

Orchidland Community Association, Inc.
c/o Data Processing Services, Inc.
99 Aupuni Street, Suite 206
Hilo, HI 96720-4277

Official Website: www.Orchidland.org
Orchidlandcommunityassociation@gmail.com
Phone: 808-464-5598

October 2017 Newsletter

Board of Directors

President

Steve (Mongo) Lyon

Vice President

Don Stoner*

Treasurer

Tegen Greene

Secretary

Frederic (Ric) Wirick*

Directors:

Gerald Akana*

Sky Platt*

Doug Anderson

Paul Imaizumi

Jeremai Cann

Steve Baca

(*Road Committee)

Road Committee and Board Meetings are open to membership and guests:

2nd and 3rd Tuesday
of the month at the
Pahoa Community
Center, 6:30 to 8:00
pm.

Semi-Annual Membership meeting:

November 18, 2017
from 2pm to 4pm at
the Community lot,
Hui Hoaloha,
Orchidland Drive and
36th Ave.

Aloha Community Members,

We, the Orchidland Community Association, Inc. (OLCA) Board of Directors (BOD), essentially serve as a property management team representing over 2000 property owners. Our primary mission and goal is to efficiently and effectively manage the maintenance of over 40 miles of private roadways. Since July 2015, we have accomplished this goal with growing membership support. We, the current OLCA BOD of ten (10) were elected by the OLCA membership, and the membership approves the annual budgets and Mandatory Road Maintenance Assessment (MRMA) fee schedules.

Orchidland Community Association, Inc. does not receive any funding from Hawaii County, the State of Hawaii or the US Government to service, maintain or improve the over 40 miles of private roadways. In May, 1998 the State of Hawaii, Contractors License Board, made the following determination:

"An association road crew may perform road maintenance such as fixing of pot holes and the maintenance of existing paved or unpaved roads (this includes regrading of existing road) without a contractor's license..."

(Reference letter dated June 16, 2015 from Contractors License Board, marked Exhibit F, located online at www.Orchidland.org under Legal Information.)

Since 2015, all OLCA road maintenance crews have been fully insured with valid business licenses from the State of Hawaii. Licensed contractors performed road improvements including hot asphalt paving.

Please note, prior to July 2015, it was common practice to encourage Orchidland residents to fill potholes and perform road and roadside maintenance. These residents were not insured and presented a liability risk to themselves and OLCA.

Since July 2015, the OLCA Board has maintained all necessary corporate insurance policies through Servco Insurance Services including: General Liability, Board of Directors and Bond.

Since July 2015, the OLCA Board hired Data Processing Services, Inc. to perform financial book and record keeping for the Association. In addition, Carbonaro CPAs and Management Group were hired to perform the annual tax filings and required audits.

Orchidland Community Association, Inc. is solvent, fully functional and operational in accordance with OLCA Bylaws as well as County, State and Federal laws. Mahalo for your continued support through fiscal year 2017-18 and since July 2015.

PRESIDENTS MESSAGE

Why have a volunteer Association? As members we want cost effective, member controlled, self-administration rather than an expensive non-responsive management business to handle our affairs! Membership must, then, build a functional and solvent platform for future boards. THIS Board, YOUR BOARD has the best opportunity to create a lastingly functional and solvent program, despite the frivolous lawsuit that has influenced our recent scope of work.

Imagine that pirates attack Orchidland! They are bent on taking your treasure from you. Then a neighbor steps in to sacrifice hundreds of family hours to thwart the pillage at your door, your purse, your chosen lifestyle. Your neighbor stays in the battle and doesn't give up! Those neighbors are the Board members I work with. They are truly our modern day heroes. Help them help you.

PRIOR BOARD HISTORY We appreciate that prior boards struggled with organization, budgets, personalities and various issues created in their striving to operate. Extensive effort with good intentions, but often they had little to work with, and poor judgment led to unwise expensive lawsuits rather than good governance.

OUR DESTINY IN THE FUTURE We need to be successful NOW! Let us create and stay the course for all future Boards! Orchidland shines among the Puna region estates, many just getting off the ground! We have become more desirable and valuable. Rapid growth in recent years could overwhelm an unprepared Association. Our team effort of members and Board Committees is a seamless effort to defend membership and to increase participation and awareness through revised bylaws, policies and transparency.

This board intends to avoid imposing any debt burden upon membership. We will never promote foreclosure as a means for finance. But every owner must meet his/her obligation to all members and pay community annual road maintenance dues. We intend to service, at a minimum, all roads annually as we ramp up with court approval, and eventual favorable suit resolution. With a high return, we can keep the MRMA rate constant for years to come, thus expanding improvement for all roads and safety.

A Board must be able to execute a membership program through a fixed schedule (for member's benefit) of regular Semi-Annual and monthly Board and Road Committee meetings open to member participation and not through spontaneous "special meetings" (all too often utilized for agenda manipulation). At regular meetings we vote for bylaw clarifications and revisions that future boards and members need.

Additional means of communication available to members is our in-depth web site (orchidland.org), Facebook (OLCA) and phone 808-464-5598 (msg.) Come see who we are and who we all can be! Participate! Drive slowly to enjoy the success of safe and traversable roads. Give me a call; we do not charge by the minute; only \$200 this year!! Our goal is transparent continuity and consistency. Share your expertise with the community. We need your input and involvement.

'Mongo' Lyon letters are legitimate. We do the roadwork, we support the Hui Hoaloha! Any letter by others is bogus, an attempt to deceive for benefit of self-dealing.

Mahalo, keep your wits and spear point sharp! Mongo Lyon, President

OLCA Road Maintenance Committee (RMC) Report

July 1, 2017 began the new OLCA fiscal year 2017-18. The OLCA Membership approved both the Annual Budget as well as the Fee Schedule of \$200 Mandatory Road Maintenance Assessment (MRMA) fee. The 2017-18 billing statements were sent out in July, and by August the OLCA Road Maintenance program was once again moving forward at full speed.

The following is a list of proposed road maintenance and improvements for fiscal year 2017-18. It should be noted, the more MRMAs (Mandatory Road Maintenance Assessment) fees OLCA receives the more maintenance that can be completed:

- 1) Up to 3 complete rotations of road maintenance service on 30 miles of unpaved roadways. This would include roadside mowing, opening of natural drainages, grading and adding materials where needed. The extensive maintenance project would begin on the unpaved Main Access Roadways, then across Orchidland Estates beginning at 34th Ave up to 41st Ave, then crossroads between the Avenues, and finally dead-end roadways.
- 2) The completion of some asphalt paving on Main Access roadways. This paving plan will be finalized by RMC taking into account a number of factors including: roadway flooding and other hazards, amount of traffic flow, general public safety issues, potential liability risks and more. Also, this asphalt paving project will be dependent on OLCA funding; obviously, the more OLCA funding received the more asphalt paving that can be completed.
- 3) Monthly filling of potholes on the 10 miles of asphalt paved and chip-sealed roadways as needed.
- 4) The RMC will complete a long-term plan to address the future maintenance of asphalt paved and chip sealed roadways.
- 5) Regular mowing of roadsides and intersections to increase visibility.
- 6) To address Orchidland residents' safety concerns on the emergency by-pass roadways of Pohaku Drive and 40th Ave. These OLCA roadways have been used by the County during emergency situations as a by-pass to help move traffic from Hwy 130 to Hwy 11. The RMC's primary concern is to slow the traffic speeds and reduce traffic flow on this bypass during non-emergency situations. This includes the proposed installation of 25mph speed limit signs and 25mph speed bumps/humps and/or speed dips.
- 7) For the RMC to move forward with the commercial business owners on lower Orchidland Drive to collectively come up with a solution to address this primarily commercial roadway, from Hwy 130 to the entrance of Blanes Drive-in.

For current updates and more information on OLCA road maintenance and improvements visit www.Orchidland.org and click on RMC Minutes. As more Mandatory Road Maintenance Assessment (MRMA) fees are paid, more road maintenance and improvements are completed, Mahalo for supporting your Community.

2017-18 Road Maintenance and Integrated Financial Report

Total collected funds from July 1, 2017 to September 30, 2017 = Approximately \$226,050

Represents approximately 41 percent of amount owed to OLCA this year.

Of the \$226,050 total amount, \$49,108 has been allocated to the 2017-18 Paving Fund

Total expenditures to September 30, 2017 = Approximately \$60,130

Roads = \$34,859

Insurance = \$8,162

Administration = \$8,217

Audits, Tax services, Legal = \$8,892

The Semi-Annual Membership meeting is scheduled for Saturday, November 18th

from 2pm to 4pm at the OLCA Community lot, Hui Hoaloha

(Orchidland Drive and 36th Ave.)

In addition, from 12 noon to 2pm a potluck social will be held prior to the meeting. Please bring a dish to share with others. Talk story with other Community members and meet your OLCA Board members. Mahalo.

Orchidland Community Association

Semi-Annual Membership meeting

November 18, 2017 at 2pm

Agenda

Call to Order

Board of Directors Roll Call

Establish Quorum

Agenda Approval

President's Message

Semi-Annual Reports (Financial, Road Maintenance Committee, Social/Community Lot)

First Reading of the Proposed 2017-18 Bylaw Revisions*

Membership Input

Motion to Adjourn

* Please note, the proposed Bylaw revisions can be reviewed at www.Orchidland.org , under the category of Bylaws. Hard copies of the proposed Bylaw revisions can be requested by mail or by contacting OLCA President Steve (Mongo) Lyon at 808-464-5598.

SOCIAL AND COMMUNITY LOT DEVELOPMENT COMMITTEE UPDATES

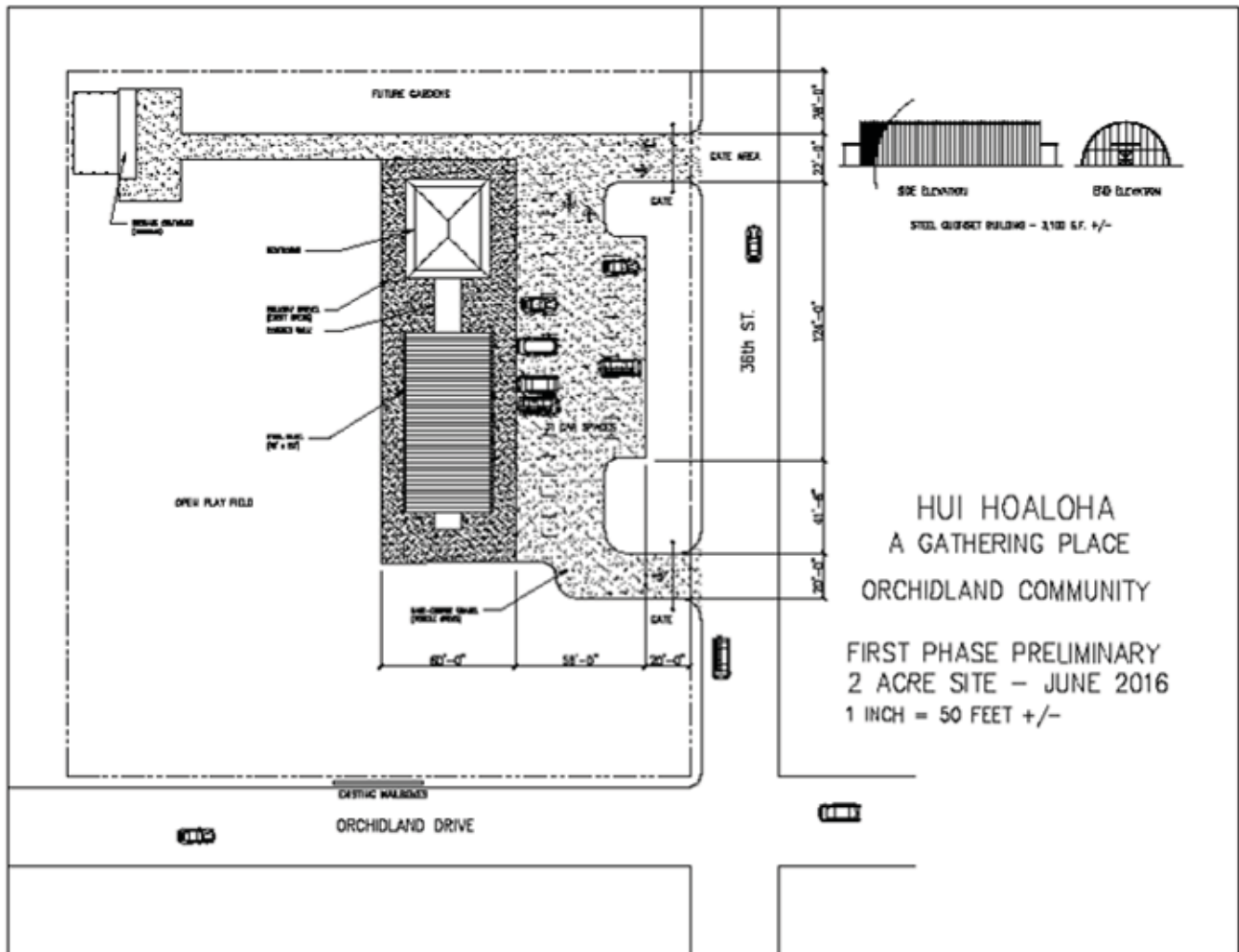
For over one year now the Social and Community Lot Committee has held Second Saturday “Harvest Sharing” social events at the Orchidland Community lot, Hui Hoaloha. In July 2017, an Orchidland Farmers Market and Swap Meet were added to the monthly event. The next scheduled event is Saturday November 11th, and all OLCA members and their guests are encouraged and welcome to attend. This OLCA social event is growing a little more each month.

Again, these events are the second Saturday of each month from 10am to 2pm. The location is the Orchidland Community lot, the Hui Hoaloha, located at Orchidland Drive and 36th Ave.

For more information please visit www.Orchidland.org. On the website there is a direct link to the OLCA group Facebook page, also a link to the OLCA email address, or call 808-464-5598.

For vendor information please contact either Committee co-chairs Edie Valentine or Merlin Forman at the monthly events or by calling 808-464-5598.

Proposed Hui Hoaloha site plan



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