



Orchidland Estates Newsletter

Orchidland Community Association, Incorporated Post Office Box 280, Keaau, Hawaii 96749
www.orchidland.org email: support@orchidland.org Voice Mail 808-934-7738

OLCA MEETINGS

RMC - 2nd Tuesday
6 pm @ Ainaloa Longhouse

BOD - 3rd Tuesday
6 pm @ Ainaloa Longhouse
16-303 Ainaloa Boulevard

OLCA BOARD

OFFICERS

PRESIDENT
Rick Turner

SECRETARY
Vijay Karai

TREASURER
Barbara Arthurs
ROAD CHAIR
Tegen Greene

DIRECTORS

Gerald Akana
Richard Greever
Peter Houle
Elizabeth Wewers
Therese Zeller

ROAD COMMITTEE

Gerald Akana
Tegen Greene
Richard Greever
Elizabeth Wewers

ORCHIDLAND ROADS IMPROVE

We have found a ***solution for the resealing of all of our chip-sealed roads***. The work will be ***paid for in full*** by the Chip Seal Repair Fund totaling over \$250,000 which was collected in 2012 and 2013 for this purpose. The plan has been approved by the Board and is scheduled to be completed by the end of June, weather permitting.

Our choice of contractor, Island Roads Inc. (IRI) has developed a proprietary emulsion that will reseal the chip-sealed roadways, which begin at the highway and end at the asphalt of the second paving increment. The process should prevent water penetration and pothole formation, as well as smoothing a roadway 20 feet in width. Drainage to be performed on edges of the roadway will help prevent breakup.

Grading of twenty miles of the avenues (side roads) has been accomplished during the last four months. ***Drainage*** channels have also been opened in some of the worst areas, with work throughout Orchidland being continued through June. Filling holes, low spots, and rough areas will employ 1 1/2" base course once the drainage is corrected.

Potholes on the chip-sealed roads have been regularly addressed during the year by paid and volunteer workers. The resealing of the chip seal should prevent new potholes from forming.

We are ***grateful for the help*** of the many who are out repairing the roads and those who have shared their expertise on roads. ~

2015-16 OLCA BOD Candidates for Directors

Barbara Arthurs: Retired as Vice-Chancellor of Hawaii Community College. Served 1998-2001 as OLCA President when the Board started the incremental paving. I would like to see completion of the Paving Plan for the Main Access Roads and begin sealing the side roads. I will work with the community to make Orchidland a great place to live.

Don Stoner: Since November 2014, I have served on the Board. For 3 months I have been on the Road Committee. In April, I became Road Chair. My background is very broad including construction, military, logging, 10+ years of university, and a career as a registered nurse—retiring from Hilo Medical Center Hale Ho Ola mental health unit as a psych nurse. I have been a supervisor in 3 different nursing homes.

Gerald Akana: In the last 6 months I have seen a lot of road work done, especially on the side roads. I have been repairing the potholes on Pohaku Drive for the last 8 years and now we have a contractor filling potholes in all of Orchidland. I would like to continue my time on the Board so that we will have enough directors to conduct business and continue the progress started this past year.

Peter Houle: Chemical Engineer. Business Owner for 30 years. On OLCA Board 1995, 2014, 2015. Priorities: Collections, side roads, pave main roads with asphalt. Here to spend your money wisely and work with a total viewpoint on how to complete paving plan and put base course on all the side roads for the next three years.

Ric Wirick: For the last year, I have been an active volunteer working with and for our community. By doing what was necessary, from filling potholes (over 12 tons of cold patch applied), utilizing my backhoe to open drainages on some side roads, and distributing over 140 tons of base coarse, I have improved roads that have had little maintenance for years & helped coordinate clean-up and grading of our Community Lot. In addition, I have been gathering and sharing information on how our community, by working and voting together, can regain control over our road repair and maintenance funds to use them more efficiently. Working together we will move forward together.

Rick Turner: As President of your OLCA Board of Directors for the last 5 months, I have come to realize how important this position is in the areas of Road Maintenance, Development of a Community Center & Park, as well as bringing our community together and stopping the division, now! With the community's support, the current BOD has made substantial progress. As your humble servant, I would like to continue this momentum of progress into the future. That is why I'm seeking to serve this community for the next three years.

Skyler (Sky) Platt Sr: As a concerned Orchidland member I would like to see our monies well-spent, our roads maintained and improved. Oversight is necessary to guarantee the quality of roadwork to be completed. Standards must be set and followed. I have thirty years of experience in the construction industry, the past ten years working for one of the largest road construction companies on the island.

Tegen Greene: Getting your money onto your roads! That is my first priority. We need a *fresh* look at every assumption, every tradition, every process, every interpretation, every expense. The world and Orchidland have changed greatly since this organization was created. I bring an ability to see things in a new way and, with help, to reexamine the processes and possibilities. Are our Bylaws a framework to inform our actions or a prison to inhibit creativity & growth? We need a lot of help from all kinds of people with all kinds of talents and perceptions. Your feedback and contributions on any level will make a difference.

Thomas McCandless: I am interested in doing better roads for the community and bringing the people together to work together and to get to know one another. I was a Construction Worker for 26 years, 10 years as Laborer, 4 years as Pipe Person, 12 years as Foreman, 10 years as Supervisor running 3 to 4 jobs at a time — Road, Subdivision Work above and below ground.

Vijay Karai: Here are 5 reasons why I am asking you NOT to vote for me.

The number one reason is that I am not one of you. I was born in Bangalore, India. Immigrated to the USA in 1982 and lived in Minneapolis, Minnesota for over 30 years. In 2012, I took early retirement and moved to Orchidland, Hawaii to explore and hone my skills at writing, photography & farming. (cont. on page 4)

Building Community Support

Our Community is you – and our collective voice comes through committee participation. Please sign up for one of our many committees – it is the bridge between our Community and our Board of Directors.

Standing Committees include:

___ **Finance Committee** reviews methods to efficiently spend OLCA monies, fee collection and billing policies, and more.

___ **By-Laws Committee** suggests updates to our by-laws and helps assure compliance with policies and procedures.

___ **Community Lot Development Committee** looks at various site plans, community needs/interests, and sources of funding for our lot.

Proposed Committees include:

___ **Website & Electronic Media Committee** to provide current OLCA information by keeping our website & other official OLCA electronic media sites updated and fully accessible.

___ **Road Captain's Committee** a group of volunteers coordinating road maintenance and repair with their neighbors on their roadways, while working closely with the Board of Directors/ Road Committee.

___ **Agriculture Committee** to address agricultural land use, issues and improvements for our Community.

___ **Commercial Property Owner's Committee** to represent the commercial interests and to establish an ongoing cooperative working relationship with the Board of Directors.

___ **Social Committee** coordinates social events, fostering a sense of community, welcoming new members.

___ **Neighborhood Watch Group** unites individuals to report crime, dumping, unsafe driving, and other suspicious activity.

___ **Civil Defense/ Emergency Response**

Personal information will be used only for OLCA purposes cited and not given to others.

My Name _____

Street Address _____

Home or Work Phone _____

Cell _____

TMK _____

___ I'll provide **my email** to save resources and for ___ digital billing ___ newsletter.

email _____

___ I would like **email notification** of General Membership Meetings and Special Membership Meetings. *Note: OLCA no longer provides written notification.*

COMMUNITY LOT DEVELOPMENT — I am willing to donate \$_____ when I pay my fees. Donations to roadwork also accepted.

Our website: www.orchidland.org provides access to the latest info, including detailed OLCA finances, meeting minutes, community activities and past history.

Your cooperation in the chip-seal resurfacing project would be greatly appreciated. Please forgive the inconvenience, drive slowly and cautiously on newly chip-sealed surfaces, and help prevent others from damaging them. ~

Vijay Karai Candidate Statement

(continued from page 2)

By electing me to the board, you'll be binding my heart and soul to the community. Why would you want to do that!

2. I have traveled on the mainland extensively for photography but am rooted now in this beautiful community of Orchidland. I have a wife, a son, a daughter, 6 dogs and 2 cats. My 4-acre property is ideal for developing a self-sustaining lifestyle. We grow fruits and vegetables extensively and we raise some chickens and do bee keeping.

So you see I am busy with so many things and really do not have any time for the shenanigans that have been going on at the Association. I might try and stop all that, spoiling the fun for some, so why would you want to do that!

3. My interest in becoming a Director next term is to help make this a thriving, well-developed, safe and welcoming community. If that doesn't sound corny to you what would! Please do not select me to the board. If you do, all of these things might come true.

4. I want to make sure that the Association is held together with the common purpose of maintaining good roads, help build a community center, and on the whole become an ideal place for any family to move in and or build for a comfortable living. That sounds phony to me, does it sound phony to you. If it is too good to be true, it usually is!! Do not select a phony person to the board.

5. Let me give you a final warning, if you select me I will commit to serve the Association for at least one whole year and hope to continue later. You are already getting sick of me, how could you stand me for a whole year or more.

Heaven forbid, if you do elect me to the board, I might write another article of 5 reasons why you did the wrong thing!!!!

Editor's Note: Vijay brings humor to every situation.

Data Processing Firm Hired

OLCA has contracted with Data Processing Services, Inc. for accounting, bookkeeping, billing, collection and payables services. DPS, a Hilo business, is used by other local community associations of similar size. This move will save us more than \$14,000 annually. The annual billing statement may arrive a little later than usual as a result of this transition.

The Board of Directors thanks Lisa Johnson, who served as the OLCA bookkeeper prior to our transition to DPS. ~

Collection of MRMA Fees

All owners of Orchidland Estates lots abutting private road ways, which are owned in common, shall be assessed mandatory road assessments as authorized by the State of Hawaii Court Summary Judgment dated April 3, 1992.

Upon any lot owner becoming delinquent for more than one year after the due date for payment, the BOD may enforce collection by obtaining a judgment against the property owner through small claims court. If the balance is not cleared or the lot owner does not commit to an installment payment plan, the BOD may place a lien on the property through the Bureau of Conveyances or Land Court of the State of Hawaii. The delinquent lot owner may also incur the collection fees involved. Foreclosure proceedings are prohibited against delinquent lot owners. However, OLCA is not barred from any other remedy available to the Association pursuant to law. ~

**Orchidland Community Association
and its Board of Directors extend
our condolences to the family of
Karen Doom
who passed away in April.
For many years, Karen served as
the accounts receivable & payable
clerk for OLCA . She will be missed.**

PROXY

PROXY FOR VOTING ON ISSUES IN OLCA GENERAL AND/OR SPECIAL GENERAL MEETINGS

If you cannot attend an OLCA Membership Meeting, you may assign another person of your choice to cast your vote by proxy. Fill out the information below if you wish to assign a proxy. This form must be received by June 24, 2015

I appoint and authorize the person below (check one) to be my Proxy whether or not he/she on the OLCA Board of Directors.

- | | |
|--|---|
| <input type="checkbox"/> Barbara Arthurs | <input type="checkbox"/> Rick Turner |
| <input type="checkbox"/> Don Stoner | <input type="checkbox"/> Skylar (Sky) Platt |
| <input type="checkbox"/> Gerald Akana | <input type="checkbox"/> Tegen Greene |
| <input type="checkbox"/> Peter Houle | <input type="checkbox"/> Thomas McCandless |
| <input type="checkbox"/> Ric Wirick | <input type="checkbox"/> Vijay Karai |
| <input type="checkbox"/> Richard Greever | <input type="checkbox"/> Other _____ |

Check one that applies

- Proxy valid for all General Membership Meetings for 12 months from date of signing
 Proxy valid for all General and Special Membership Meetings for 12 months from date of signing

Print your Name: _____

Mailing Address: _____

Phone: _____

TMK Number(s) of Lots In Orchidland Estates That You Own:

Signed: _____ Date: _____

By signing this form I attest I am a member in good standing of the Orchidland Community Association. In accordance with the OLCA Bylaws, members who are in good standing are entitled to one vote per TMK. Multiple lot owners must be paid in full on ALL lots owned to be in good standing. Your TMK (Tax Map Key) is on your newsletter label.

Hawaii Nonprofit Corporations Act Section 414D-113 states "Unless the articles or bylaws prohibit or limit proxy voting, a member may appoint a proxy to vote or otherwise act for the member by signing an appointment form either personally or by an attorney-in-fact... An appointment of a proxy is revocable by the member."

**Orchid Land Estates Lot Owner
P O Box 280
Kea`au, HI 96749-0280**

**BALLOT
Orchidland Community Association
P O Box 280
Kea`au, HI 96749-0280**

OLCA 2015-2016 Proposed BUDGET		
	2015-2016	2014-2015
Administrative Expense	(proposed)	
Data Processing/Bookkeeper	\$24,000.00	\$20,400.00
Accounts Receivable/Payable	see above	\$18,000.00
Minutes Recorder	\$4,200.00	\$4,000.00
Ballot Tabulation	\$0	\$500.00
BOD Liability Insurance	\$13,500.00	\$13,500.00
Bond Insurance	\$1,000.00	\$1,000.00
CPA	\$6,000.00	\$6,000.00
Legal/Professional Fees	\$5,000.00	\$6,000.00
Liens Expenses	see below	\$5,000.00
Collections Expenses	\$4,000.00	\$2,000.00
Facility Rental	\$1,200.00	\$575.00
Office Supply/Phone (Lisa 1500)	\$1,360.00	\$1,500.00
Postage	\$3,500.00	\$3,500.00
Printing	\$3,000.00	\$3,000.00
Property Tax	\$360.00	\$360.00
Website	\$300.00	\$500.00
Miscellaneous	see below	\$1,000.00
Contingency	\$2,500.00	\$2,500.00
GET contract taxes	\$1,350.00	\$1,500.00
Bank Charges	\$120.00	\$120.00
Refunds to Lot Owners	\$400.00	\$400.00
Administrative Expense TOTALS	\$71,790.00	\$91,215.00
Administrative Income		
Administrative Fee (from MRMA)	\$67,540.00	\$86,965.00
Liens Cleared	n/a	n/a
Transfer/Refinance Fees	\$4,000.00	\$4,000.00
Misc	\$250.00	\$250.00
Administrative Income TOTALS	\$71,790.00	\$91,215.00

	2015-2016	2014-2015
Road Expense	(proposed)	
GET contract taxes	n/a	n/a
Administration fee (to BOD fund)	\$67,540.00	\$86,965.00
Paving Fund	\$0.00	\$0.00
Capital Fund	\$0	\$4,641.00
Liability Insurance	\$6,200.00	\$6,200.00
Contingency/Misc Fund	\$3,000.00	\$3,000.00
All Roads	\$111,420.00	\$59,767.00
MRMA road reimbursements	\$0	\$2,000.00
Trash Removal	\$500.00	\$500.00
Road Expense TOTALS	\$188,660.00	\$163,075.00
Road Income		
MRMA \$100 x2408 lots x 70%	\$168,560.00	\$142,800.00
To Paving Fund	n/a	n/a
To Chip Seal Maintenance	n/a	n/a
Receivables (MRMAs Past Due)	n/a	n/a
Bank interest	\$100.00	\$100.00
Late payment interest	n/a	\$75.00
Donations		\$100.00
Previous MRMAs Paid	\$20,000.00	\$20,000.00
Road Income TOTALS	\$188,660.00	\$163,075.00
OLCA BALANCES as of April 30, 2015		
General Fund	\$1,959.00	
Road Maintenance	\$83,669.00	
Paving Fund	\$62,410.00	
Board Administration	\$22,954.00	
Community Lot Fund	\$10,538.00	
Capital Fund	\$29,583.00	
Chip Seal Fund	\$257,904.00	
Legal Fund	\$103,344.00	
TOTAL BALANCE	\$572,361.00	

WHY PAY YOUR OLCA ASSESSMENTS?

The **MRMA** amount has been \$85 for most of the last few years. A \$15 increase to \$100 does not even begin to match the increase in the cost of living, including the price of asphalt and machinery operation that Orchidland must pay for road improvements. Not to mention the price of tires and auto repairs caused by lack of road maintenance. Owners of Orchidland lots own the all roads in common. Roads cannot change unless you agree to raise the MRMA and a greater percentage of owners pay it. The current Board expects that you will see a noticeable improvement of the chip-sealed and side road conditions in the next month.

Although the proposed \$100 **Paving Assessment** is not at this time included in the mandatory fees, it is a reasonable annual charge for you to drive on the paved road to your property, just like many other bills you pay which are not called "mandatory". The first increments of ALL the MARS were paved many years ago with the prioritizing order based on the number of users. The final increments of several Main Access Roads (MARS) still need to be paved and the people who drive these unpaved roads have been waiting 15 years for their turn in the original Paving Plan. These MARS are Ilima from 35th to 37th, Pohaku from 37th to 40th, Laniuma from 36th to 40th, and 40th from Laniuma to Oliana. To be FAIR, those not using the unpaved roads still need to continue to pay toward the Paving Plan, just as those driving on the unpaved MARS roads paid for your asphalt-paved roads for the past 15 years. To be FAIR, please vote for the proposed fees & pay them when billed so that those furthest from the highway can benefit. ~

Orchidland Community Association
P O Box 280
Kea`au, HI 96749-0280

Address Correction Requested