

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

Official Website: [www.Orchidland.org](http://www.Orchidland.org)  
Orchidlandcommunityassociation@gmail.com  
Phone: 808-464-5598

## March 2020 Newsletter

### Board of Directors

#### President

Steve (Mongo) Lyon

#### Vice President

Doug Anderson\*

#### Treasurer

Tegen Greene

#### Secretary

Frederic (Ric) Wirick\*

#### Directors:

Sky Platt\*

Jeremai Cann

John Erickson\*

Hershel Hood

Betty Saleh

David Guinn

Brennan Low

#### Semi-Annual

#### Membership Meeting

April 25, 2020

Orchidland Community

lot/ Hui Hoaloha

2pm to 4pm

Potluck/ social event

12 noon to 2pm

#### Road Committee\* and Board Meetings are open to membership and guests:

2<sup>nd</sup> and 3<sup>rd</sup> Tuesday of  
the month at the  
Neighborhood Place of  
Puna, Keaau from 6:30  
to 8:00 pm.

### Aloha Orchidland Community Association Members,

Your participation is key to the building and maintenance of our growing Community. As a Community Association, a 414D and 501c4 nonprofit, Orchidland Community Association, Inc. (OLCA) remains a democratically controlled association with the membership approving elections, annual budgets, road fees and more via annual ballot voting. These OLCA Ballots are sent out in this, the March Newsletter. Mahalo for your participation in this democratic process. For more details please visit [www.Orchidland.org](http://www.Orchidland.org) for Ballots, Minutes, Monthly Financials and more.

2020 is a big year and an election-year for some OLCA Board of Directors (BOD) – your Association elected, volunteer representatives and managers. Over the past year we had four new interim Board members step up in preparation for this upcoming OLCA 2020-21 election. See page 2, Candidate Statements.

OLCA road maintenance and improvements of the 40 miles of roads within Orchidland Estates is a top priority of the Road Maintenance Committee (RMC) and has been since July 2015. OLCA has about 30 miles of unpaved roads, 6.5 miles of asphalt paved roads and 3.5 miles of chip-sealed roads.

In 2015 all the chip-sealed roads were recoated. Since 2015, all 30 miles of unpaved roads have been maintained at least once or twice a year. Prior to 2015, only select roads were maintained and some unpaved roads had not seen maintenance for almost a decade. Since 2015, potholes on paved and chip sealed roads have been filled on a monthly basis and more often when needed. Road side mowing is completed at least three time a year on Main Access Roads and intersections, and at least twice a year on side roads. Some asphalt paving was completed in 2019 (see RMC report page 4).

The proposed OLCA annual budget and fee schedule are enclosed, see page 6. For convenience, MRMA payments and donations can now be made by credit card and soon online at [www.Orchidland.org](http://www.Orchidland.org) – Mahalo for your participation.

## 2020-21 OLCA CANDIDATE STATEMENTS, PAGE 2

Following is a list of candidate statements for the OLCA Board of Directors (BOD). A call for candidates was made at the Semi-Annual Membership meeting in November 2019 and posted on the OLCA website homepage. March Newsletter Ballots ensure elections so that OLCA corporate business continues without interruption.

Some of the candidates listed below were elected by the OLCA membership in March 2018. These candidates are allowed to serve for up to 6-years total or two-consecutive full 3-year terms, in accordance with OLCA Bylaws. In addition, there are three new interim OLCA Board members running for membership election in 2020. Mahalo to all that have stepped up as candidates and to serve as OLCA's elected Board of Directors, our community volunteers and managers.

**Steve (Mongo) Lyon**, current OLCA President. He will complete his first 3-year membership elected term in June 30, 2020.

I came on the Board because on the previous board, I observed a litany of transgressions, abuse of privilege and the exercise of contempt for Association members. The old board was eager to put through their agenda for receivership and personal gain. I was astonished at the 'theatre' they staged. The previous group put forth so much misinformation and went to such nefarious lengths to get their way. They misused Orchardland Association assets provided by our members!

Previously, I had served eight-years on the board of Cedar Hills Community Association in Beaverton, Oregon. I served on several juries in Portland, and once represented that Association in County Court. The case concerned a contest over actions taken by the Board in their endeavor to maintain established standards. Cedar Hills Homeowners Association never lost a court case because by-laws, policies and judgements were historically consistent and well documented. Our legal representative had been with us over 50 years!

Self-dealing punctuated with irresponsible lawsuits marred Orchardland's past history. This

self-dealing can and will be no longer tolerated. I am not a named litigant, as I came on well after the current lawsuit, but have great interest in the outcome. The welfare of membership is at stake. Justice for the community is needed and well deserved.

My desire is to lend my experience so that meetings and the business of the association may be transacted in a climate of civility, openness and co-operation. Mahalo.

**Doug Anderson**, current OLCA Vice-President. He will complete his first 3-year membership elected term in June 30, 2020.

I joined the Board after having witnessed the drive and exhibited performance of the current Board members, and their mission to really serve the best interests of everyone with limited funding.

My background was with the USPS in Portland, Oregon managing the vehicle maintenance garage. I was also president of the aviation association. We ran summer camps for kids, scholarship and mentoring outreach, and community open house events. I also have heavy equipment experience. I am a happy member of this community with no agenda other than trying to do my part in helping.

## 2020-21 OLCA CANDIDATE STATEMENTS CONTINUED, PAGE 3

**Jeremai Cann**, He will complete his first 3-year membership elected term in June 30, 2020. As Board liaison to the OLCA Social/Community lot committee, I help in organization, and have provided workshops at the monthly harvest sharing events. We erect the meeting tent, setup tables, chairs and take-down and return to storage. Helping to provide a meeting place once a month for learning, sharing and eating neighborhood grown foods is a special occasion! We invite one and all to come for a visit. To continue to help bring our local food growers and local community closer is a core desire for me. I encourage all of our growing community to support our food growing neighbors!

I am happy having served as a board member. It feels good to be a part of a dedicated BOD that get projects completed. Our community is fully capable of being totally self-reliant, and we are getting closer to it every day. I am committed to serving our community. Mahalo for your continued support. Aloha.

**Hershel Hood**, was recently elected as an interim OLCA Board member.

I grew up and was educated in the San Francisco Bay Area. After graduating from college with a B.S.E.E. and working for almost 12 years in the electronics industry I moved to Kailua-Kona, Big Island in 1989. I worked for Atlantis Submarines International initially as an Electronics technician, eventually becoming the Operations and Maintenance Manager.

In 2004 I bought land in Lanipuna Gardens, Pahoehoe. I built our home there as an Owner Builder. I had worked as an Electrician for the past 12 years, I am now retired. In May of 2018 our land and home was covered by the lava flows. We lost almost everything. In December of 2018 we bought land in Orchidland and began to build our house and start a new life. We moved into our new home in July of 2019. I hope to contribute to the betterment of life

here in Orchidland as a member of the Board of Directors. Sincerely, Hershel

**Brennan Low**, was recently elected as an interim OLCA Board member. He has been a resident of Orchidland Estates since 2015. As owner of one of the few 'residential' classed properties in Orchidland Estates, he brings a different perspective to the Community association.

Brennan is employed at UH Hilo, and is interested in exploring alternative methods of financing needed road improvements, such as the USDA's Rural Development Program. Before moving to Puna, he was on the board of the South Knik River Community Council in Palmer, Alaska. Brennan looks forward to being of assistance to the OCLA and would appreciate your vote.

**David Guinn**, was recently elected as an interim OLCA Board member.

I've been a resident of Orchidland Estates, where I live with my wife, Liz and son, Howard for about a year. I was born and raised in the Central Valley of California, where I returned to attend college after serving in the U.S. Marine Corps. After finishing my BA in Biology, my family and I moved to Alaska, where we lived for 32 years before coming to Hawaii in 2017.

I earned an MS in Biology and an MS in Environmental Engineering from the University of Alaska Fairbanks, and I've worked since 1989 in some aspect of biology, environmental science, environmental health, or occupational safety and health (OSH), where my time was split between state government and the private sector. I'm currently an OSH consultant.

We have a home on 2 acres, and we plan to stay. Like most residents, we want a neighborhood where we're not afraid to leave our home unattended, and with roads that are smooth enough to drive and safe enough to walk.

## OLCA ROAD MAINTENANCE COMMITTEE REPORT, PAGE 4

**Unpaved road maintenance updates:** the second complete rotation of road maintenance of unpaved roads, totaling about 30 miles was completed in February 2020. This included road side mowing, opening natural drainages, grading to a center lane where possible, adding materials (1 ½" to 2 ½" base coarse) where needed on center lane. The total amount of basecourse hauled and distributed = 2890 tons (about 144 x 20-ton truckloads), total cost for materials \$75,000 (about \$520 per 20-ton truckload delivered and distributed).

OLCA works with a limited road maintenance budget. If a fiscal year (July 1<sup>st</sup> to June 30<sup>th</sup>) is not interrupted by severe weather and flooding, OLCA has budgeted for 2 complete maintenance rotations of unpaved roads (about 30 miles). These maintenance rotations are intended to make the roads passable at the posted speed limit of 15mph in Orchidland Estates on unpaved roads. OLCA *does not* have the funding to provide road materials (1 ½" and/ or 2 ½" base course) to cover all unpaved roads.

**Updates on pothole filling:** As anticipated lower Orchidland Drive, primarily used as the business access road for the commercial district, continues to crack and break away in every rain storm. The worst potholes develop where lower Orchidland Drive adjoins Hwy 130. During the past months many large potholes have opened up, one had spanned inbound lane of traffic. OLCA maintenance crews have attempted cold patching between storms and large gravel has been used while the road is flooded.

Due to this increased Public Safety Hazard and Risk during heavy rains and flooding, OLCA has requested that the County temporarily close this section of road in order to help prevent vehicular/ pedestrian injury and/ or fatality. This short section of roadway receives heavy commercial traffic, including large delivery trucks (including tandem fuel trucks) and school bus traffic (loading and unloading for and of school children). In addition, the flooding in this section is made worse by the church's lower parking lot draining directly onto lower Orchidland Drive.

Letters were sent to commercial property owners on lower Orchidland Drive in 2017 and a complaint filed with the Hawaii County Works Department in 2018 concerning the road flooding and ponding issue. In March 2020, letters and/ or emails were sent to business owners, the LDS church -- plus County, State, Federal officials, politicians and the media regarding this increased Public Safety Hazard. We anticipate a workable solution in the future, in order to avoid the closure of this section of roadway.

Other potholes are filled once a month as part of ongoing road maintenance.

### **Abandoned Vehicles (AVs) on OLCA roads or in the right-of-way:**

Abandoned vehicles and/ or the arson of abandoned vehicles in Orchidland Estates has been on rise over the past years. One major reason is that vehicle recycle centers stopped paying for scrap metal and now charge a fee. Dumping a vehicle is a criminal littering offense with fines up to \$1000 fine and 200 hours of community service.

If an abandoned vehicle (AV) is dumped on an Orchidland road or in the right of way: call the HPD non-emergency number at 808-935-3311. Report an abandoned vehicle: provide the HPD with the date of incident, location, type vehicle and be sure to get an incident number and HPD officer contact name. The AV should be towed or removed by the County within a week or two. If not, follow-up with the HPD on a weekly basis until the vehicle is removed.

**Additional updates regarding AVs and trash dumping:** last month the RMC and BOD approved the formation of new subcommittee of the RMC, to specifically address AV and trash dumping in Orchidland Estates. Please contact OLCA for more information if you would like to assist with this committee and program in your area, please leave a message on OLCA's voicemail at: 808-464-5598 or via the email contact link at: [www.Orchidland.org](http://www.Orchidland.org)

**OLCA 2019-20 ROAD MAINTENANCE AND INTEGRATED FINANCIAL REPORT**

Total collected from July 1, 2019 to February 29, 2020 = Approximately \$320,906

**Approximate total expenditures and percentages:**

**Road Expenses** = \$348,964 / 74%

**Insurance** (road related insurance, general liability) = \$14,470 / 3%

**Administrative Expenses** (includes D&O administrative insurance) \$41,458 / 10%

**Legal** = \$50,859 / 12%

**Community Lot** = \$3,309 / 1%

**Reserve** (through February 29, 2020) = \$158,565

It should be noted that this is the first time in 5 years that our funds have been unfrozen due to the settled lawsuit.

**OLCA PROPOSED BUDGET FOR 2020-21** Mandatory Road Maintenance Assessment \$200 x 2,405 lots @ 63% (Includes \$75,757 for paving projects.) = \$303,030

Administrative Income Community Lot Donations Income totals = \$600

**Proposed Total Income** = \$303,630

**Proposed Expenses**

Road Expenses \$140,000

Paving Main Access Roadway Expenses \$76,630

Administration Expenses (includes \$25,000 for all insurances) \$85,000

Community Lot Expenses \$2,000

**Proposed Total Expenses** \$303,630

**OLCA 1998-99 Paving Plan:** the RMC and BOD anticipate this 1998-99 Plan will be completed in the upcoming fiscal year 2020-21. In 2016, the last section of 40<sup>th</sup> Ave near the intersection with Pohaku Drive was asphalt paved. In 2019, upper Laniuma Drive between 39<sup>th</sup> and 40<sup>th</sup> Ave was asphalt paved. Two sections of Main Access Roads remain before completion of the 1998-99 Paving Plan -- upper Illima Drive and upper Pohaku Drive. These two sections of roads will be completed before moving forward with the 2020 Paving Plan.

**OLCA 2020 Paving Plan:**

- Tear out of chip seal intersections and replacement with asphalt intersections plus the addition of 20' asphalt aprons. These Main Access chip sealed road intersections include:  
Pohaku Drive from 35<sup>th</sup> to 37<sup>th</sup> Ave, Laniuma Drive from 35<sup>th</sup> to 36<sup>th</sup> Ave, Orchidland Drive from 34<sup>th</sup> to 37<sup>th</sup> Ave, Auli'i Drive from 34<sup>th</sup> to 36<sup>th</sup> Ave, and Illima Drive at 36<sup>th</sup> Ave.
- Installation of 25 speed limit signs and posts along Main Access Roads.
- Installation of 25 mph "Speed Humps" where needed to slow traffic and deter cut-through traffic.  
Installation to begin on Pohaku Drive and 40<sup>th</sup> Ave (the elbow, the primary bypass roads)

**Long term plans include:**

The installation of 20' asphalt aprons at all intersections with paved Main Access Roads.

Asphalt paving of upper Auli'i Drive from 40<sup>th</sup> to 41<sup>st</sup> Ave.

Possible tear out and replacement of chip seal roads with asphalt paving or resealing of the chip sealed roads including: Orchidland Drive from 34<sup>th</sup> to 37<sup>th</sup> Ave, Pohaku Drive from 35<sup>th</sup> to 37<sup>th</sup> Ave, Laniuma Drive from 35<sup>th</sup> to 36<sup>th</sup> Ave, , Auli'i from 34<sup>th</sup> to 36<sup>th</sup> Ave, and Illima Drive from 35<sup>th</sup> to 36<sup>th</sup> Ave. Also, sections of 35<sup>th</sup> Ave from Pohaku Circle to Laniuma Drive.

-- Permanent repairs and installations with asphalt or concrete (A.C.) on 40<sup>th</sup> Ave from Laniuma to Pohaku Drive, to help reduce wash-outs in this area during heavy rains.

-- Center striping of asphalt roads.

## UPDATES REGARDING OLCA AND PUNA DISTRICT, PAGE 6

The Orchidland Voice/ Arthurs lawsuit (2015-19) is behind us but -- now it is the County and State that are threatening us with higher taxes through tax conversion (agricultural to residential taxes) and proposed "improvement bonds".

In 2019, Hawaii County instigated "tax conversions" (from agricultural to residential taxation) for parcels a half-acre or less and added \$1.3 million dollars in revenues. Ironically a year earlier, in 2018, the County Administration approved their salary increase of \$1.3 million dollars (34% salary increase for County Council from \$52K to \$70K, 29% increase for the Mayor from \$132K to \$162K).

Hawaii County is now threatening tax conversion of 1 to 4 acres parcels in size – (including Orchidland Estates) attempting to raise an additional \$6.5 million dollars of revenue. For Puna District, this "tax conversion" from an agricultural to residential tax base is simply "taxation without representation" since we lack the basic residential infrastructure: NO County water, NO sewer and NO County roads.

In addition, we also have some County and State representatives attempting to instigate "improvement bonds" (additional higher taxes) for Puna District communities. This threat actually began in 2017-18 when State Representative Joy San Buenaventura proposed and submitted her House Bill 2570 -- the Puna District Improvement Bond (though this bill received less than 1% support from Puna District voters surveyed).

The intent of the 2018 HB 2570 was to have property owners in Puna Communities pay to bring their private roads up to County standards. Estimated cost for Orchidland Estates in 2017-18, including 40 miles of roads was over \$60 million dollars, about a \$3000 tax increase for each property/ parcel in Orchidland Estates for 20-years at 0% interest bond. With County foreclosure for property owners not paying the bond fees.

Now in 2020, District 5 County Council member Matt Kleinfelder is proposing a similar County Improvement Bond. The cost is about one million dollars per mile for asphalt pavement plus extra for bridges. Failure to vote against his proposed bond would be counted as yes vote approving the bond.

County foreclosure would be the consequence for property owner who do not pay the bond fees.

County and State officials indicate that they are stepping up with proposed "improvement bonds" (tax increases) to improve our "private" roads. But that doesn't make sense because they would charge us double what it now costs us to have licensed contractors prep and asphalt pave Orchidland roads.

Plus, the County has their own road issues to address, for instance Ola'a from Hwy 11 into Orchidland Estates – a very dangerous and poorly maintained County road. And there is also issue of the County HPD directing emergency bypass traffic through Orchidland Estates via Pohaku Drive and 40<sup>th</sup> Ave to Hwy 11 when Hwy 130 is closed. Over 10,000 vehicles were directed though Orchidland Estates during the last closure yet the County has not paid any service fee to OLCA for the use of its private roads as an emergency County bypass.

The State should focus on widening and improving Puna District's main State Highways (Hwy 130 and Hwy 11) with Federal funding -- to help reduce the daily traffic jams and occasional road closures. Plus, provide funding to OLCA for improvements and maintenance of County designated emergency bypass roads used to connect State highways during emergency road closures? And to step-up and fulfill their 40-year promise to OLCA to install a traffic-light at the dangerous intersection of Hwy 130 and Orchidland Drive? Since the County and State continue to approve commercial use permits on lower Orchidland Dr., yet remain unwilling to take over improvements and maintenance.

Since 1992, OLCA members have put millions of dollars into maintaining and improving Orchidland Estate private roads. If anything, the County/ State should offer OLCA members/ property owners' tax-credits rather than higher taxes.

Since 2015, OLCA has provided general road maintenance and improvements on our 40-miles of private roads at an affordable cost and annual fee. OLCA, as an agricultural community, is now also exploring the possibility of working directly with USDA Rural Development for additional funding.

**OLCA Membership Election Ballot for 2020-21 Board of Directors  
And 2020-21 Budget and Fee Schedule**

Please reference the candidate statements listed on page 2 and 3 . All candidates are currently serving as OLCA Board members until June 30, 2020. Once elected or reelected by OLCA Membership ballot vote, these Board members in July 2020, will begin serving up to 3-year terms.

Mahalo for your continued support.

Please mark either YES or NO, on the ballot below:

Steve (Mongo) Lyon	YES _____	or	NO _____
Doug Anderson	YES _____	or	NO _____
Jeremai Cann	YES _____	or	NO _____
Hershel Hood	YES _____	or	NO _____
David Guinn	YES _____	or	NO _____
Brennan Low	YES _____	or	NO _____

**1) Motion to approve the OLCA Mandatory Road Maintenance Assessment (MRMA) fee for the 2020-21 of \$200, at least \$50 of which will go towards the asphalt paving.**

YES \_\_\_\_\_ or NO \_\_\_\_\_

**2) Motion to approve the 2020-21 OLCA Budget as distributed in this March 2020 Newsletter.**

YES \_\_\_\_\_ or NO \_\_\_\_\_

**3) Motion to approve the proposed OLCA 2020 Paving Plan as distributed in this March 2020 Newsletter.**

YES \_\_\_\_\_ or NO \_\_\_\_\_

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After completing this Ballot please mail/ return to:

**Neighborhood Place of Puna  
16-105 Opukahaia St.  
Keaau, HI 96749**

Please return all ballots for official counting as soon as possible, ballots must be post marked by April 25, 2020 – or deposited in-person at the NPP – or at the OLCA Semi-Annual Membership meeting April 25<sup>th</sup>. Results will be posted online at [www.Orchidland.org](http://www.Orchidland.org) by the end of May 2018, category titled **Ballots**.

**Name:** \_\_\_\_\_

**Email address:\*** \_\_\_\_\_

**Tax Map Key(s)/ TMK (s)—see mailing address label:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**\*Indicate whether you would prefer your OLCA Newsletters/ correspondence by email: YES \_\_\_\_\_**

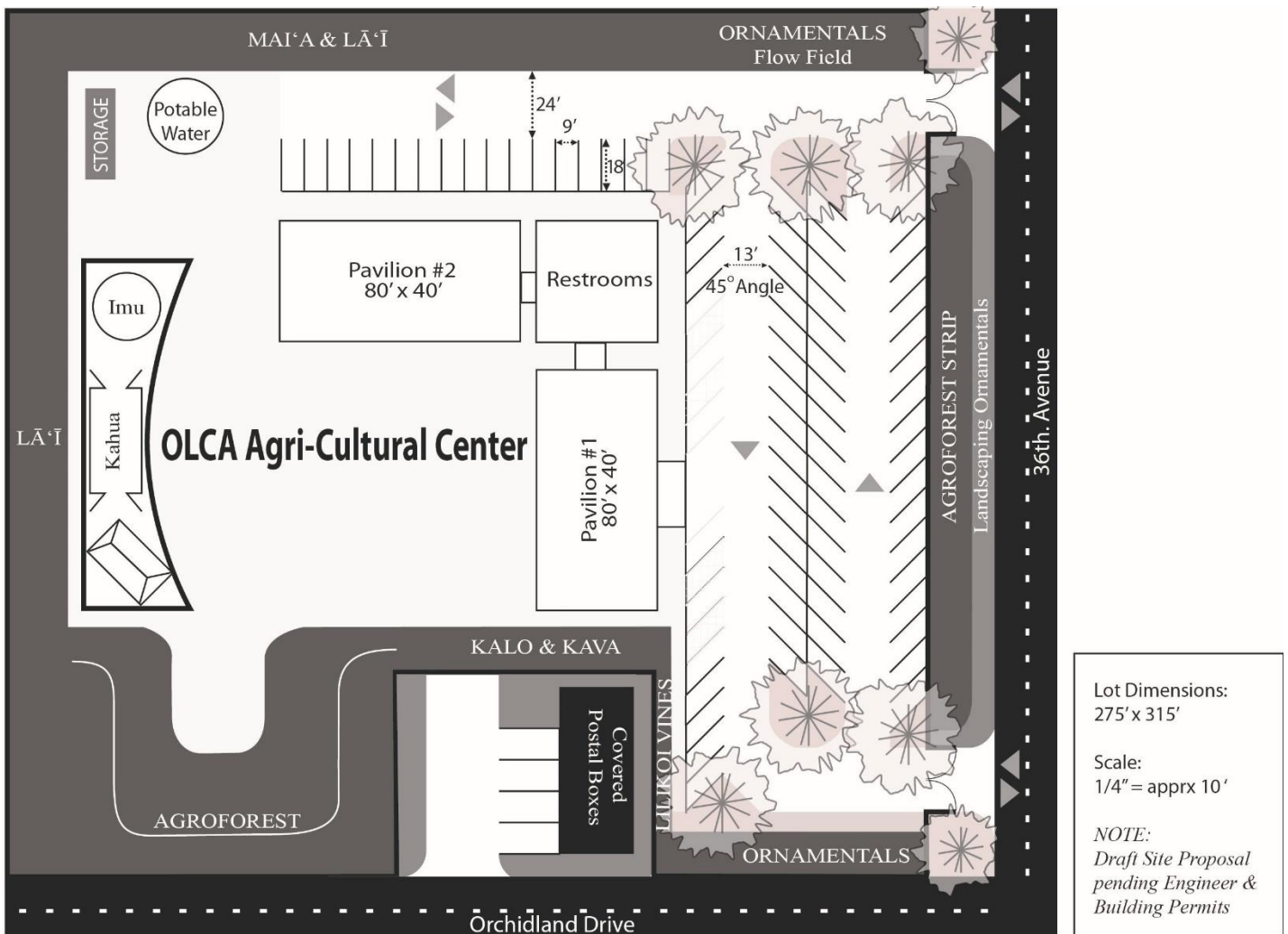
Aloha mai kākou,

If devastating lava flows, streets turning into rivers, beetles killing beloved trees, climatic, political and economic unrest at multiple levels and a common garden pest now a monster isn't enough – we now have COVID-19? But there is one thing for sure – our Orchardland Community Association remains steadfast. E ola! (*to live; to spare, save, heal, grant life, survive, thrive -- Hawaiian Dictionary*)

Prior to the March 7<sup>th</sup>, monthly OLCA First Saturday Farmers Market, Harvest Share and Swap Meet your OLCA Social and Community Lot Committee addressed the effects of this virus. Yet, despite this threat our vendors were poised and ready to continue. As it turned out, many shoppers streamed through this 10:00 am – 2:00 pm market. Mahalo piha to all who attended: vendors, crew, and consumers. Please note that this committee is convening to face hard decisions moving forward.

At the March 7<sup>th</sup> market, committee members surveyed the community for their input as to their interests in an entity to educate, promote and sponsor programs to achieve food security at domestic and commercial levels. Will this entity host the monthly market; create a social gathering place and a home for association meetings; a venue for public and private events and; a cultural center spotlighting pre-contact Hawaiian culture's knowledge of growing food on these volcanic landscapes? The answers are "yes" across the board.

E mālama pono! (*Take good care!*) Norman Kauahi, OLCA Community Lot Development Chairperson





**ORCHIDLAND COMMUNITY ASSOCIATION  
MARCH 2020 NEWSLETTER & BALLOT**

**OLCA Semi-Annual Membership Meeting  
Saturday, April 25<sup>th</sup>  
Hui Hoaloha (community gathering place)  
Orchidland Drive and 36<sup>th</sup> Ave  
Potluck 12 to 2pm, Meeting 2pm to 4pm**

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