

Orchidland Community Association, Inc.
c/of JB Services LLC P.O. Box 4548
Hilo, HI 96720-4277

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Orchidlandcommunityassociation@gmail.com

NOVEMBER, 2023 NEWSLETTER ALSO ONLINE AT ORCHIDLAND.ORG

Board of Directors

President

Tara Brandon

Vice President

John Erickson

Treasurer

Hershel Hood

RMC Chairperson

Mōpua Cann

Secretary

Dr. Michael Colson

Directors:

Abe Cigna

Reed Becker

Juanita Rey

Jason Tice

Semi-Annual

Membership Meeting,

Saturday, November
25th meeting from 12-
2pm. Location: OLCA
community lot at
Orchidland Drive and
36th.

Board Meetings

Open to membership
and guests: 3rd
Tuesday of the month
via Zoom online For
more information at:
www.Orchidland.org

Tara Brandon – OLCA President

Aloha Community Members, Many of you may recognize my name as the OLCA Road Chair for the last two years. As of July 1st, the start of this fiscal year, I am now writing to you as the Interim President of Orchidland. I would like to share more personal information about my involvement on your OLCA Board of Directors.

I was asked over several months to join the OLCA Board of Directors (BOD) and was very reluctant, due to the contention and separation of our community from previous legal matters. I finally decided to volunteer for the BOD in November of 2020. I was brought in as an interim Director with my ONE promise to the BOD being that I will do all I can to help build bridges within our community. The following year (2021) I was voted in by the community as Road Maintenance Chairperson.

I am happy to announce, the current new OLCA BOD is moving in a positive direction for our community. The Board serves as a property management team representing over 2000 property owners. Our primary mission and goal are to efficiently and effectively manage the maintenance of over 40 miles of private roads and Right of Ways. Since July 2021 we have accomplished this goal with growing membership support. The current OLCA BOD along with the membership approved annual budgets and Mandatory Road Maintenance Assessment (MRMA) fee schedules are dedicated to continued maintenance and management of our Right of Ways and Roads for safety of all members. Orchidland Community Association, Inc. does not receive any funding from Hawaii County, State, or US Government to service, maintain, or improve the over 40 miles of private roadways.

Since November of 2020 all OLCA road maintenance crews have been fully insured with valid business licenses from the State of Hawaii. Licensed contractors performed road improvements for gravel roads, hot asphalt paving, cold mix pot-hole repairs, ROW clearing, and mowing. OLCA Board has maintained all necessary insurance policies along with all contractors on OLCA Roads. OLCA contractors must also obtain a Certificate of Liability naming Orchidland as additionally insured.

Since March of 2023, OLCA has hired a new accounting service to perform financial book and record keeping and an agency to assist in collecting past Mandatory Road Maintenance Assessments. Both have performed extremely well.

Orchidland Community Association, Inc. Is solvent, fully functional and operational in accordance with OLCA Bylaws as well as County, State and Federal laws. OLCA is a non-profit Community Association as opposed to a Homeowners Association (HOA) and adheres to Hawaii State Statues 414-D. Our goal is to be transparent with consistency. Please share your expertise with our community. We need your input and involvement. There are currently two open Director seats on the OLCA BOD. I'm asking you to volunteer and be a voice for our community. Knowledge is power! I look forward to meeting you at our Semi-Annual Community Meeting on November 25th.

Mahalo Nui Loa for your continued support through fiscal year 2023-2024.

Tara Brandon

John Erickson – Vice President

Aloha from V.P. Life is a journey, and I am so glad that the turbulence is behind us! The old is gone and the future is now. The board has a bunch of new faces, with a willing and cooperative participation. It's awesome.

Some of my thoughts are:

- (1) We still will continue to overcome constant issues that arise.
 - (2) There is never enough money for all the gravel we deserve.
 - (3) Mowing grass is a constant responsibility and your help with your own ROW helps a lot.
 - (4) Abandoned vehicles w/ garbage remains a constant eye sore around our community.
 - (5) We need more qualified contractors.
 - (6) We have not received answers or help from county.
 - (7) Lawyers to help us secure our roads as OLCA property our next challenge
 - (8) OLCA audit is scheduled within a few months
 - (9) Association insurance remain high and we are required to maintain them...we're not happy either..
- All of these immense issues are planned and prepared for by the BOD. Using the experience of the past we are making progress for the benefit and protection of Orchidland.

Thank- you for your cooperation and patience Please remember to be sure to help by paying your dues.

John Erickson

Hershel Hood - Treasurer

This is the OLCA Treasurer report for the first quarter of the fiscal year of 2023-24. Information has been provided by the OLCA bookkeeper, JB Services, Hilo, Hawaii and OLCA Treasurer, Hershel Hood.

The following is a summary of the balances in the OLCA banking accounts as of September 30, 2023.

1. General fund = \$313,214.00.
2. Asphalt Paving fund = \$8,237.00.
3. Road fund = \$161,687.00.
4. Community lot fund = donations only =\$2,135.00.
5. Capital fund = \$30,670.00.
6. Legal fund = \$29,033.00.

Income as of September 30,2023.

1. Mandatory Road maintenance assessment fee (MRMA) = \$307,696.00.
2. Mandatory Road maintenance assessment fee,
previous years, = \$99,132.00.
3. Administrative and donations = \$1,514.00
Total income = \$408,342.00.



Treasurer Report – Cont'd

Expenses paid as of September 30,2023

1. Administrative = \$30,995.00.
2. Insurance = \$20,059.00.
3. Community lot = Paid from donations only =\$365.00.
4. MRMA road maintenance expenses = \$92,428.00.
5. Asphalt paving expenses =\$69,640.00.

Total expenses = \$213,487.00.

Only 51% of the potential amount of MRMA dues have been received so far, for this fiscal year of 2023. This % does NOT including lien induced payments. See previous year's payment above.

This means that approximately 49% of the Association members have NOT PAID THEIR REQUIRED MRMA ANNUAL DUES.

In the past, OLCA has typically received 65% of the required MRMA dues. This drop in payments means there is less money available to maintain the roads. Our asset and debt collection efforts have brought into OLCA accounts just over \$99,180 since July, 2023. This is a good start.

If you don't pay your annual MRMA dues, past and present, you will now receive first a Payment Demand Letter from OLCA. If the debt remains you will receive a **LIEN NOTIFICATION on your property. OLCA has recorded 33 liens with more pending. We do understand that there are circumstances, which is why we send out the letters. Contact JB Services so that a solution can be found before the lien is recorded.** Take this seriously, this is real, and it is presently happening.

Mahalo's to those who pay their annual MRMA dues on time. Your commitment allows us to invest in our community. Those of you who choose not to pay your MRMA dues are not members of OLCA and have no voting rights. Your inputs cannot be heard until you have paid arrears or made other arrangements. You are part of the problem.

Monthly financials reports can be found on the [Orchidland.org website](http://Orchidland.org).

Hershel Hood, OLCA Treasurer.

Mōpua Cann – Roads and Maintenance

Aloha, Please find my semi-annual road report. Monthly RMC reports are available at Orchidland.org.

Unpaved/ Gravel Road Maintenance: On August 15th, OLCA BOD approved the first 2023-24 fiscal year rotation of all gravel roads with a budget of \$100,000. On August 30th, Watkins Paving started hauling, spreading, and grading materials.

As of October 13th, 89 truck loads of 2 1/2" materials are on the ground, spread with a 12' grader. An overall total (to date) \$59,547.86 with labor, hauling and materials. This includes 34th-38th Ave along with Kiele and Melia. Road work is currently working 39th Ave to continue through 42nd, the side roads on 40th including Mapuana, Napua, Oliana, Pikake, and Pualani. Finishing with the connecting roads from 37th-39th, Kehaulani, Melekule.

Emergency Road Repair: On May 30th Watkins Paving was able to do an emergency temporary repair on the bottom of Orchidland Drive. There was no Asphalt Concrete Materials available at that time from the quarries. Watkins Paving dug, scraped, rolled, and re-claimed the "piled up" old cold mix already on the road.. The re-claimed cold mix was brittle and very dry, however the road was smoothed out making it safe and a blank "canvas" for paving. The overall cost including equipment, labor, materials and hauling was \$3,917.09. The following month when asphalt materials were available, the entrance of Orchidland Drive was completely re-paved.

Roads Report – Cont'd

Asphalt Paving: Paving project for Ilima was put on hold for an “emergency” proposed paving project to the entrance of Orchidland Drive. The Motion was presented via email with 8 of 8 Director votes to move forward. Friday June 30th, Watkins Paving hauled in equipment and prepped the area for paving. On Monday, July 3rd, the paving project was completed. The new paving was 24' wide by 250' long with the overall invoice of \$54,973.80. That included labor, equipment, hauling, and all materials needed.

Asphalt Pothole Repairs: Since the beginning of the fiscal year \$14,667.22 has been spent on asphalt and chip sealed roads for pot-hole repairs. This is for the months of July, August, and September. Invoices includes labor, equipment, cold mix materials, and hauling of the materials.

ROW Clearing and Mowing: This year OLCA has paid out \$7,557.58 for rubbish removal and hauling by D&L Services. This is a continuous problem with all the rubbish dumping in Orchidland.

On June 20, 2023 OLCA BOD approved a \$14,000 budget for a complete mowing rotation. The hired contractor was unable to complete the mowing.

Due to the overgrown grass in the ROW's, the OLCA BOD approved a new budget for \$26,000 to complete the clearing and mowing. OLCA is still looking for a contractor to complete the Right of Way mowing.

ROW Safety and Violations: Do you know where your land ends and the right of way begins or why we as a community have a policy including violation letters and fees for blocked ROW's? The answers to both questions can be found under "Priority Issues" regarding "Right of Ways" at Orchidland.org. The mowing of our ROW's is made more difficult, costly and sometimes even impossible when they are blocked by any number of things from abandoned vehicles to rubbish to decorative items placed there by property owners. If you would like to review the ROW policy, you can find it here: https://orchidland.org/pdf/policies/ROW_Policy_2022-11.pdf

Thanks to all who keep the ROW's clear and everyone keeping those MRMA (Mandatory Road Maintenance Assessment) fees current. It's thanks to you that our road maintenance is possible. A big mahalo to all members taking pride in our community by picking up rubbish along our roadways, too. I see you. I appreciate you. May we all keep aloha in our hearts.

Mōpua Cann

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ORCHIDLAND
COMMUNITY
ASSOCIATION



KEA'AU,
BIG ISLAND,
HAWAII