



Orchidland Estates Newsletter

Orchidland Community Association, Incorporated
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www.orchidland.org

DIRECTORS

PRESIDENT
STEVEN STARNES

SECRETARY
BARBARA ARTHURS

TREASURER
JERRY GARDNER

DIRECTORS
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SHERRI GARDEN
BOB ELY
GLENN PRESSEL

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ROAD MANAGER
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2 VACANCIES

COMMITTEES

COMMUNICATIONS
CAROL NOEL

WEBMASTER
BOB ELY

NEIGHBORHOOD WATCH
GLENN PRESSEL

EMERGENCY PHONE TREE
TRINA PARRY

MEETINGS

BOARD—4TH WEDNESDAY
RMC—1ST WEDNESDAY
6:30 P.M. EACH MONTH
AT THE BAHA'I CENTER
ON 34TH NEAR AULI'I

EVERYONE IS WELCOME

President's Message

By Steven Starnes

Be sure to vote on the paving plan and directors. There is a survey form too. Please mail your ballot and survey before the deadline.

The project to pave the main access roads was approved by the membership in 2000. It has been discussed every year and paving has been continually supported. The Board is responsible for developing ways to implement this.

Due to cost increases the amount we can pave has decreased each year. Gravel roads are difficult and more expensive to maintain in high traffic and heavy rainfall; Orchidland averages about 130 inches of rain per year. We receive numerous complaints about the unpaved areas every month.

Paving the main roads will allow materials and labor to be used more effectively on the side roads. Please consider all options carefully. The Board presented two options to provide an increase in the paving budget for 2 years. We strongly recommend \$100 for 2 years; this provides the most rapid improvement in roads throughout the subdivision (about 1.6 miles of new pavement per year). At \$75 for 2 years, we will be able to pave about 1.2 miles. Two other options were requested at the annual membership meeting. The first option of \$50 for one year to maintain and repair existing pavement jeopardizes a mediation agreement and may place the paving project in the hands of the courts. The second option proposed by the membership is to continue with \$50 a year to extend pavement; we will pave about 0.8 miles at this level. We all have a shared ownership in the roads and a shared liability. It would benefit all lot owners to improve the roads throughout the subdivision.

Due to the successful collection of delinquent road fees, there will be a major effort over the next several months to distribute extra gravel and cinder across the entire subdivision. Keep in mind that we have 1 grader, 1 tractor and 1 driver. If the driver is out sick or a piece of equipment breaks, delays will occur. Also, it often takes 2 to 4 weeks for delivery of materials.

We hope to add center lines to the paved and chip-sealed areas soon. Also, we are getting quotes for rumble strips near the intersections to help slow speeding vehicles.

We need to fill several vacancies on the Board. Please come to a couple of meetings and decide if you can volunteer.

Volunteers are also needed for Neighborhood Watch.

COMMUNITY WORK PARTY AND BARBEQUE

9:00 a.m. until 3:00 p.m. Saturday, June 10
At the Orchidland Community Lot on 36th & Orchidland Dr.

Bring plants to plant along the fence line and a potluck dish to share

Neighborhood Watch

We are pleased to announce that the first Neighborhood Watch meeting will be on Wednesday June 14th at 6:30 p.m. We will be meeting at the Baha'i Center, 11 3723 34th Ave. It is on the Auli'i end of 34th. Please mark this on your calendar and plan to attend. The meeting will cover what we can all do to make this a safer neighborhood. We will have as special guests Lieutenant Sanborn and Officer Taka from the Community Policing Project, and they will share the importance and value of Neighborhood Watch programs as well as answer questions about what you can do to make a difference here in Orchidland. They will clear up how to use them effectively to decrease crime and what information you can provide them so that we may have a successful partnership with the County Police.

You will also be given some incident report forms so we can begin tracking and then decreasing incidents of speeding, threatening dogs, ATV's, trash dumping and drug houses. In the neighboring subdivisions that have Neighborhood Watch programs they have dramatically decreased the amount of illegal activity.

Neighborhood Watch members are not police or vigilantes; we are the eyes and ears of the police, who need our help. Orchidland needs our help. Please attend and become a part of this vital service for our community. Call Glenn Pressel at 987-6078 for more information.

Cell Tower Update

Verizon and Cingular made a presentation at the April 26, 2006 Board of Director's meeting. They propose to file a joint special permit application about the end of May. The tower is to be built on the Church on a Sure Foundation property along Highway 130. The Board of Directors has no plans to oppose the application.

Samoan Church Update

The church has agreed to put their special permit application and associated contested case on hold while OLCA Director Glenn Pressel assists them in locating a more suitable piece of property.

Interim Plan Amendments

This is a big deal for Orchidland! Basically, the Planning Department is proposing to change the zoning of sizable chunks of Orchidland along Ainaloa Boulevard and Orchidland Drive to Medium Density Urban. If approved, it will probably result in the rapid development of a strip mall in each of these two areas. OLCA has vigorously opposed these changes, and as of this writing it appears that the proposal may be withdrawn.

Collections Update

The effort to collect delinquent fees is paying off! To date we have commitments on over \$200,000, with most of that actually in the bank. Remember, the membership voted in 2002 to give the Board the power to use foreclosure as a collection tool. We have used it carefully and to good effect. All of our collection is done by an OLCA volunteer under the guidance of an attorney. We get 100% of the money collected. Foreclosure is not even an issue unless a lot owner is about 10 years or over \$1,000 delinquent. That seems like a reasonable approach to the Board.

There has been some scurrilous reporting of our foreclosure actions in the Tribune-Herald and in the Puna News. In fact, it goes beyond tabloid journalism – it is just dishonest reporting. We expect higher standards from our local newspapers. It also appears that the politician, Brian Jordan, is trying to get some free press coverage at the expense of Orchidland. Keep that in mind when it comes time to vote.

Chat Room

Ted Coombs has created a "blog" that will allow members of the community to share their ideas, feelings and thoughts with each other. The Web site is:
<http://orchidlandcommunity.blogspot.com/>

You can easily add to this blog by sending an email to: orchidland.community@blogger.com Your email will automatically be added to the blog.

Ballot

TMK(s): _____

Please list your TMK(s) to verify that this ballot is from a qualified member.

LWV please note: Each vote will be multiplied by the number of qualified lots.

Paving

Vote for **1** of the following **paving** options by placing a \surd in the appropriate :

- \$50 per year, to be used exclusively to maintain existing paving (both chipseal and asphalt)
- \$50 per year, to continue with the current paving rotation (Orchidland Dr. and Auli`i are next)
- \$75 per year for two years to pave: Orchidland Dr. between 39th and 40th, Auli`i between 38th and 39th, Pohaku Dr. between 39th and 40th, 40th Ave. from existing paving to Pohaku Dr., Ilima St. between 35th and 36th, and Laniuma between 39th and 40th
- \$100 per year for two years to pave: Orchidland Dr. between 39th and 41st, Auli`i between 38th and 40th, Pohaku Dr. between 39th and 40th, 40th Ave. from existing paving to Pohaku Dr., Ilima St. between 35th and 37th, and Laniuma between 39th and 40th

Candidates for Board of Directors

There are five vacancies. Bob Ely is our current Webmaster and Collections chair; Glenn Pressel is our new Neighborhood Watch chair.

- | Yes | No | |
|--------------------------|--------------------------|---------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Bob Ely |
| <input type="checkbox"/> | <input type="checkbox"/> | Glenn Pressel |
| <input type="checkbox"/> | <input type="checkbox"/> | Dave Seawater |
| <input type="checkbox"/> | <input type="checkbox"/> | Glenn Gray |

Ballots must be received by June 23, 2006. Please send your ballot to:
League of Women Voters, P.O. Box 665, Hilo, Hawaii 96721
[You may send the questionnaire with your ballot]

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Please fill out this questionnaire and mail it along with your ballot, or mail to: OLCA, P. O. Box 280, Kea`au, Hawaii 96749.

Junk Cars

If you want to report junk cars along the road or that have accumulated inside lot boundaries (junkyards), fill in this form. The plan is to make a consolidated report to the County and then pester them until something gets done.

Location _____

(Example: Aulii midway between 37th and 38th on mauka side)

Description _____

(Example: 2 burned out hulks back in the brush)

Nearest TMK, if known _____ Located on the road _____ inside the property _____

Poll Questions

At the April 29, 2006 General Membership meeting there was a clear indication that some of the lot owners wanted to preserve the "rural atmosphere" at all cost, even to the extent of not paving more roads. This outcry brings up the legitimate question of how the broader spectrum of lot owners feel, not just those that live here and could attend the meeting.

Below is a list of questions that might help the Board determine how folks really feel:

- | | |
|--|--------------------|
| 1. Do not do any more paving. Simply maintain the roads as they are. | Agree__/Disagree__ |
| 2. Continue the paving in increments as funds become available. | Agree__/Disagree__ |
| 3. Get the main roads paved sooner even if a temporary fee increase is required. | Agree__/Disagree__ |
| 4. Use existing County regulations to force cleanup of unsightly lots. | Agree__/Disagree__ |
| 5. Try to stop any further commercial development within the subdivision. | Agree__/Disagree__ |
| 6.** Borrow money and pave all the main and side roads. | Agree__/Disagree__ |
| 7.** Build a community center with office, meeting area and playground. | Agree__/Disagree__ |
| 8.** Develop some covenants, codes and restrictions (rooster farms, shacks, ???) | Agree__/Disagree__ |
| 9.** Make Orchidland a restricted, gated community. | Agree__/Disagree__ |
- ** May not be possible for legal or financial reasons**

Volunteer

If you would like to participate and have some input into the direction Orchidland is moving, please volunteer. In addition to serving on the Board, there are all sorts of jobs that need to be done.

Yes, I would like to get involved. Please give me a call.

Name _____ Phone _____

Email Registration

If you would like to receive Orchidland information by email fill in the blanks below. [We promise not to sell your information or use it for any purpose other than Orchidland business.]

Name _____ Email address _____ TMK(s) _____



ORCHIDLAND COMMUNITY ASSOCIATION, INC.
P. O. Box 280
KEA'AU, HAWAII 96749-0280

Top ten reasons to join the Orchidland Community Board of Directors
(even if you've served on the Board before)

by Sherri Carden

10. Playing an integral part in making a positive difference in your community.
9. Getting to know your neighbors makes life even more fun!
8. Surprise guests!
7. It feels really good to be involved.
6. Improving your communication skills. You'll amaze yourself!
5. The joy of parliamentary procedure.
4. Being part of the solution!
3. Knowing what's going on in your community before anybody else finds out.
2. That big sigh of relief when the annual meeting is over.

And the number one reason for wanting to join the Orchidland Community Board of Directors:

1. Three words: Fabulous surprise refreshments.