

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: 808-315-3577

Board of Directors

President

Doug Anderson

Vice President

Charles Heaukulani

Treasurer

Hershel Hood

Secretary

Brian Murphy

RMC Chairperson:

Tara Brandon

Directors:

John Erickson

Steve (Mongo) Lyon

Jeremai Cann

Chris Coles-Morales

Marina Kusko

Semi-Annual

Membership

Meeting, April 30th,

potluck/ social 12 to

2pm – meeting from

2-4pm. Location:

OLCA community lot,

Orchidland Drive and

36th Ave.

Road Committee and Board Meetings are

**open to membership
and guests:**

2nd and 3rd Tuesday of

the month via Zoom

online conferencing

For more information

at:

www.Orchidland.org

March 2022 Newsletter

Doug Anderson – OLCA President:

Aloha Orchidland residents, to start out, I would like to thank our Secretary, Brian Murphy, for volunteering to help with this demanding position, however, those demands became more than was manageable and he has asked to be relieved. We are searching for a possible replacement but the timing was not the best and so getting through the last details of our newsletter and membership meeting has been an upset. We have adjusted as necessary to have the financial and road information laid out and our recommendation for the new road fee. When polled, the board majority was for a \$50 increase from \$200 to \$250. It has been several years since the last increase and with the heavy increase in costs, more was probably needed but recognizing the hardships of today's inflation, this was the best compromise. The Treasurer and RMC Chairperson will give their reports on specifics, mine will be more of an overview.

As we come to the end of the fiscal year and I approach the end of my time on the board, I look back with a decent measure of pride in what we have accomplished and hope that those that follow will be able to continue on a path to improving and protecting our community. One of the things I have come to see in my years in Hawaii is that Puna is one of, if not the last, jewel in the islands that has easy access to all of the larger city conveniences but is still semi affordable to the common individual. We would all be naive to think we are not targets of many that look to breakup these pesky agricultural associations for personal gain and development.

Associations like ours were developed as a 501c4. Their authority is pretty much limited to filing a lien on property that is not paying their mandatory road fees. Our original board members and those that have come later have saved the association from receivership and worked hard to tightened up policies and procedures that left it vulnerable. Past boards never set up an active policy to deal with this and thus hundreds of thousands of dollars were lost as non-collectable. We have cleared and brought up to date the books and received two favorable audits. We have also instituted an automatic lien process to help prevent this kind of loss in the future. No one is pushed out of their home but those unpaid road maintenance fees and lien fees are returned to the association upon transfer of the property after death or sale.

Not being able to get tax deductible donations as a 501c4, there were only minimal funds to support the development of the community lot. We cleaned up the community lot, established a separate 501c3, the OLCA Agri-Cultural Center (ACC), that could accept tax deductible donations and expand grant opportunities. We then went through the arduous process of getting the site plan approved, the property formally blessed and website and promotion started to hopefully bring in the money to start building a community center we can all be proud of. Continued on page 2.

OLCA President, Doug Anderson

Continued for page 1:

Most important to our main mission, roads. Not an easy thing to acquire the quality contractors you need and the materials when you need them, but we are currently blessed with some excellent partners. Bill Watkins Construction is currently doing our gravel roads and is doing a fabulous job, under budget and his paperwork and billing spot on. Hokori Construction has completed the long-ago proposed paving of upper Laniuma and Pohaku Dr and gave us excellent prices and product. Ashley Tractor and Hauling, as always there to help with the daily issues. We are working on right of way rules and procedures for dealing with some of those issues. Formalizing a fairer and more effective fee schedule for maintenance on the lower commercial district of Orchidland Drive with some of the commercial businesses now starting to join the effort to fix this high maintenance area that soaked up excessive amounts of our road maintenance money.

Last but not least, we are pressing hard on the County and State to find ways of improving support for us in all areas, County use of our roads, crime, trash dumping, etc. Many of these volunteer board members have devoted unbelievable amounts of time and effort to make this Association succeed. It is not an easy or often times appreciated effort as social media will often times chew up and spit out anyone it pointed at. I do not always understand the purpose or intent but I do know its effect. It is an old saying but the truth in the meaning remains. When good individuals stand by and do nothing, evil thrives. If good people with the needed temperament and skills to fill these positions fail to get involved, those few who do will either burn out or leave at the end of their terms and that is eventually going to bring down the association. Receivership means the loss of membership and loss of control over who or what is in charge of the association and how much you will pay or control. ITS UP TO YOU.

The following Motions have been recommended by the RMC and BOD for membership approval. Some Motions were carried over from last year. These will appear on the OLCA Ballot, they have been included below for reference and review.

Motion to approve the OLCA MRMA (Mandatory Road Maintenance Assessment) fee of \$250 for fiscal year 2022-23, of which at least \$50 will go towards asphalt paving.

Discussion: The OLCA RMC and BOD has suggested a \$50 increase, from \$200 to \$250, due to increased road maintenance and material costs.

Motion to approve the Commercial MRMA fee schedule for businesses and the church on lower Orchidland Drive for fiscal-year 2022-23 as \$2000.

Discussion: commercial business and church traffic on lower Orchidland Drive, plus flooding issues and a deteriorating roadway have led to annual repair and maintenance costs of over \$10,000 per year. Since there are currently five separate commercial property owners (including the church) on lower Orchidland Drive from Hwy 130 to 34th. If we simply divide \$10,000 in repair costs by 5 = \$2000.

Motion to increase the Mandatory Road Maintenance Assessment (MRMA) for small businesses that require additional traffic to and from their locations within Orchidland Estates. This small business MRMA will be double the standard resident MRMA.

Discussion: additional traffic on OLCA private roads requires additional road service and maintenance. This increase, double the standard MRMA fee will help offset these costs.

OLCA MARCH 2022 NEWSLETTER TREASURERS REPORT

OLCA 2022 -23 PROPOSED BUDGET AND INTEGRATED FINANCIAL REPORT Drafted by OLCA Treasurer Hershel Hood, all financials information provided by DPSI, OLCA bookkeeper, Hilo, Hawaii. This report has been reviewed by the bookkeeper for accuracy and has been approved to be accurate to the best of our ability. Total revenue collected from July 1, 2021 to February 28, 2022 is approximately \$396,374.00. Total revenue on **current year** road billings (MRMA s) is approximately \$279,477.00. Total revenue collected, **other than current year** is approximately \$116,927.00.

Approximately only 61% of potential revenue has been received in payments. This means almost 40% of the property owners didn't pay any dues they owe!

Approximate total expenditures of \$278,674.00 and percentages from July 1, 2021 to February 28, 2022.

1. Total road maintenance expenses, not including paving =\$148,794.00 at 54%. 2. Paving road expenses = \$61,000.00. The new road top of Pohaku st. At 21%. 3. Total Administrative expenses including, but not limited to: insurances, tax preparation, audit, mailings, Bond and monthly bookkeeper fees = \$68,880.00. at 25%. 4. Community lot expenses = \$2,444.00. (Paid by donations only.)

OLCA Estimated funding based on the \$200.00/ lot annual MRMA dues for fiscal year 2022-23.

1. \$200.00 X 2,405 lots @ 100% payments = \$481,000.00.

Estimated total funds available (based on 61% of the OLCA members paying their MRMA dues) @ \$200.00 per lot = \$293,400.00.

The previous historical average was at 63% payments received from the membership. However, the most recent percentage was at 61%.

OLCA proposed Budget for fiscal year 2022-23 based on estimated funding of \$293,400.00.

This is at \$200.00. per lot and 61% payments.

1. Road maintenance expenses = \$146,700.00. At 50%
2. Paving maintenance expenses = \$73,350.00. At 25%.
3 administrative expenses = \$73,350.00. At 25%.
Total = \$293,400.00.

Please note this proposed budget does not take into account payments received from outstanding (past) MRMA dues paid or new lot purchases. I cannot predict what we may receive in the future.

Any more money received, in excess of the proposed budget, can potentially be spent on road maintenance. Please visit the Orchidland.org website to read financials and other

Road Maintenance Committee (RMC) Chairperson, Tara Brandon:

Updates on Asphalt Pothole Filling:

OLCA has approximately five miles of asphalt and chip sealed roads. Monthly pothole filling on paved roads (asphalt and chip sealed). This is an ongoing process. Potholes are filled at least once a month, sometimes several times a month. Please report any areas of concern.

Paving Updates:

Asphalt paving was completed on the upper section of Pohaku Drive, about 780' in length -- on Friday, September 10th, 2021. The next section of road to be paved is upper Ilima Drive between 36th and 37th Ave when funding becomes available. Ilima will be the last paving project that will fulfill the 1998 paving plan that must be followed, before the 2020 paving plan can commence.

Signage and Abandoned Vehicles:

For the past years, sign theft, sign replacement and installation has been an ongoing process and a safety issue. There has been replacement STOP signs and posts at the following intersections: Auli'i and 36th Ave, Laniuma and 36th and 39th Ave, Orchidland and 38th Ave and Ilima and 35th Ave.

Abandoned Vehicles, AV's, continue to be discarded on OLCA's roads and right of ways, to date all new AV's have been reported and tagged by the HPD for removal. The County disposal and their sub-contractors/ towing companies are taking about 2-4 weeks to get the HPD reported AV's hauled away. The process is to call the HPD non-emergency number at 808-935-3311

Gravel Road Maintenance:

OLCA has approximately 35 miles of gravel roads. The RMC and BOD has approved a complete service rotation which was started on December 9th, 2021. The overall rotation plan is to work in order as closest to equipment storage, saving time with transporting. As all roads are being serviced in order, including the deadend roads as they come up in the area, working toward Mauka, equipment will be moved accordingly. The road rotation plan that had been worked out with our contractor, staying within the first \$80,000 budget, using 2 1/2" base course. After the entire rotation was completed the end of January 2022, the plan implemented was to service roads again in three months. This plan implemented was to start building up our soft surface roads every three months which is not only for ongoing maintenance, but also to start repairing OLCA roads. Using heavier materials and regular road servicing will ensure there will be materials on the road to reuse and build on. There has been a recent shortage of materials and the quarries have fallen behind. The contractor will be starting another rotation as soon as materials become available.

Road Barriers:

In June 2020 temporary road barriers were placed on 34th Ave, 35th Ave, 36th Ave at Ainaloa Blvd. due to excessive traffic from the State Hwy roundabout construction at the intersection of Hwy 130 and Ainaloa Blvd. Since the State Hwy construction has been completed, the barriers are scheduled to be removed. Contractors will be sent out to clear any overgrown vegetation and the roads will be serviced.

Right of Way (ROW) Policy (comments by director Steve Lyon):

The Association has initiated enforcement of the current ROW policy. All obstructions, stone placements, trees, plants, vehicles parked within and all constructs placed within the ROW (the space from property line to property line, including road sides) shall be removed by the owners or shall be billed for removal by the association. Letters of advisement will be issued. Maintaining a clear road system avoids hazardous situations and allows our maintenance contractors full access without costly delays. PLEASE, do not interfere with our onsite contractors as they perform Board designated work. If you have questions, contact the OLCA information line 808-315-3577

OLCA Membership Election Ballot for 2022-23
Fee Schedule and Budget

1) Motion to approve the OLCA MRMA (Mandatory Road Maintenance Assessment) fee of \$250 for fiscal year 2022-23, of which at least \$50 will go towards asphalt paving. YES _____ or NO _____

2) Motion to approve the Commercial MRMA fee schedule for businesses and the church on lower Orchidland Drive for fiscal-year 2022-23 as \$2000. YES _____ or NO _____

3) Motion to increase the Mandatory Road Maintenance Assessment (MRMA) for small businesses that require additional traffic to and from their locations within Orchidland Estates for fiscal-year 2022-23. This small business MRMA will be double the standard resident MRMA.
YES _____ or NO _____

4) Motion to approve the 2022-23 OLCA Budget as distributed in this March 2022 Newsletter.
YES _____ or NO _____

After completing this Ballot please mail/ return to:

Data Processing Services/ DPSI
99 Aupuni Street, Suite 206
Hilo, HI 96720-4277

Please return all ballots for official counting as soon as possible, ballots must be post marked by Saturday April 30, 2022 – or deposited in-person at DPSI by Friday, April 29, 2022. Results will be posted online at www.Orchidland.org by the end of May 2022, under the 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 _____

**ORCHIDLAND COMMUNITY ASSOCIATION
MARCH 2022 NEWSLETTER & BALLOT**

**OLCA Semi-Annual Membership Meeting
Saturday, April 30th at the OLCA community
lot on Orchidland Drive and 36th Ave.
12 noon to 2pm – potluck/ social
2pm to 4pm meeting**

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