



Orchidland Estates Newsletter

Orchidland Community Association, Incorporated
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WES OWENS

EMER. PHONE TREE
PATRICIA JAWORSKY

COMMUNICATIONS
DAWN ROBINSON

PLANNING
KIRSTIE GOIN

MEETINGS

BOARD—4TH MONDAY

RMC—2ND MONDAY

6:30 P.M. EACH MONTH
AT AINALOA LONGHOUSE

EVERYONE IS

WELCOME

PRESIDENT'S MESSAGE

by Roger Hawney

Our current legal situation concerns me. It concerns me that this Association has spent so much of our road money to aggress upon a property owner. The case is civil number 06-1-0099, Third Circuit Court, State of Hawaii. The issue is foreclosure for non-payment of road fees. The current status of the case is we are attempting to negotiate a settlement. The content of these negotiations is confidential; however, the case file is readily available at the Court Records Dept., 101 Aupuni St. Rm 202, in Hilo. You may also find our meeting minutes, especially Feb. 23, 2007, informative. We will make an announcement on our website immediately upon settlement or a decision.

One thing this case has done for us; it has made us aware of how different our subdivision is from others across the country. The developers' permits were issued before Hawaii became a state, and they were under the guidelines of the Territory of Hawaii, not the Federal Government. These types of subdivisions are "grandfathered" in, and may not even exist anywhere but here. There is a "History of Orchidland" page on our website with more information on this. Certainly, any newcomer should read this before assuming that our rules are the same as the association you left on the mainland. OLCA is an UNPLANNED community association, which is quite different than a PLANNED one.

The recent turmoil has prompted some drastic actions by the community. There have been petitions and special meetings, and a complete changeover on the BOD over the past year. Although this break in continuity has created some difficulty for us, the new Directors are dedicated to bringing the "community" back into the Association. We will post agendas on our website 2 days before BOD meetings, and we encourage you to come and participate. One membership meeting per year is not enough. We have, by membership approval at the last General Membership meeting, called for a Special Membership Meeting, which will be held at 10AM on Saturday, November 10, at the community lot on 36th and Orchidland Dr. We hope that having 2 meetings per year will shorten the length of the business portion, and bring us to the potluck sooner. We also hope that having this meeting on the community lot will show that we are serious about its development. Bring an extra chair if you can, accommodations will likely be humble.

Subdivisions like Orchidland Estates are rare, and that makes us special. We offer a choice, an escape from the CC & R's that are common in other associations. I truly believe that it will be far more cost-effective to work with the community rather than to aggress upon it. Please help me to prove this by contributing a little extra, i.e., join the Board of Directors or a committee, volunteer for road work, or make a donation to the fund of your choice. If you believe in these concepts, now is the time to support them. Let's make it work.

TREASURER'S MESSAGE
by Yen Chin

Belt tightening has been the order of the day, and, so far, we've managed to keep our financial ship comfortably afloat. Much credit for this also goes to you folks, most of whom have paid your road fees in a timely manner. At the end of the first quarter of this fiscal year we have a participation rate of nearly 70%. We've paid down our debt to Sanford's to \$35,000 and hope to be able to finish the task before the end of the fiscal year, which will be a great relief to this OLCA officer.

Though necessity enforces frugality, we DO have some cash to spend on road maintenance, so we anticipate filling some of those pukas that have sprouted up around the subdivision, but Andrew will tell you more about that.

ROAD REPORT
by Andrew Coyne

On behalf of your Road Committee, I bring good news and many thanks to you in this the latest installment of the OLCA Newsletter.

We would like to start with the 'Thanks' category, I would like to thank you, our neighbors for your support, encouragement and help. Most of us are aware of the great effort made earlier this year to repair as many roads as possible. In doing so we covered 80% of the unpaved roads but left us short on funds to do much else until now. To fill that void, many volunteers came forward and fixed potholes, picked up trash, had abandoned cars removed, re-striped intersections and/or weed-whacked their way around our 'hood'.

We all owe a very big thanks and are grateful for the efforts of Nancy and Norm Hammack, Art and Jan Mochizuki, Dave and Trina Parry, Vincent Columa and crew, Gary Dalton and family, Zach Montizor, Art Smith and Wes Owens. These are just some of the people—I know there are others, as I receive calls of thanks for work done and see their efforts out there myself.

The good news, by the time you read this we will have begun or completed some of the following projects which we once again have funds for. Again, thank you for sending in the MRMA's as quickly as you have.

- We will be fixing our biggest problem at Pohaku Dr. and 39th
- Sealing with cold patch the 'T' intersection at 35th and Pohaku Place.
- Installing new signs, including entry signs at the highway ends of our main roads.

To accomplish these projects and re-continue maintenance, we have foregone the paid Road Manager position until the end of the current financial year. However, we are currently seeking and accepting applications for operators for our grader, roller and tractor. If you have experience with both operation and mechanical repair of such equipment, call or email me, or just come to a Road Committee Meeting, the second Monday of every month.

Road Hotline: 966 4518

Road Email: heyroadguy@gmail.com

BALLOT RESULTS

The mandatory road maintenance fees will remain at \$65 per year. The membership voted on increasing the fees: 218 against to 166 for, with 6 no votes. [Although it is now a moot point, raising the fee by \$10 to \$75 received 236 votes; raising it by \$35 to \$100 received 80 votes.] The Bylaws amendment to Article IV, paragraph 3 to allow semi-annual billing of the MRMA passed, 219 for and 156 against, with 5 no votes.

COMMUNITY LOT

The Special Membership Meeting at 10 a.m. on Saturday, Nov. 10, will be the first ever on the Community Lot. We're still working out the details of the accommodations, but we are determined to make this happen. If meetings bore you, at least come to the potluck in the afternoon. You might want to bring a chair, and anything else that would add to the situation. Troy Kindred of Civil Defense will speak on the lava flow hazard to Orchidland at the beginning of the meeting. Also, there may be a possibility of County funding for a park and community center building. Learn more on Nov. 10th. We are hoping to hold all our Board and RMC meetings on the Community Lot beginning in November.

WEBMASTER'S MESSAGE

Greeting Neighbors-

My name is Wes Owens, and since June 2007, I have been the new Orchidland webmaster for our website: www.orchidland.org

It turns out I'm also the Vice President of the OLCA Board since the August Board meeting. In my 'real job', I'm a 'webguy' for over 150 nonprofit organizations, so the site is in nimble experienced hands. We have rebuilt, reorganized and improved the OLCA website, and included some great features:

- **OLCA Owners Registration form**—You can fill out this form to update your mailing address, and/or to subscribe to the OLCA owners email list. The form allows you to enter up to 4 TMK numbers/lots at a time.
- **OLCA Fees Due form**—This form can be used if you need to find out how much you currently owe on your road fees. You can enter up to 4 TMK's on this form as well.
- Soon, we should have a **Civil Defense Phone Tree** online form that can be filled out rather than having to mail in your new information.
- We are posting all **newsletters** in PDF format on the newsletters page on the site.
- On the **File Downloads** page, we post the minutes of all meetings, usually within a few weeks of the meeting date (they have to be written, verified, and approved).
- Our online **calendar** (with upcoming events highlighted on our homepage) lists all meetings and community events. We also update the calendar with the agenda 2 days before meetings. (whenever possible)
- We have added a **photogallery**, although we don't have very many photos there currently. Feel free to submit any community photos.
- There is now a **keyword search** feature on our site to help you locate anything you might be trying to find on the site.
- If you need to communicate with the Board, you can fill out our "**Hotline Form**" on the site. This form keeps a record of all submissions and our responses to your questions. The Board members take turns in answering questions which come in via the Hotline Form (or so the theory goes).
- In our **resources** section, you can look up your TMK numbers, find important local phone numbers, and find answers to many questions about problems which might come up in Orchidland.
- We've recently updated our Orchidland History page; feel free to submit your additions and corrections to this if you are so fortunate as to be a long-term Orchidland resident.
- There is also an **Orchidland Blog/yahoo group** linked on the website (links page), which gets sporadic use now and then.

Please feel free to submit any changes, additions, or ideas for the site to me. I hope for the website to be an easy and effective way for us all to communicate, and stay informed about our community. Actually, if you just google "Orchidland", our new website comes up #1. Not too shabby if I say so myself. :)



OLCA
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A LAST MINUTE IMPORTANT ANNOUNCEMENT

On Wednesday, September 26th, the Sheriff served OLCA with papers that initiate a lawsuit against us to interfere with OLCA's ongoing settlement discussions of the Murakami foreclosure suit. The plaintiffs in the case are Orchidland property owners Bob Ely (former Board member), and Shikwan (Kwan) Sung. We have insurance that gives us some protection, but the \$15,000 deductible will come out of our road fees. This means that our already slender budget will have to absorb an additional strain.

We will share with the community all the details of this case we can, and you can view the served lawsuit documents via our website: www.orchidland.org

We need your support and input. Please, everyone, come to the Special Membership Meeting on November 10th.

Special Membership Meeting

10:00 a.m. Saturday, November 10, 2007

at the

Orchidland Community Lot—36th and Orchidland Dr.

Troy Kindred of Hawaii County Civil Defense will address the lava flow hazard

Other agenda items will be posted on the website

Potluck to follow meeting

Please bring a **chair** to sit on and a **potluck dish** to share