comes. We could build a bridge, but need a grant to do so. We can replace the concrete slab but need an all-volunteer crew to be able to afford it. If you are able to help with this project, please don't hesitate to call or e-mail me.

I place today and the future of Orchidland in your hands. Give us your ideas, suggestions, and dreams and we the road committee and BOD will do our very best. Please don't hesitate to call 936-3143 or e-mail: [heyroadguy@orchidland.org](mailto:heyroadguy@orchidland.org) to voice any questions or comments you may have.

**Note:** On October 16 we experienced a rainstorm which our website weather program measured at 17 inches in 8 hours, leaving Pohaku and 39th impassable. Just to restore the roads to their pre-flood condition will require several weeks and significant expense.

## NEIGHBORHOOD WATCH

Aloha. My name is Gene Lamkin and I volunteered to head the Neighborhood Watch program. I would like to invite all who can attend to a meeting on the 20<sup>th</sup> of November, 6:30PM, at the Ainaloa Longhouse to discuss the direction of the Neighborhood Watch. Our agenda will be to find solutions to crime, drugs, abandoned vehicles, trash dumping, and traffic control. We need a faster way to rid the community of abandoned vehicles. We need to find a way to remove drug dealers without endangering the community, a way to prevent off-road vehicles from entering our community, and a way to track down those who dump trash. We need your help!

I can be reached by phone at 856-304-2160, or email at [gene\\_lamkin@hawaiiantel.net](mailto:gene_lamkin@hawaiiantel.net).

I look forward to seeing you all at the meeting.

[Mail this page with your paving payment or separately to: OLCA, P.O. Box 280, Kea`au, HI 96749-280]

**OLCA Planning Survey**

**1. Growing Pains:** The current population of Puna District is 38,500 and is projected to reach 75,000 by 2030. What are the top issues/impacts of growth that you view as important to OLE?

**2. Planning Input related to the PCDP and General Plan:** Reviewing the thirteen planning elements [see page 5], please identify OLE-specific topics for each element. For example: Public Facilities—OLE has a need for medical facilities, or OLE should have a community library.

**3. Commercial Development in Orchidland:** Currently there are several special use permit applications anticipated or already submitted to the County for commercial development in Orchidland. The County is considering a zoning change along sections of Orchidland Dr. and Ainaloa Blvd. to “Medium Density Urban.” Would you be in favor of allowing this zoning change to occur without prior planning and community input?

Opposed \_\_\_\_\_

Neutral \_\_\_\_\_

In Favor \_\_\_\_\_

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**OLCA Database**

We are compiling a database of lot owners’ email addresses. If you would like notification of important issues that won’t wait for the next newsletter, please send us your email address. [It will be used only for keeping you informed of important Orchidland concerns.]

\_\_\_\_\_  
Name

\_\_\_\_\_  
Email address

\_\_\_\_\_  
TMK(s)

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## ORCHIDLAND COMMUNITY PLAN

Aloha, neighbors. My name is Sue Heinz, a property/home owner in OLE and a recent addition to our OLCA Board of Directors. It is my privilege to serve the community as a Director and it is my goal to bring positive contributions to the table over the next year. My personal and professional areas of interest are in Geography, Communications, Planning and Process Improvement.

During the September BOD meeting I agreed to organize and facilitate a committee to address OLE community planning issues. Currently, Hawaii County is in the process of creating the Puna Community Development Plan (PCDP) that is consistent with the goals and objectives in the larger Hawaii County General Plan (GP). Community working groups have been formed in Puna District to address the thirteen planning elements in the General Plan. I am concerned that our community's voice may not be heard. Creating an OLE Plan is a sure way that our voice will be organized and heard at the PCDP and GP level as well as creating a community forum to hear all stakeholders' views.

I would like to extend an open invitation to all residents of Orchidland Estates to attend our initial Planning Committee meetings on two Saturdays, November 4 and 18, from 9:30-11:30 a.m. at the Ainaloa Longhouse.

### **Planning Committee Purpose:**

The OLCA Community Planning Committee's purpose is to develop, maintain and refresh the community's goals and policies regarding growth within our subdivision. The committee is *community driven* and facilitated by the Chairperson. Committee membership is organized with a Chair, Vice Chair, Sub-committee Chairs and members. Membership to the committee is open to all OLCA property owners, residents and business owners.

### **Desired Outcome:**

Create an Orchidland Community Plan (OLECP) that addresses community inputs and maps directly to the developing Puna Community Development Plan (PCDP). The PCDP and the Orchidland Community Plan serve as a forum for community input into land use, delivery of government services and any other matters relating to community development plans.

### **Creating the Community Plan:**

During the first meeting, we will gather ideas, needs, and resources for input to the Plan. We will not discuss solutions at this point, but rather brainstorm the main issues. Input from the OLCA Planning Survey will also be included to represent those not in attendance.

The PCDP addresses 13 elements contained in the General Plan as they relate to Puna and subdivisions such as Orchidland. The main topics discussed in this meeting will address the following 13 planning elements:

- |                               |                    |
|-------------------------------|--------------------|
| -Economic                     |                    |
| -Energy                       | -Housing           |
| -Environmental Quality        | -Public Facilities |
| -Flooding and Natural Hazards | -Public Utilities  |
| -Historic Sites               | -Recreation        |
| -Natural Beauty               | -Transportation    |
| -Natural Resources            | -Land Use          |

### **OLCA Planning Survey**

We understand that not all of our property owners and residents can attend the community meetings in person. Your voice can still be heard and recorded by filling out the survey on page 3 and sending it to OLCA by November 30th, 2006. This input is for the initial discussions. The Community Plan is a living document and a mechanism will be set up to make sure your ideas, suggestions and concerns will be addressed during the next review. Community members can also access the OLCA Planning Survey from our website, [www.orchidland.org](http://www.orchidland.org).



**ORCHIDLAND COMMUNITY ASSOCIATION, INC.**  
**P.O. BOX 280**  
**KEA`AU, HAWAII 96749-0280**

### **IMPORTANT UPCOMING MEETING DATES**

**Saturday, November 4—Planning Committee meeting, 9:30-11:30 a.m.**

**Monday, November 13—Road Maintenance Committee meeting, 6:30 p.m.**

**Monday, November 20—Neighborhood Watch meeting, 6:30 p.m.**

**Saturday, November 18—Planning Committee meeting, 9:30-11:30 a.m.**

**Monday, November 27—Board of Directors meeting, 6:30 p.m.**

These meetings will be held at the Ainaloa Longhouse; all lot owners and residents are welcome.

### **ONLINE COMMUNITY**

Please join our Orchidland Estates Online Community. This group is open to all residents, home and lot owners of Orchidland Estates. We hope to build an online community to communicate on all topics that affect our lives in Orchidland. You can join at Yahoo Groups

<http://groups.yahoo.com/group/OrchidlandEstatesOnlineCommunity/>

Feel free to post your thoughts and ideas on what you like, dislike (be kind), enjoy or worry about in our community. You can also post if you are looking for a plumber, have an abundance of avocados to share or trade, need a ride to Hilo next week, etc., whatever. Or just stop in and introduce yourself, tell us about your family and pets! Please, no cussing, no threats, remember your aloha; we are all neighbors. There is also a link for this group at the *www.orchidland.org* website under "Blogs"