



Orchidland Estates Newsletter

Orchidland Community Association, Incorporated
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www.orchidland.org

OFFICERS

PRESIDENT
ROGER HAWNEY

VICE PRESIDENT
WES OWENS

SECRETARY
VACANT

TREASURER
YEN CHIN

DIRECTORS

ANDREW COYNE
DAWN ROBINSON
DAVID MENDIOLA
JOHN FALLIS
FRED MCCONNELL
RICHARD PATTERSON

RMC COMMITTEE

ANDREW COYNE
ROGER HAWNEY
RICHARD PATTERSON
YEN CHIN
WES OWENS
DENNIS McCARTIN

WEBMASTER

WES OWENS

COMMITTEES

EMERGENCY PHONE
TREE
PATRICIA JAWORSKI
PLANNING
KIRSTIE GOIN

MEETINGS

BOD—4th MONDAY

RMC—2nd MONDAY

**6:30 P.M. EACH
MONTH at OLCA'S
COMMUNITY LOT**

**36TH & ORCHIDLAND
KEA' AU/MAUKA SIDE**

**EVERYONE IS
WELCOME**

PRESIDENT'S MESSAGE

By Roger Hawney

We knew coming into this year that we had some challenges facing us, and this has proven to be so. When we assumed our offices in July we inherited a \$70,000 debt, a RICO investigation that stymied our road maintenance operations, no road manager or road crew, and 6 lawsuits. So far this year we have paid our debt down to \$15,000, we have come to terms with RICO, and we have a working road crew again. We are nearing the end of the lawsuits, and our new approach has cost us but a small fraction of what was consumed from last year's budget. We are turning this thing around, and we can be proud of ourselves for what we have done. But not too proud, we're not finished yet.

We have also been looking into County funding for a park, and we're trying to get a traffic light or round-about at the intersection of Orchidland Dr. and Highway 130. The mailboxes at that intersection will be replaced with new ones at a new location, 36th and Orchidland Dr. in front of the Community lot. Wes has done a great job with our website, and Andrew will have some very interesting news for you in his "Roadguy" report.

So...we are doing our part. Folks, you bought into a volunteer organization. Yes, we have the MRMAs that are the source of so much controversy, but they are minimal for most of us, and everything else is done by volunteers, from the Board of Directors to the pavement puka patchers to the stuffing of envelopes with these newsletters. And those less fortunate who cannot come up with 65 dollars – well, a community should take care of its own. I'd like to share an excerpt from a post on the community forum: *"I'm sick about all this. There has to be a better way to get people to WANT to pay road fees. And if not, those who can afford to pay - pay an extra \$65! I've paid my fee every year since 1987 that it has been asked for. This year I'll add another \$65 for someone who can't/won't pay."* This person gets it. Paying or doing a bit extra to cover for someone less fortunate feels a whole lot better than paying an attorney to kick him off his property. And since our administrative expenses remain pretty constant throughout the year, any "extra" contributions go directly to the roads, 100 percent.

I know that a lot of you have withheld your MRMA payments because you didn't want them going to lawyers. We have heard this protest, and we are doing our best to curb this spending. Now, a different approach is necessary. If our contribution rate remains below what it has been in the past, this will bolster the argument for those who want aggressive legal action. However, if the contribution rate increases, this would be a strong statement that you prefer a peaceful, caring, and compassionate association and community. Which kind of association do you want, one that serves honey, or one that serves vinegar?

We will be having a General Membership Meeting on Saturday, April 26, 2008 at 9:00 a.m. at OLCA's Community lot on 36th and Orchidland Drive. We will post the agenda for this meeting on our website a week in advance for your convenience. Please come out and share your ideas, meet your neighbors, and join in the potluck.

Bring a chair if you can,
and anything else that

might add to the experience. We're all in this together. Aloha.

ITEM	BUDGET	ACTUAL YTD
RMC INCOME		
MRMA 07-08	\$125,372.00	\$109,971.70
Other	\$ 47,500	\$ 25,548.72
TOTAL	\$172,872.00	\$135,520.42

RMC EXPENSES

Administrative	\$45,340.00	\$45,340.00
to Paving Fund	\$ 5,530.05	\$ 6,714.53
to Capital Fund	\$ 3,267.72	\$ 3,967.34
Contingency	\$10,584.23	\$ 648.14
Equip. Maint.	\$ 3,600.00	\$ 3,436.50
Fuel/Oil	\$10,000.00	\$ 1,282.39
Liability Insur.	\$ 8,000.00	\$ 0.00
Road Manager	\$12,000.00	\$ 0.00
MAIN ROADS		
Equip. Rental	\$ 750.00	\$ 0.00
Labor	\$ 4,000.00	\$ 968.24
Material	\$11,500.00	\$ 3,922.93
SIDE ROADS		
Equip. Rental	\$ 1,000.00	\$ 0.00
Labor	\$26,000.00	\$ 5,516.49
Material	\$28,000.00	\$53,430.71
Small Tools	\$ 800.00	\$ 0.00
RMC Phone	\$ 700.00	\$ 0.00
Trash Removal	\$ 600.00	\$ 307.17
Truck Ins/Regis	\$ 1,200.00	\$ 0.00
TOTAL	\$172,872.00	\$125,534.44

ADMINISTRATIVE INCOME

FROM RMC	\$45,340.00	\$45,340.00
Bank Int/divid	\$ 0.00	\$ 4.83
Bounced Check	\$ 0.00	\$ 100.00
Lien Charge	\$ 1,000.00	\$ 1,373.40
Litigation Reimburs.	\$ 0.00	\$ 0.00
Transfer Fee	\$ 3,000.00	\$ 6,900.00
TOTAL	\$51,340.00	\$53,718.23

ADMINISTRATIVE EXPENSES

Accts Rec	\$ 6,000.00	\$ 4,554.30
Ballot Tab.	\$ 300.00	\$ 325.00
BOD Insur.	\$ 3,500.00	\$ 3,375.00
Bond Insur.	\$ 1,000.00	\$ 0.00
C P A	\$ 2,500.00	\$ 0.00
Facilities Rental	\$ 400.00	\$ 325.00
Lien Expense	\$ 2,000.00	\$ 475.00
Minutes Rec.	\$ 2,500.00	\$ 1,829.40
Office Expense	\$ 1,000.00	\$ 824.73
Postage	\$ 3,500.00	\$ 1,193.37
Printing	\$ 1,800.00	\$ 1,264.25
Legal/Prof Fees	\$ 3,000.00	\$ 8,948.34
Rec. Keeper	\$15,000.00	\$11,754.11
Property Tax	\$ 400.00	\$ 626.25
Website	\$ 240.00	\$ 0.00
Misc.	\$ 200.00	\$ 752.42

Collections	\$ 2,000.00	\$ 8,261.87
TOTAL	\$45,340.00	\$44,509.04

TREASURER'S REPORT

By Yen Chin

The Orchidland financial boat can have quite a bit of momentum. I write that because sometimes we cannot quickly change the direction in which we travel and the speed at which we travel, which this fiscal year has demonstrated quite clearly.

Two massive obligations did much to dictate what we could and could not do: the need to pay back the debt we incurred last February when we put a huge amount of material on the roads, and the ongoing legal expenses associated with foreclosure actions. We had to cut back on spending money on some much-needed projects, like repairing 39th and Pohaku, delay hiring a Road Manager and do less than we would have liked to maintain the roads.

The good news is that these efforts have allowed us to safely steer our financial boat through the rocky shoals and into clearer water. We have paid down our debt to Sanford's for road materials from \$70,000 to \$15,000. We should be able to completely satisfy that obligation by the end of the fiscal year. That means that barring unforeseen financial drains, we can resume normal operations this summer.

So far this year we've collected just under \$110,000 for the current year's MRMAs—only a 68% participation rate from the community as a whole. We also collected over \$20,000 in MRMAs from past years. This additional amount has helped to keep us afloat, but we really could use payments from those of you who have not yet sent in your checks. Historically, we have enjoyed a 75% or greater participation rate.

The Road Fund now contains \$35,000, most of which we will need to pay ongoing expenses for the rest of this fiscal year. The Paving Fund contains nearly \$201,000 thanks to \$164,000 in payments (65.6% payment rate) and a carry-over from last year of \$37,000. This is probably enough to pave a mile of Auli'i Drive with asphalt, but I have high hopes for an alternate material that will allow us to pave far more roads for the same price.

The Capital Fund has \$8000, and the Lot Fund has \$3500.

This year the largest single expenditure has been payments to Sanford's, totaling more than \$55,000. We have spent about \$7,000 directly on the roads, mostly for labor. Legal, not financial, restrictions prevented us from employing labor on the roads for much of this year.

Ongoing legal expenses have consumed about \$10,000 so far this year. Almost all of this went to work associated with the ongoing Murakami law suit. Unfortunately, the suits involved in that affair have not yet been resolved and we may have significant expenditures in this realm before we're done. These legal expenses mightily burden our administrative budget, which is now completely expended. We will have to dip into the Road Fund to pay for such necessities as wages for our paid contractors, printing and postage, facilities rentals and additional legal fees.

In summary, we will make it through this fiscal year so long

as we continue to spend carefully and we have no large, unexpected expenses. Next fiscal year we should be able to finally

resume normal operations, including better road maintenance—and of course a grand European tour for the Treasurer.

ROAD REPORT

Aloha all,

In the past I have used optimism to hide an unnecessary need to defend myself. Today I don't. The task of improving, let alone maintaining our roads (with or without a debt) is simply Mission Impossible. I have posted a detailed cost analysis on the OLCA website, but the bottom line is that it costs \$9,760 to add materials, grade and roll 1 mile of road. In reality we have \$2,700 per mile to spend—and that does not include signs, mowing, weed whacking, chip-seal pothole filling or abandoned car removal. With this budget we are only able to do a complete sweep every 3 to 4 years.

With that said, it's quite a mixed bag I offer with this Road Report. The glass can be half full or half empty, it's entirely up to you. The following is a brief overview of the past six months or so:

Thanks to you, we were able to dramatically pay down the materials debt and have a working float, but we had no crew.

October 07': We make and approve plans to fix the worst areas with volunteer labor. OLCA is legally challenged again and we pull those funds for legal fees.

January 08': A road crew finds us, we allocate funds, and two days later begins six weeks of solid, damaging rain.

The good news: Road repairs are underway again as little by little we struggle to catch up. Also, we will be paving Auli'i from 38th to 40th shortly.

The bad news: Materials and fuel costs have more than doubled in less than three years. That means today we can only do half as much work as we did three years ago—this includes paving.

It is not my place to ask for a fee increase so I won't, that is your responsibility. It is my place to inform you with the facts and do as the majority asks. If you are happier paying \$65.00 a year and pointing fingers rather than having better roads, that is your choice. If not, now is the time to be proactive. Come to a road meeting, bring ideas and suggestions that help, not complaints, and volunteer a helping hand or voice, not just a pointing finger.

On the brighter side, we are investigating a new product to pave our roads. It is environmentally friendly and costs approximately the same as prepping a road before the laying of asphalt, so we could pave three to four miles for the cost of asphaltting one. It is from a company called X-zyme (see link on OLCA's website). It's an enzyme that waterproofs and solidifies soil and gravel 20% harder than concrete while adhering the surface materials to the lava underneath. Since it looks like a freshly-graded dirt road, it satisfies those that prefer the look of dirt roads (without the maintenance and dust), as well as those that desire permanent paving.

I would like to personally thank the volunteers who have braved rain, suspension damage and sunburn in and around the subdivision. Thank you from my heart to yours.

Still your road guy,

Andrew

Road phone: 966-4518

Email: heyroadguy@gmail.com

FRIENDS of PUNA'S FUTURE (FoPF)

Our Puna communities have individual needs, yet share common concerns. All of Puna suffers from poor infrastructure, lack of planning, and a history of government that has disregarded the Puna District's remedies to its own problems. FoPF supports solutions to improving Puna infrastructure which honor broad-based concerns of Puna residents. We will push for implementation of the Puna Community Development Plan and promote cooperative efforts that empower Puna communities. FoPF presently is organizing advisory committees to survey Puna residents before we act on issues of concern. As membership increases, FoPF will further organize by sub-district to ensure participation by all communities in Puna.

You can contact FoPF at:

Phone 808-965-1555

E-mail: friendsofpuna1@mail.com

Friends of Puna's Future, P.O. Box 644, Paho, HI. 96778



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ORCHIDLAND PARK

In January the Park Committee met to discuss developing parks in Orchidland, based largely on proposals presented in the Puna Community Development Plan Steering Committee (PCDP SC) meetings. Three possibilities were suggested:

- 1) To partner with the County to build an Activity Center, picnic area and possibly children's playground on the Community Lot, and/or to partner with the federal government through FEMA funds or grants to build the Activity Center to serve the community as an emergency shelter for civil defense. The Activity Center would include an office for OLCA, a kitchen, rest rooms and a large open, covered meeting space with basketball and volleyball courts.
- 2) To request that the County purchase land to develop a County park.
- 3) To request that if a lot is purchased by the County to provide subdivision interconnectivity as proposed by the PCDP Steering Committee, that it be developed into a "serene park" to include walking trails and natural areas, with an unpaved road connecting Orchidland and Hawaiian Acres subdivisions.

After presenting the committee's recommendations at the January Board meeting, two committee representatives, Vicki Patterson and Planning Committee Chair Kirstie Goin, with Greg Braun, the PCDP SC's Parks and Rec liaison, met with officials from the County Dept. of Parks and Recreation. Although unwilling to help with the development of our Community Lot since the County does not own the property, they told us that Orchidland's population deserves a neighborhood park of 5-15 acres, fenced and equipped with a ball field, playground equipment and a covered pavilion. If our Park Committee could identify an appropriate location, they offered to recommend to the County Council that the properties be purchased using the 2% funds set aside for public access and open space.

With the help of realtor Marti Morishige, Vicki and Kirstie located three adjacent properties for sale on Melia St. near 37th Ave. Two of the lots are relatively open and flat, with some trees at the back. The third lot is heavily forested with large ohia trees and would require hand-clearing by Orchidland volunteers to preserve the forest, which could be used as a picnic area. The process of acquiring property and developing a park may take 3-5 years, and is dependent on the willingness of the County Council to allocate funds for the project. We will be meeting with our County Councilman and Mayor Kim regarding this issue soon.

Further research is needed to identify grants or funding to develop the Community Lot. The Park Committee can use your assistance and support to follow this proposal through the political approval process. Anyone interested in serving on the Park Committee may write us at: Park Committee, c/o OLCA, P.O. Box 280, Kea`au, HI 96749.

ORCHIDLAND COMMUNITY ASSOCIATION ANNUAL MEETING

9:00 a.m. on Saturday, April 26, 2008

Orchidland Community Lot, 36th & Orchidland Drive

Please bring chairs, your own drinking water and a potluck dish to share