



Orchidland Estates Newsletter

November 2013

Orchidland Community Association, Incorporated
Voice Mail – 808•934•7738

Post Office Box 280, Kea'au, Hawaii 96749
www.orchidland.org

OFFICERS

PRESIDENT

Wes Owens

VICE PRESIDENT

Marti Morshige

SECRETARY

Ralph Boyea

TREASURER

Derek Shimizu

ROAD CHAIR

Dennis McCartin

DIRECTORS

Wayne Carey

Ariel Murphy

RMC COMMITTEE

Dennis McCartin

Wayne Carey

Ralph Boyea

COMMITTEES

BYLAWS

Ralph Boyea

Wayne Carey

Ariel Murphy

Derek Shimizu

Dennis McCartin

WEBMASTER

Wes Owens

MEETING DAYS & TIMES!

RMC—2nd TUESDAY @ 5:30 PM

Blane's Restaurant Orchidland
Drive

BOD—3rd TUESDAY @ 5:30PM

Church of the Nazarene,
15-1839 32nd Ave, HPP
Between Paradise and Makuu

**EVERYONE IS
WELCOME!**

President's Report

We are off to a great start on collections, 90 properties who were arrears July 30th, are now 100% caught up, and others have arranged monthly payments. These are funds we can put directly onto our roads. Our collections efforts continue with the first official collections letter having been mailed out October 1st to all remaining owners in arrears, and we will be following that up as our collections policy dictates.

The board has been working on a master mailbox plan for Orchidland. The USPS has a big push currently to move all mail delivery to groups of boxes inside the communities, and we'd like to capitalize on this to get them installed while there is a chance that they would be free to the community. A few years ago, we facilitated the installation of the 20 group boxes at 36th & Orchidland Dr. at no cost to our community. Now, we are probably looking at 10+ locations of similar sets of mailboxes throughout the community. There are other community involvement projects like this that we could use help on, please join us at a board meeting and be involved.

We have a new road contractor with a Class A license (see road report), and are looking forward to utilizing the services that they can provide. We all very much appreciate all the volunteers who requested and spread gravel on their roads, and for the patience of everyone over the past few months while this transition completed.

I'd really like to see us finish the paving plan of the main roads in the next few years. We are so close to having all the "main" uphill roads paved. A few years ago, we asked the membership to vote to delay or skip the paving of Pohaku Dr. & 40th, and so in this newsletter, we are asking for that increment of the paving to be added back into the normal rotation (per General Membership Meeting vote), please use the attached ballot, vote as you wish, and mail it in so your vote can be counted.

At the membership meeting coming up Nov 16th, a topic of discussion will be what the MRMA will be this coming year. I'd like to suggest our current minimum \$85, plus continue the \$65 chipseal repaving, and also an additional \$50 to be dedicated for the paving plan increment, for a total of \$200.

I really feel that the diminishing of arrears accounts and modest increase of funds will allow us to really get out there and improve the side roads, and finish the significantly more permanent paving. Of course all members suggestions on MRMA's can be heard & discussed at the membership meeting where those present will vote on what we ask for in the next MRMA ballot.

A few notes on the upcoming Membership Meeting Nov 16th at Ainaloa Longhouse: Our Bylaws (Article III) are clear on the definition of what a member of our association is, a paid in full property owner. As such, the previous mistake of allowing owners who have not paid some assessments to vote at the membership meetings will no longer be allowed. It's simple, those who pay their assessments get to vote on how those monies are spent. As well, if you are new to Orchidland, please, please show up early (8:15am) so we can answer your questions about our community and history before the meeting. We are really trying to keep the meeting time to a minimum, the time at the microphone will be limited, and we will not be explaining our history during the meeting. Our website actually has LOTS of great information, please feel free to dive in there before hand.

Collections Policy
by Ralph Boyea

On June 18, 2013 the Orchidland Board of Directors approved our new Collections Policy. The policy authorizes the Board of Directors to collect "... delinquent or unpaid assessments for road maintenance, including, but not limited to the Mandatory Road Maintenance Assessment and paving assessments." The policy authorizes the assessment of a ten-dollar [\$10] late charge and the assessment of interest on past due amounts. If payments are not made, the Board is authorized to utilize the services of an attorney to place a lien on the delinquent property.

On October 1, 2013, the Board sent out a collection letter to all property owners who are 90 days past due on any amounts due to the Association.

We are hopeful that the implementation of this policy will significantly reduce the fees owed to the Association. Currently around 60% of the lot owners are paid in full. Collection of past due assessment will provide us with more money for road maintenance and improvements. Our collection activities will allow us to enforce the assessments passed by the lot owners and spread the cost of maintaining and improving our roads fairly among all property owners.

A copy of the Collection Policies and Procedures is available on our website: www.Orchidland.org, under Association Business.

Road Easement Maintenance – by Ralph Boyea

The Road Committee and the Board of Directors have received a number of complaints about the sides of our roads being overgrown with vegetation. The extent of the overgrowth has become a vehicular and pedestrian hazard in many locations. Vehicles approaching intersections have dangerously limited visibility. Children walking these roads from the school bus drops to their homes have limited ability to move off of the roads to avoid on-coming traffic. One of our goals for this fiscal year is to start clearing this vegetation within the road easements, starting with our access roads and the corners of our side roads. Most of our roads have an easement of 40' from property pin to property pin. Orchidland Drive and 40th Avenue have a 60' easement.

One of our biggest problems is the unabated growth of "elephant grass." This grass is tall, dense and very tough; it is very difficult to control. We intend to use every means available to us to remove the elephant grass and other vegetation. One of the "means" we have discussed is the use of herbicides. Some of us prefer not to use herbicides, but we recognize that this may be our most viable option in some areas.

If you do not want herbicides used on the roadway easement fronting your property, please INSURE that the area between your lot and the roadway is cleared.

Please SLOW DOWN !

Paved roads = 25 mph, Side roads = 15 mph.

Be vigilant of pedestrians, especially keiki, who use the roads. Overgrown weeds force people towards the center of the road which puts them directly in the path of vehicles, particularly when there is another vehicle coming in the opposite direction. I have seen kids stand in the bushes while cars go by. Yes, the Board is addressing the weed problem but only YOU can control the speed of your vehicle.

Also, slower speeds help to preserve our side roads. If you drive on a well maintained side road, this is the result of you or your neighbor's labor and time. Please have some courtesy and contribute towards the preservation of the roads.

Thank You - Derek Shimizu, Treasurer

The Overall Good

By Ariel Murphy - Director

Recently I joined the Board of Directors of the Orchidland Community Association. Although I don't actually live on the uncultivated parcel I own on 40th, I thought that joining the BOD would give me opportunities to be part of Orchidland's development.

All of us want a good present (and future) for ourselves and our families. Part of that aspiration is being able to live in a place conducive to having a good quality of life. At the very least a good quality of life equates to being safe and secure.

Right now, road maintenance and improvement are essential to safety and security. Good roads mean less wear-and-tear for vehicles. Fire trucks, police vehicles and ambulances can go through good roads at the shortest time possible when responding to emergencies. School buses would be more inclined to pick up and drop off children to school. Since Orchidland has an agriculture zoning, harvests and other agricultural products can be delivered more conveniently to markets when roads do not have potholes like moon craters. The list of advantages of having good roads is not a short one.

I am aware that there are those who would rather have the roads of Orchidland remain in their current deplorable and decrepit state. I do not exactly understand why. But if the reason is to keep being in isolation, or to discourage others from being neighbors, my answer is maybe those people would be better off living in a place that is not a subdivision where there are no common ownership and accompanying responsibilities towards the overall good. Besides, can growth/progress be prevented? Maybe postponed, yes. But totally avoided or withheld? Probably not. We only have to look at the past to know. We only have to look at how the mainland West Coast came to be what it is now. And we need not even go far. Imagine the Big Island 10 years ago and compare it to how it is today.

But that is another topic for discussion.

All of us property owners, whether or not we live in Hawaii or on the mainland, have a responsibility towards the community where our property is, and especially if our property is in a subdivision like Orchidland where there are areas of common ownership, like roads and sideways.

At the very least, we are responsible for keeping roads passable and with the least adverse effects on property and lives.

We want a good quality of life not just for ourselves but for the whole community -- the overall good!

And that is why I not only strive to pay my road maintenance dues; I also joined the Board of Directors of Orchidland's Community Association.

Road Chairman's Report

By Dennis McCartin

After receiving 2 proposals for road maintenance, we have selected Johansen Contracting to do our road maintenance. They possess a Class A license, so they can also do the paving for the chip seal replacement and new paving. We are glad to have them on board and they are eager to begin filling in the lakes, grading, clearing the sides of the main roads, etc.

We do need to look at extending the assessment for chip seal replacement so we can do all of the chip seal segments.

We also need to consider when to re-start the paving assessment so we can do the next section in the rotation.

The Pohaku/40th segment needs to be voted back into the paving rotation.

Thanks to all who continue to volunteer to take care of their roads.

OLCA Proposed Budget FY 2013-2014

Road Income		Road Expenses	
MRMA current year	252,000	Road manager	8,400
MRMA previous yrs.	20,000	Trash removal	500
Bank Interest/Dividends	100	Contingency	3,000
Late Payment Interest	75	Administrative Fee	61,475
Side road/other donations	100	To Capital fund 3.25% of MRMA	4,500
Subtotal	272,275	Liability insurance	6,900
		MRMA road reimbursements	2,000
Chip Seal Maintenance Income	109,200	Main road equipment/oper.	9,000
		Main road materials	18,000
Administrative Income		Main road equipment rental	200
Transfer from MRMA	61,475	Side road equipment/oper.	21,000
Bounced check fee	50	Side road materials	28,100
Transfer fees	4,000	Subtotal	163,075
Admin reimbursements	0	Chip Seal Resurfacing	109,200
Admin income (other)	200	Total Road Expenses	272,275
Lien Charge			
Total Admin Income	4,250	Administrative Expenses	
	65,725	Office supplies	1,500
		Telephone	360
		Postage	2,900
		Printing	2,600
		Facility rental	135
		Bond insurance	1,000
		Director's liability Ins.	3,500
		Lien expenses	5,000
		Accounts P/R clerk	11,000
		Minutes recorder	4,000
		Financial records keeper	15,500
		Accounting fees (CPA)	5,000
		Legal/professional fees	5,000
		Ballot tabulation	350
		Bank charges	120
		Refund to lot owners	400
		Returned Check Fee	500
		Collections	2,000
		Contingency	2,000
		Property tax (OLCA lot)	360
Total Income	272,275	Miscellaneous	1,000
		GET contract taxes	1,500
Total Expenses	272,275	Total Admin Expense	65,725
Over/Under Budget	0		

**Orchidland Community Association Inc
Balance Sheet**

6:35 PM
09/25/13
Accrual Basis

As of September 25, 2013

Sep 25, 13

ASSETS		
Current Assets		
Checking/Savings		
1 · OLCA banking (Bank account for OLCA)	8,966.10	
100 · General Checking-CU Hawaii	75.57	
101 · General Savings- CU Hawaii	110,422.78	
102 · Road Maintenance Checking-CU HI	15,136.90	
103 · Road Maintenance Savings-CU HI	17,061.26	
105 · Administrative Checking-HFS	19,742.46	
106 · Paving Checking- HFS	101.04	
107 · Paving Savings- HFS	6,886.35	
110 · Community Lot Savings-HFS	19,744.07	
115 · Capital Savings-HFS	18,762.75	
142 · Legal Savings-Central Pacific	76,465.00	
145 · Legal Fund CD-Central Pacific	188,312.95	
150 · Chip Seal Account (Chip Seal Account for repairs)	481,677.23	
Total 1 · OLCA banking (Bank account for OLCA)	481,677.23	
Total Checking/Savings	481,677.23	
Accounts Receivable		
11 · Accounts Receivable	782,057.99	
Total Accounts Receivable	782,057.99	
Total Current Assets	1,263,735.22	
TOTAL ASSETS	1,263,735.22	
LIABILITIES & EQUITY		
Equity		
17 · Opening Bal Equity	134,134.92	
18 · Retained Earnings	775,272.34	
Net Income	354,327.96	
Total Equity	1,263,735.22	
TOTAL LIABILITIES & EQUITY	1,263,735.22	

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~~~~~BALLOT – Please complete and return via mail~~~~~

Mail BALLOT ONLY by November 1, 2013 to:

Orchidland Community Association  
C/O NPP  
PO Box 2020  
Pahoa, HI 96778

At the October 2012 General Membership meeting, those in attendance voted in favor to restore the Pohaku Dr. and 40th section of main road back into the main road paving schedule. This passed 24 in favor, 2 opposed, 2 abstained. Since this section was removed by a full membership vote, we are again having a full membership vote to restore it's position in the paving plan. When it was removed, it was intended to be a temporary removal.

**Restore the Pohaku Dr and 40th main road section to the main road paving schedule:  
(circle your response)**

**YES                      or                      NO**

Please provide your TMK # ('s): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Per OCA bylaws, one vote per TMK by members who are in good standing. Multiple lot owners must be paid in full on ALL lots owned to be in good standing.



Orchidland Community Association, Inc.  
P. O. Box 280  
Kea`au, Hawaii 96749-0280

ORCHIDLAND COMMUNITY ASSOCIATION  
MEMBERSHIP MEETING

9:00 A.M. on Saturday, November 16th, 2013  
~ 8:15 A.M. Sign-in / Q&A session~

Ainaloa Longhouse  
16-303 Ainaloa Blvd.  
Pahoa, HI 96778

808•934•7738



808•934•7738

**Volunteers Needed!**

[www.Orchidland.org/help\\_desk/](http://www.Orchidland.org/help_desk/)