



Orchidland Estates Newsletter

Orchidland Community Association, Incorporated
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www.orchidland.org

OFFICERS

PRESIDENT
VACANT

VICE PRESIDENT
WES OWENS

SECRETARY
FRED McCONNELL

TREASURER
YEN CHIN

DIRECTORS

ROGER HAWNEY
DENNIS McCARTIN
D'ARTAGNAN JOSEPHSON
RALPH BOYEA
JERRY GARDNER

RMC COMMITTEE

DENNIS McCARTIN
D'ARTAGNAN JOSEPHSON

COMMITTEES

BYLAWS
ROGER HAWNEY
LUKE BAILEY
WAYNE CAREY
FRED McCONNELL

PLANNING
KIRSTIE GOIN
VICKI PATTERSON
WES OWENS

EMERGENCY PHONE TREE
PATRICIA JAWORSKI

WEBMASTER
WES OWENS

MEETINGS

BOD—4th MONDAY

RMC—2nd MONDAY

6:30 P.M. EACH MONTH AT
OLCA'S COMMUNITY LOT, OR
AS POSTED! – 36TH AVENUE
AND ORCHIDLAND DRIVE,
KEA'AU/MAUKA SIDE,

**EVERYONE IS
WELCOME!**

BOARD OF DIRECTOR'S MESSAGE

In our previous newsletters we have tried to focus on the need for volunteerism and community support in the form of block work parties and especially serving on the Board of Directors. This has been largely ineffective. While we recognize and deeply appreciate those who have stepped up to help, the number is incredibly small. It is shrinking faster than it is growing.

There are 3 people on the ballot this year to be on the Board of Directors. All 3 are already serving in interim positions. It is likely that we will be losing at least 3 Directors on June 30th, leaving us with 5 or less. We need 6 to have a quorum, so come July 1st, all business will stop unless we are able to keep at least 6 Director positions filled. The Board has been operating with the minimum of 6 Directors for some time. This has been a problem because, whenever one or more Directors are absent, we are unable to conduct business. The Board has not experienced the luxury of having all 11 Director positions filled for several years.

In our April membership meeting we were able to approve the budget for the upcoming fiscal year, and approve the policies and procedures for the Legal Defense Fund. The approval of this fund, in itself, shows that there is support for the Board of Directors to continue. We appreciate that support, but without additional Directors, it will not be enough. By the end of these 2 agenda items there were not enough MEMBERS present to continue the membership meeting, so all remaining business was tabled. Over 2,000 members, and we couldn't keep 15 in the room to make a membership quorum. Without a quorum we had to leave some very important business undone.

What does this mean? For starters, it means that there will be no paving assessment this year, and therefore no new funds for paving. It means that the MRMAs will remain at \$85 at least through fiscal year 2010-2011. Bylaws will remain the same, including the foreclosure section that has given us so much grief.

There are options, but all will require some sort of effort or contribution on your part. Choosing to do nothing will result in receivership, and your contribution will come in the form of increased fees to pay the receivers' salaries. You will not have a say in this, and the amounts will be set by the receivers and the courts. They will not be concerned about how these new fees fit into your budget.

You can choose to dissolve the association, but this will only happen if you push it to a vote. That, of course, will require time and effort on your part. If the association is dissolved, your effort or contribution will come in the form of maintaining the roads yourself, or trading in your sedan for a 4 wheel drive vehicle.

Or you can choose to get involved. Become a member of the Board of Directors, volunteer to assist the Board with the work of the association, come to the membership meetings and stay until the business is done. The choice is yours, and you will make that choice through your action or inaction. We will be waiting for your decision.

ROAD CHAIRMAN REPORT

By Dennis McCartin

Funding has been approved for fixing main road projects at the 39th and Pohaku washout, 37th and Pohaku alignment, and 36th and Orchidland. I am hoping that paving by Yamada and Sons on Aulii will be completed by the end of May, weather permitting. We will do our best to keep a supply of gravel and coldpatch at our Road Managers yard to support the many volunteer efforts to keep the pukas filled. Our Road Manager is also in the process of building a drag sled to scrape the side roads and get the material on the side of the roads back to where it belongs.

~ Aloha

COMMUNITY DEVELOPMENT

Maybe it was the weather. The sun came out for the first time in weeks on the day of our membership meeting. Perhaps it was unreasonable to expect people to remain indoors doing association business on such a day. Whatever the reason, the business did not get done. There will be no assessments for paving or any other development projects this year.

This is unfortunate. The paving assessment has passed every year for many years. It is likely that it would have passed again this year, if given a chance. So, how about this? Let's pretend that it did. No, you won't get a bill for this. It is a "make-believe" assessment, based on past and present experience. Of course, "make-believe" contributions will only result in "make-believe" improvements.

What we are asking for is a contribution of faith, and \$100 in real-life money. The faith is in the community. Faith that you will not be the only one contributing. Faith that we can overcome a lack of physical participation by writing a check anyway.

The \$100 can be directed to the fund of your choice. There will be about a \$100,000 carry-over in the paving fund this year, so if enough of you can buy into this plan there is a good chance that we will be able to do another increment of paving this year.

Would you like to see the Community Lot developed? I know I would rather be meeting there than renting other association's facilities. The amount contributed to this fund will determine how far we can go with the plans we have, but even 20% of you diverting your contribution to this would provide enough funds to get started with electricity installation, septic system, and a picnic pavilion.

Please, have faith in each other, and make at least a \$100 contribution to the paving fund, or a fund that you believe in. ~ Aloha.

TREASURER'S REPORT

By Yen Chin

As we approach the end of the fiscal year, this Treasurer begins to relax and allow the purse strings to slacken a bit. For most of this year a combination of the uncertainty about such uncontrollable expenses like legal bills and the poor rate of payment of MRMAs have forced me to advise the full Board to resist spending money for all but the most urgent projects. With the rapid approach of July 1, the beginning of the new fiscal year, I can foresee a significant replenishment of our treasury, so I can feel comfortable in recommending to the Board that we spend money to make some non-essential repairs.

At the April General Membership meeting, the membership approved the proposed budget with only a slight modification. Though I wished that the gathering had sharpened their pencils for reviewing the proposal, what was approved provides the Association with a reasonable framework for the coming year. Remember that our MRMAs are now \$85 per year, and I hope that you will all pay that assessment. And those of you who have not paid past MRMAs, I know that you will step up now even if doing so means that you have to arrange some kind of payment schedule that will allow you to catch up.

The Association cannot maintain the roads without your money. I understand that many folks feel that they should have their roads fixed BEFORE they make payments, but refusing to pay in protest only makes it less possible that we can accomplish what you want accomplished. I have been driving many of the side roads in Orchidland thanks to my work with the 2010 Census, and I must admit that their condition often embarrasses me. We, the community can and should find ways to improve the conditions of our roads. However, repairing the roads takes money, and, in order to stretch our meager budget to do the most, it will require labor from those of you who are able to wield a shovel or a rake or a weed whacker.

By the time you read this, I trust the paving on Auli'i will have been completed. Prices for this kind of work escalated dramatically in recent years, and what remains in the Paving Fund is insufficient to do another increment using the materials and techniques used in the recent past. Unfortunately, we failed to hold a quorum of members at the April General Membership meeting to approve another Special Assessment for paving. Consequently, the Paving Fund will only be replenished if you donate to the fund. In order to continue paving this year with what little money we have left, we will explore alternatives that will do the job for a smaller expenditure. Stay tuned..

PROFIT AND LOSS STATEMENT
FISCAL YEAR TO DATE JULY 1, 2008 - MAY 7, 2009

INCOME

	Bounced Check Fee.....	\$60.00
CU Dividends	Capital Fund dividends.....	\$61.35
	Lot Fund dividends.....	\$8.40
	Paving dividends	\$0.24
	RM dividends	\$1,524.10
	Total CU Dividends.....	\$1,594.09
Donations	Lot/Community Development	\$220.00
	Paving donation	\$1,300.00
	Side Road donation	\$1,210.00
	Donations - Other	\$50.00
	Total Donations.....	\$2,780.00
	Late Payment Interest.....	\$112.33
	Lien Payable to OLCA	\$97.15
	Lot Fund Mandatory Fee.....	\$10.00
MRMA '97-last FY	MRMA 03/04	\$54.17
	MRMA 04/05	\$292.33
	MRMA 05/06	\$374.16
	MRMA 06/07	\$1,613.17
	Total MRMA '97-last FY.....	\$2,333.83
	MRMA 07/08	\$8,154.47
	MRMA 08/09	\$111,391.87
Paving Assessments	2000 - 1st increment	\$79.70
	2001 - 2nd increment.....	\$96.50
	2002 - 3rd increment.....	\$185.00
	2003 - 4th increment.....	\$300.00
	2004 - 5th increment.....	\$326.00
	2005 - 6th increment.....	\$805.83
	2006 - 7th increment.....	\$5,060.92
	2007 - 8th increment.....	\$23,179.50
	(8th paving due for fiscal 2007/2008)	
	2008 - 9th increment.....	\$139,710.00
	(9th paving due for fiscal 2008/2009 period)	
	Total Paving Assessments	\$169,743.45
	Refinance Fee.....	\$25.00
	Transfer Fee	\$4,200.00
Unearned	Unearned MRMA's.....	\$225.00
	Unearned Paving.....	\$680.00
	Unearned - Other	\$583.25
	Total Unearned	\$1,488.25
TOTAL INCOME	\$301,990.44

EXPENSE

	Accounts Receivable Clerk	\$4,102.20
	Ballot Tabulation.....	\$400.00
Equipment		

... continued on page 4 ...

	Eq Maintenance	\$1,127.14
	Eq Repair	\$301.74
	Rd equipment storage.....	\$2,614.00
	Total Equipment	\$4,042.88
	Facility Rental.....	\$170.00
	Financial Records Keeper.....	\$7,003.35
	Fuel & Oil	\$1,799.25
Lien Expenses		
	Lien Release	\$725.00
	Total Lien Expenses.....	\$725.00
Main Road Expenses		
	MR Equipment Rental	\$1,048.98
	MR Labor	\$3,076.90
	MR Materials.....	\$7,352.98
	Main Road Expenses - Other	\$1,624.76
	Total Main Road Expenses.....	\$13,103.62
	Minutes Recorder	\$1,908.80
Office Expenses		
	Office Supplies.....	\$689.82
	Telephone.....	\$268.92
	6120 Σ Bank Service Charges (Bank Service Charges)	\$10.00
	Office Expenses - Other	\$98.50
	Total Office Expenses.....	\$1,067.24
Paving Expenses		
	Pavement Maintenance	\$216.21
	Paving Prep	\$36,807.62
	Total Paving Expenses	\$37,023.83
	Postage	\$2,985.29
	Printing.....	\$1,921.11
	PROPERTY TAX (Property tax on OLCA property).....	\$501.84
	Road Manager	\$6,462.80
Side Road Expenses		
	SR Equipment Rental	\$312.00
	SR Labor	\$2,360.34
	SR Materials.....	\$5,062.16
	Total Side Road Expenses	\$7,734.50
Insurance		
	Directors/Officers Liability.....	\$4,054.00
	Total 6180 Σ Insurance (Insurance)	\$4,054.00
	6240 Σ Miscellaneous (Miscellaneous)	\$819.63
Professional Fees		
	Debt Collection (Collection Agency)	\$1,695.21
	6280 Σ Legal Fees (Legal Fees)	\$10,162.63
	6650 Σ Accounting (Accounting Fees)	\$1,105.00
	Total 6270 Σ Professional Fees (Professional Fees).....	\$12,962.84
	Total Expense	\$108,788.18
	Net Ordinary Income	\$193,202.26
Other Income		
	BOD Legal Fee (Money collected for legal Defense..... from Orchidland Lot Owners.)	\$23,295.00
	4190 Σ Reimbursed Expenses.....	-\$677.75
	Total Other Income	\$22,617.25
NET INCOME	\$215,819.51

OLCA BOARD OF DIRECTOR'S BALLOT

TMK(s) _____
You must include your TMK for your vote to count. Your vote will be multiplied by the number of TMK's for which all OLCA MRMA's are currently paid in full.

Please vote Yes or No for each candidates below:

Yes No DENNIS McCARTIN — I have been involved with fixing the roads for the last couple of years and would like to continue seeing that the roads get the necessary attention we all expect. Safety and access of our roads is my goal. My B.S. is in Health Science and Safety, and I have an M.B.A. in Health Care Admin. Highly qualified, yes? 25 years with the County of San Diego Health Department including emergency management and medical disaster operations, contract management, and budget development. And, 38 years in the Navy Reserve including 18 years as a Hospital Corpsman (Special Operations Technician), and 20 years as a Medical Service Corps officer with a specialty in Plans, Operations, Medical Intelligence, also medical logistics.

Yes No RALPH BOYEA — Aloha, my name is Ralph Boyea. I am very reluctantly running for the OLCA Board of Directors. I am running only because the Board has not had enough positions filled to be able to get a quorum at many of their meetings. Without a quorum no actions can be taken and road maintenance and other very important issues go unaddressed. I served on the OLCA Board from 1977-80 and 1987-92. I was President from 1988-91. Please be aware, if elected, I am only willing to commit to serving for one year. Lot owners, you must get involved if you want any improvements to our subdivision.

Yes No JERRY GARDNER — Orchidland faces a number of problems that can only be solved with community input. I think the most important of these are resolving the legal situation and fixing the roads. I hope my participation on the OLCA board will help.

Please send your ballot to: Friends of Puna's Future, P.O. Box 1959, Paho, HI 96778
Ballots must be received by June 30, 2009

OLCA CIVIL DEFENSE EMERGENCY PHONE TREE

The Emergency Phone Tree Committee was formed to assist residents in the event of emergency — flooding or 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. The liaison will then contact a "plat liaison" (ten in all) to call all those phone numbers on their particular plat list. To assist us in keeping our database current, we ask you to complete the form below. (If you did not made any changes, please do not fill out a new form.) All information is 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 we cannot be held responsible. Thank you for your continued cooperation in keeping our records current.

***** Cut Here *****

CIVIL DEFENSE EMERGENCY PHONE TREE FORM

TMK's: _____
OWNER: Names _____ / _____
Business Phones _____ / _____
Home/Cell Phones _____ / _____
TENANT: Names _____ / _____
Business Phones _____ / _____
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