

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

#### **Board of Directors**

##### **President**

Tara Brandon

##### **Vice President**

Juanita Rey

##### **Treasurer**

Hershel Hood

##### **RMC Chairperson**

Reed Becker

##### **Secretary**

Dr. Michael Colson

##### **Directors:**

Sarah Garcia

Lisa Cabral

Kekoa Cambra

Mitchel Tessler

##### **Community Committee**

Camren Cambra

##### **Semi-Annual**

##### **Membership Meeting,**

Saturday, November  
23rd meeting from 2-4  
pm. Location: OLCA  
community lot at  
Orchidland Drive and  
36<sup>th</sup>.

##### **Board Meetings**

Open to membership  
and guests: 3rd Tuesday  
of the month via Zoom  
online For more  
information at: [www.  
Orchidland.org](http://www.Orchidland.org)

## **OLCA OCTOBER 2024 Online Newsletter.**

### **Tara Brandon – OLCA President**

Aloha Orchidland Community Members,

I started volunteering for Orchidland Community Association in November 2020 as an interim Director. Many of you may recognize my name as the OLCA Road Chair from 2021-23. As of July 1st, 2023 I am writing to you as your Orchidland President.

I am happy to announce the OLCA Board of Directors has been volunteering for the betterment of our community. The Board serves as a property management team representing 2,404 property owners. Our primary mission and goals are to efficiently and effectively manage the maintenance of over 40 miles of private roads and Right of Ways. 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.

All OLCA road maintenance crews are fully insured with valid business licenses from the State of Hawaii. Licensed contractors perform 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.

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 Statutes 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 a couple of open Director seats on the OLCA BOD. I'm asking you to volunteer and be a voice for our community. Also, please consider joining our Community Committee that organizes all the fun gatherings throughout the year. There has been many "firsts" this year, including an Easter egg hunt and Trunk or Treat for our Keiki. The Community Committee also hosts a weekly Farmers Market every Monday at the community lot from 3-6:30pm.

I look forward to meeting you at our Semi-Annual Community Meeting on SAT, November 23rd from 2-4:00 at our community lot located on Orchidland Drive and 36th Ave.

Mahalo, 

**Tara Brandon**



## Hershel Hood - Treasurer

This is the OLCA Treasurer report for the [OLCA OCTOBER 2024 Online Newsletter](#).

This report 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 agricultural properties for fiscal year 2024-25 remains the same as last year at \$250.00 per land parcel per year. Commercial properties remain 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. Please refer to the Orchidland.org website, Financials, March- April 2024 Newsletter for budget percentages.

The following is a summary of the balances in the OLCA banking accounts as of September 30, 2024.

1. General fund = \$450,896.00.
2. Asphalt Paving fund = \$28,588.00.
3. Road fund = \$64,616.00.
4. Community lot fund = donations only = \$1,125.00.
5. Capital fund = \$30,706.00.
6. Legal fund = \$21,033.00.

Income as of September 30, 2024.

1. Mandatory road maintenance assessment fee (MRMA) current year = \$305,406.00
  2. Mandatory road maintenance assessment fee, previous years, = \$56,141.00.
  3. Administrative and donations = \$1,832.00.
  4. Income from transfer fees = \$5,050.00.
- Total income = \$368,429.00.

Expenses paid as of September 30, 2024

1. Administrative = \$44,293.00.
  2. Insurance = \$22,219.00.
  3. Community lot = \$376.00.
  4. Road maintenance expenses = \$76,067.00.
  5. Asphalt roads expenses = \$11,088.00.
- Total expenses = \$152,043.00.

### **Approximately only 50% of MRMA dues has been received so far, for this fiscal year of 2024-25.**

This means that approximately 50% of the Association members have NOT PAID THEIR REQUIRED ANNUAL DUES. In the past, OLCA has typically received approximately 60% of the required MRMA dues. This drop in payments means there is less money available to maintain the roads.

If you don't pay your annual MRMA dues, past and present, you will receive a LIEN NOTIFICATION on your property. Take this seriously, this is real, and it is presently happening. If you think that the lien only affects you when you sell your property, you are in for a surprise. HAP Inc, Hawaii is the lien processor for OLCA.

Those of you who choose not to pay your MRMA dues are not members of OLCA and have no voting rights. You are part of the problem. You are hurting yourself and your neighbors.

**Mahalos to those who pay their annual MRMA dues on time!**



## **Treasurer Report – Cont'd**

Please visit the [Orchidland.org](http://Orchidland.org) website to read financials and other reports .

**Hershel Hood, OLCA Treasurer.**

### **Reed Becker – Roads and Maintenance**

Unpaved/ Gravel Road Maintenance:

In May 2024, OLCA BOD approved a third rotation of gravel spreading/regrading for 2023-24 fiscal year on ALL gravel roads. The budget was approved in the amount of \$125,000 (hauling, labor, and materials) and Watkins Paving began the new gravel rotation in June. Weather pending, work should be completed this coming week, then immediately rolling into the first rotation for current fiscal year, approved in October, also for \$125,000, which translates to 160-170 loads of material. Although we cannot cover all roads in their entirety, we make sure ALL roads get some new material, addressing the worst areas first. Also, with the current rains, we have also approved \$10,000 worth of backhoe work to address drainage issues throughout the subdivision. This is the second year we have been able to do at least two full gravel rotations and are seeing progress and lasting results.

Asphalt Pothole Repairs:

Beginning August 2024, Watkins Paving will operate with a newly approved budget of up to \$5500/month (labor and materials combined) for next three months, after which the Board can reassess needs. Per OLCA BOD discussion in August, we will only do pothole filling on an as needed basis, eliminating any preventative maintenance procedures. Currently, repairs have been around \$4900/month. Due to current process versus former methods, we are seeing longer lasting repairs.

Paving Projects:

At the beginning last fiscal year, the paving project for Ilima from 35th Ave to 36th Ave was approved by OLCA BOD. On June 7, 2024, the Ilima paving project was completed. Now that the last paving plan has been completed, R&M Committee will be discussing a potential new paving plan for future Board discussion. There are no new paving projects to date.

Mowing and Right of Way (ROW) Maintenance:

In June 2024, OLCA BOD approved \$10,000.00 for next rotation of mowing with AT&H. Mowing began on July 26, 2024, and is complete. On July 16, 2024, OLCA BOD also approved up to \$10,000.00 for rubbish removal throughout subdivision with D&L Services for more effective mowing of the right of ways. Rubbish removal began August 6, 2024, and is also complete. We will be considering our next rotations at our next committee meeting. Some of our struggles maintaining ROW's include abandoned vehicles, landscape/decorative features, and encroaching driveways. We encourage residents to know where property pins are and monitor their individual ROW's.

Finally, we are aware of the many missing/damaged stop signs and are currently gathering resources to install replacements. Thank you for your continued patience and allowing me to serve our community in this capacity. Together we can ensure our roads are safe and maintained as best as possible with our given resources by driving responsibly within limits, paying our current/past MRMA's, and keeping ROW's clear.

**Reed Becker- Roads & Maintenance Chair**