

Orchidland Community Association, Inc.
c/of JB Services LLC P.O. Box 4548
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Official Website: www.Orchidland.org
Orchidlandcommunityassociation@gmail.com

March/April 2024 ONLINE NEWSLETTER

Board of Directors

President

Tara Brandon

Vice President

John Erickson

Treasurer

Hershel Hood

RMC Chairperson

Mōpua Cann

Secretary

Dr. Michael Colson

Directors:

Reed Becker

Juanita Rey

Jason Tice

Roger Sackowski

Semi-Annual

Membership Meeting,

Saturday, April 27th

2024 meeting from 2-

4 pm. 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 Orchidland Community Association Members,

As your President, I am happy to announce a few of the many accomplishments that have been made during this last fiscal year 2023-24. The positive direction this year could not have been possible without our volunteer Board of Directors and the support of our Community Members!

OLCA road maintenance and improvements is a top priority of your Board of Directors. We have about 30 miles of unpaved roads, 6.5 miles of asphalt roads, and 3.5 miles of chip-sealed roads.

The bottom of Orchidland Drive has been properly paved with correct crowning to allow for drainage. This will continue to be a safe travel-way into Orchidland for many years to come.

Ilima Dr. has been scheduled for paving. This will conclude the last of a Paving Plan put together in 1998. It is scheduled for completion by end of this fiscal year. Contractor and materials are standing by.

This is the first time that two entire rounds of ALL gravel road maintenance have been completed. Increased funding from road fees has allowed us to significantly expand road work. We are now able to complete two full maintenance cycles as a result.

For the first time in many years, a Community Committee has been established. The committee has already launched the Orchidland Sunset Market while providing a cost savings with regard to maintenance of the Community Lot. The Orchidland Sunset Market is open every Monday from 4pm to sunset. New ideas from the Committee include keiki egg hunts, trunk/trick or treat, and fund raising for more community mailboxes. Please support them by volunteering for these events or bringing new ideas to our community.

2024 is an election-year for most OLCA Board of Directors. Over the past year we have several new interim Board Directors with two current Directors that require election to a second term. Please support our volunteers as they are the life blood of the organization. See Candidate Statements and vote.

Tara Brandon

John Erickson – Vice President

It has been a journey filled with both ups and a few downs. The things I take away are the best. Like being there when decisions are made for the better of Orchidland. It's not usually too complicated, it just takes input from concerned individuals involved in process of comment since and concern for Orchidland. On the board it is important to provide your input and listen to the others too. It is a positive influence on my life. I have always enjoyed the creative process unfolding not only in my career, but in my sub-division and in my home. It's not rocket science as our main responsibility is road management (on a limited budget) and manage financial responsibility.

This current board of directors is operating in the best fashion, smoothly, friendly wisely and productive means available. It is a great time to get involved in the care and maintenance of Orchidland, we could use another to take my place as I get termed out July 1.

John Erickson

Treasurer Report

This is the OLCA Treasurer report as of March 2024 for the online newsletter. It is drafted by the OLCA Treasurer Hershel Hood. All financials information was provided by the OLCA bookkeeper, JB Services Hilo, Hawaii.

The MRMA, Mandatory Road Maintenance Assessment, for residential/ agricultural properties for fiscal year 2024-25 remains the same as last year at \$250.00 per land parcel per year. Commercial properties remain the same at \$2,000.00 per parcel per year.

The proposed budget percentages for the fiscal year of 2024-25 is the same as last year's budget.

Total revenue collected from July 1, 2023, to February 29, 2024, is approximately \$574,480.00

Total revenue on **current year** road billings (MRMAs) only, is approximately \$383,100.00

Total revenue collected, **other than current year** is approximately \$191,360.00.

This amount received is primarily due to sent **Lien** notifications (made by Hawaii Accounts Processing) and the outstanding payments made because of it.

Approximately 63% of potential revenue has been received in payments. This is an increase from last year's 56% payments. This, however, still means almost 37% of the property owners didn't pay any dues they owe!

Approximate expenditures paid from July 1, 2023, to February 29, 2024:

1. Road maintenance expenses, not including asphalt roads = \$188,770.00.
 2. Road maintenance expenses, asphalt roads only =\$81,000.00
 3. Administrative expenses, =\$74,600.00.
 4. Insurances, O&D, General liability and Crime Bond =\$38,690.00.
 5. Letters of Demand and Intent to Lien and Liens processing =\$21,200.00.
 6. Legal expenses, OLCA Attorney =\$8,000.00.
- Total expenditures paid =\$392,680.00.



Treasurer Report – Cont'd

OLCA Estimated funding based on the \$250.00/ lot annual MRMA dues for fiscal year 2024-25.

1. \$250.00 X 2,405 lots @ 100% payments = \$601,250.00

Estimated total funds available (based on 63% of the OLCA members paying their MRMA dues) @ \$250.00 per lot = \$378,788.00.

OLCA proposed Budget for fiscal year 2024-25 based on estimated funding of \$378,788.00

1. Road maintenance expenses =	\$ 170,450.00	At 45%.
2. Paving maintenance expenses =	\$ 75,757.00	At 20%.
3 Administrative expenses including insurance =	\$ 94,700.00	At 25%.
4. Lien and collection processing expenses =	\$ 37,880.00	At 10%.
Total budget for expenses =		<u>\$ 378,788.00</u>

Hopefully, more people will decide to be a part of and contribute to our association AND PAY THEIR MRMA DUES. If you don't, you will receive a Lien notification. This is happening. It's no joke. No payments mean no funding for road maintenance!

Here is some interesting information provided by Hawaii Accounts Processing regarding delinquent payments.

1. The 10 largest debtors/ landowners owe a total of \$34,805.00
2. 238 owners with \$1,230.00 to \$1,600.00 debt owe a total of \$370,462.00
3. 106 owners with \$980.00 to 1,170.00 debt owe a total of \$110,770.00
4. 235 owners with \$275.00 to \$745.00 debt owe a total of \$178,903.00

If you think you can just ignore the Lien, you are in for a surprise. It will catch up to you eventually.

As we all know, everything costs more this year than last. Road maintenance costs have gone up due to increasing materials costs, labor and equipment. This trend is probably not going to change.

Please visit the Orchidland.org website to read financials and other reports .

Sincerely, OLCA TREASURER, Hershel Hood.

Mōpua Cann – Roads and Maintenance

Unpaved/Gravel Road Maintenance: On December 19, 2023, the OLCA board of directors (BOD) approved the second 2023-24 fiscal year rotation of all gravel roads. The budget was in the amount of \$100,000. On December 27th Watkins Paving started hauling and grading materials. As of March 19, 2023, 125 loads of materials have been hauled in and graded. This is the first time two rounds of gravel road maintenance has been approved and completed in Orchidland within one fiscal year. While in the past our fiscal year funding was restricted to one entire round of gravel maintenance plus a limited second round that was only able to address the most uneven areas on the most traveled gravel roads, this year both gravel road maintenance rotations are giving attention to every gravel road in Orchidland. Though there are roads for which only the most uneven areas are receiving gravel, it is an improvement worth noting that every gravel road has been included in both of this year's gravel road maintenance rotations.

Asphalt Pothole Repairs: This fiscal year OLCA has spent \$3,000 - \$7,000 monthly on asphalt pothole repairs including labor, equipment, cold mix materials, and hauling.

Roads Report – Cont'd

ROW Clearing and Mowing: This fiscal year OLCA has budgeted for two complete rounds of mowing of our right of ways and the corner sight lines of our roads. The first full round of mowing and corner clearing began in November 2023 and was completed in January 2024. The next round was approved by the OLCA BOD on March 19, 2024, and will be completed as soon as possible. The goal is to complete each round within 30 days, weather permitting. To date, OLCA has spent \$20,000 on rubbish removal, hauling and disposal fees.

Right of Way (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 (https://orchidland.org/pdf/policies/ROW_Policy_2022-11.pdf). 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. During our November 2023 semi-annual Membership Meeting, the question of ROW distances was discussed. We were reminded that Orchidland Drive, 40th Avenue and Pōhaku Drive are 60 feet wide and all other roadways are 40 feet in width, meaning that the ROW as measured from the center of the road is 30 feet from center of the three roads listed above and 20 feet from the center of all other roads in our community.

Members are advised to know where their corner property pins are located and where the property ends, and the ROW begins. Power poles are set within the Right of Way roughly two to five feet from property lines. 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.

Mōpua Cann, RMC (Road & Maintenance Chair)

Board Candidate Statements

Tara Brandon - Aloha Orchidland Members. I joined the Board of Directors in November of 2020 and became the Road Chair at the end of fiscal year 2021. Working together with the licensed road contractor and the Treasurer, we have created a long-term road plan for Orchidland. As of July 1st, 2023, I was nominated as OLCA President. With your support, I will continue to create bridges within our community. I promise to be your voice. Mahalo.

Reed Becker - "Aloha Orchidland Estates residents! I have been a resident for the past twelve years and have served as an interim director for over a year now. I am blessed to be a part of our community and to help serve and maintain our roads for the future!"

Juanita Ray – I've been a homeowner in Orchidland for 17+ years and love it! I volunteered to join the BOD for two reasons... transparency and the betterment of our roads.

Hershel Hood - Alohas, my name is Hershel Hood. I joined the OLCA BOD in December of 2019. I became the OLCA Treasurer September 1, 2020. I am presently still the Treasurer for OLCA. I have contributed greatly to the success of this association primarily in regards to the financial operations. Streamlining the process and providing more transparency are my goals. If you vote for me to be a board member for the next 3 years term, you are also voting for me to remain as the OLCA treasurer. Thank you. H.

Mōpua Cann - My name is Mōpua. I have been serving as your interim Road Chair since July 2023. If elected, I will continue learning the details of this complex position and serving our community with aloha.