



Orchidland Estates Newsletter

March 2011

Orchidland Community Association, Incorporated
Voice Mail – 808•934•7738

Post Office Box 280, Kea'au, Hawaii 96749
www.orchidland.org

OFFICERS

PRESIDENT
JERRY GARDNER

VICE PRESIDENT
DEREK SHIMIZU

SECRETARY
RALPH BOYEA

TREASURER
FRED McCONNELL

ROAD CHAIR
DENNIS McCARTIN

DIRECTORS
MARTI MORISHIGE
JAMES KIRKPATRICK

RMC COMMITTEE
DENNIS McCARTIN
DEREK SHIMIZU
RALPH BOYEA
JERRY GARDNER

COMMITTEES

BYLAWS
ROGER HAWNEY
WAYNE CAREY
LUKE BAILEY
FRED McCONNELL

PLANNING
SHARON LANDRY
WES OWENS
SHIRLEY MENDOZA
-JOSEPHSON

EMERGENCY PHONE TREE
PATRICIA JAWORSKI

WEBMASTER
WES OWENS

MEETING DAYS & TIMES!

BOD—3rd TUESDAY @ 5:30PM
RMC—2nd TUESDAY @ 6:00PM

MEETINGS HELD EACH MONTH
AT BLANE'S RESTAURANT, OR
AS POSTED AT COMMUNITY
LOT! – ORCHIDLAND DRIVE,
KEA'AU/MAUKA SIDE,

**EVERYONE IS
WELCOME!**

PRESIDENT'S MESSAGE

By Jerry Gardner

Thanks to the many Orchidland residents who volunteer to work on our roads. Without this community input our roads would be in worse shape. We try to maintain a stock of material for volunteers to use at several locations throughout the subdivision. As we begin using the community lot we will also stock material there. If you are able to help with the roads near your lot please come to a road meeting (second Tuesday of each month at Blane's, 5:30 pm) and we will try to assist you.

As you will discover while reading this issue of the newsletter, there are many diverse opinions expressed. I want to stress that these are the opinions of the individual authors, not the Orchidland Board of Directors.

What these articles do show is the range of issues that the BOD confronts on a continual basis.

One of our greatest needs is for additional people to volunteer to be on the Orchidland Board of Directors. Everyone has opinions about what we should and could be doing. By volunteering for the board you can help to make your visions happen and contribute to making Orchidland a better place to live. Please consider volunteering for the board.

The community lot is one place where we are making slow but steady progress. Over the years many residents have done a great deal of work on this. At the upcoming general meeting I hope to bring in a proposal to begin the process to construct a basic structure with two bathrooms.

Getting this initial building in place will allow us to begin to use the community lot and open the door for grants and donations towards altering and expanding the building.

I'm hoping for a large turnout at the Annual Membership Meeting. The meeting starts at 9:00 a.m. on Saturday, April 30, 2011 at the HPP Community Center on 16th & Makuu in Hawaiian Paradise Park. Please join us. Aloha.

VICE-PRESIDENT'S MESSAGE

By Derek Shimizu

How does the association justify expenditures on roads? Does the squeaky wheel get the oil or does the Board try to spread out funds as fairly as possible? With complaints from every corner of the subdivision, the Board has a challenging task. Couple this with the fact that many owners do not pay the MRMA and it only makes it harder. We still press on with what we have, which isn't much, and do our best to make sure everyone in the subdivision sees some benefit for their MRMA's. The ultimate goal of the Association is to provide maintenance without having to RELY on volunteers. At the current \$85 / year and only 60% of us paying, it just won't happen.

One thing to consider: the road I live on has not received any maintenance from the Association for the last 5 years. In fact, the main road I get home on has

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not seen more than a thousand dollars as volunteers have constantly fixed the chip-sealed section for years. Yet, I still drive on roads that have received maintenance to get to my property so just because they don't do work in front of my property does not mean I am not seeing any benefit.

Many of us volunteer to fix roads, cut grass etc. Some of us own equipment, like myself and use it fix roads. Should I be compensated, after all, I'm using my own tractor. I'm volunteering my time as an operator. Diesel isn't free, my machine takes a beating, and I'm saving the association money right? I think sometimes, if I'm out here volunteering my machine and my time, I should be able to get as much material as I want because my labor is free. At the very least, pay for my fuel!

My neighbor, many of you know, (I can't mention names) but let me tell you what he has done pretty much single handed without any machinery except for an ancient lawn mower, a tiny POS trailer and a few old hand tools. For over twenty years he has gone out and either hammered rocks down or dug them up out of the road way. He has scrounged and filled 5 gallon buckets from the side of the road to fill potholes. He cuts the grass back with his line trimmer and pretty much maintains about a mile of road way. He is the reason our road is so well kept. He and his wife not only participate at every road party that we have, they organize it. He is now 82 and still kicks butt. He is lucky to get a load of gravel a year.

Some of you can relate, some of you may not have had the benefit of a neighbor like this. In any case, the Board has a Fiduciary duty to be fair and equitable to everyone.

My point is this, although I can use my machine to do the same thing, it still does not entitle me to get a disproportionate amount of material. Whether or not people appreciate the fact that I'm fixing the road for free is a moot point, in the end, if it means shorting someone else of funds to maintain roads, that's just not right. As a volunteer, I choose to use my machine. For those that don't have access to machines, does that mean they get LESS? It seems so with my neighbor doesn't it? Maybe he just expects his fair share, I don't know. He still fills pot holes with scrounged material to this day. I accept the costs associated with volunteering and if I don't like it, I can always use my ATV and a shovel. I've done it before, I'd rather use my tractor.

We are all feeling the effects of this economy. Material prices, asphalt, fuel, taxes etc... The last thing we need is to drive on crappy roads or worse yet, not being able to drive on them at all! The primary purpose of this Association is to allow for an organizing entity to allocate funds. It is one thing for me to complain about how this money is spent, and another thing entirely to take the

time out to participate, get on the Board or at the very least, attend meetings, as long and boring as they might seem, and to be a part of the decision making process. I have learned a great deal about the big picture and how the concerns of my little area in OL is not immune to the realities that our Association (all of us) faces. This is impossible to see without attending every meeting and becoming aware of the cold hard facts.

To that end, if you have not at least sent a letter or e-mail in support of a grant-in-aid from fuel tax revenues, now known as HB 1626, it is now before the State Legislature. They want to see tangible evidence that people want this in Puna. Information has been posted on our website, our Board members have been active in testifying in person with our County officials along with supporting FoPF. We have written letters, talked with our representatives, and testified to get help for our subdivision. I think your time will be well spent supporting this bill.

Regards, Derek Shimizu - VP

What's Up With Paving

by Ralph Boyea

Orchidland has come a long way with paving since 1998. In order to pave the longest sections possible with the funds available, all of the initial paving was done using the "chip seal" method. The following road sections were chip sealed: 40th from the Kurtistown entrance to midway between Pikake and Oliana; Pohaku Drive from the end of the HPP pavement [asphalt] to 37th; Pohaku Place from the end of the HPP pavement to 35th and up Laniuma to 36th; Orchidland Drive from the highway to 37th; and, Auli'i from the highway to 36th. The difference in length of the paving projects are due to the variations in amount of money collected for paving and the costs of the project. All of these chip sealed sections were done with the intention of adding a second coat of chip seal within xxxx years.

Following the completion of these sections, subsequent paving projects used asphalt instead of chip seal. I believe asphalt was chosen because the chip seal wasn't holding up that well. Asphalt was used from the end of the chip seal to: within half a block of Pohaku Dr. on 40th; to within half a block of 40th on Pohaku Dr.; to 39th on Laniuma; to 41st on Orchidland Dr.; to 40th on Auli'i; and, from the highway to 35th on Ilima. These asphalt sections are holding up fairly well.

We will be starting the paving of Ilima from 35th to 37th this year. Our intention is to use asphalt.

What will be next? There are a number of different opinions of what the Orchidland Paving Plan actually is. Conflicting documents and conflicting ideas have created

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confusion. The only written document that I have been able to find is the 1998 OLCA Paving Plan. This document was approved by the Road Committee and by the Board of Directors on February 22, 1998 and March 18, 1998. In it, it states: "This Plan should be considered a living document. By that it is meant that it should not be considered as a rigid document to be followed regardless of circumstances."

I propose that we need to start re-coating our chip seal sections of roadway NOW. Currently the "conventional wisdom" is that we must conclude all initial paving prior to repaving any sections of currently paved roads. There seems to be no flexibility in this interpretation. I believe that doing so would be disastrous for our chip seal sections of road. Those sections are rapidly deteriorating. Orchidland Drive is already beyond re-coating. It will have to be torn up and completely redone. That will be very expensive. It will be far more cost effective to re-coat those sections of road that are savable, than to allow them to deteriorate beyond repair.

I will bring a motion to the Annual Membership Meeting to direct Orchidland to adopt a paving plan that will make repaving of those chip seal sections of roads that can be re-coated our highest paving priority. I am working on the wording of that motion with the goal of retaining the flexibility that is stated in the 1998 Plan.

I believe that maintaining the deteriorating chip seal sections of road will provide the greatest benefit to the greatest number of Orchidland residents. I believe it will reduce our liability associated with non-residents traveling these roads. New paving on the far ends of our roads will benefit very few, and even they will have to travel over lengthy sections of substandard roads to get there. It just doesn't make any sense.

I encourage you to consider this information and to bring your thoughts to our Annual Membership Meeting.

PROPOSED 2011-2012 BUDGET

Road Income		Administration Income	
MRMA Current year	\$127,500.00	Administrative Fee from RM	\$56,240.00
MRMA 07/08	\$3,000.00	Bank Interests/dividends	\$2,000.00
MRMA Previous years	\$3,000.00	Bounced Check Charge	\$0.00
Bank Interests/dividends	\$2,000.00	Lien Charge	\$2,000.00
Late Payment Interest	\$2,000.00	Litigation Reimbursement	\$0.00
Side Road/other RM Donations	\$500.00	Transfer fee	\$3,000.00
Total Road Income	\$138,000.00	Total Admin Income	\$63,240.00
Road Expenses		Administration Expenses	
Administration Fee	\$56,240.00	Accounts Receivable/Payable Clerk	\$10,000.00
to Paving Fund (\$5.5 from MRMA)	\$0.00	Ballot Tabulation	\$300.00
to Capital Fund (\$3.25 from MRMA)	\$3,280.00	BOD Insurance	\$3,500.00
Contingency/Misc	\$3,000.00	Bond Insurance	\$1,000.00
Equipment Maintenance/Storage	\$7,400.00	CPA	\$1,500.00
Fuel/Oil	\$3,500.00	Facility Rental	\$400.00
Liability Insurance	\$8,000.00	Liens Expenses	\$2,000.00
Road Manager	\$8,400.00	Minutes Recorder	\$4,000.00
Main Roads- Equip Rental	\$750.00	Office Supply/Phone	\$1,400.00
Labor	\$4,000.00	Postage	\$3,000.00
Material	\$4,000.00	Printing	\$2,100.00
Side Roads- Equip Rental	\$1,000.00	Legal/Professional Fees	\$5,000.00
Labor	\$11,000.00	Records Keeper	13,000.00
Material	\$20,000.00	Property Tax/Permits	\$600.00
Small Tools	\$800.00	Website	\$240.00
RMC Cell Phone	\$700.00	Misc	\$200.00
Trash Removal	\$600.00	Collection	\$2,000.00
Truck Insurance/Registration	\$0.00	Contingency	13,000.00
Total Road Expenses	\$132,670.00	Total Admin Expenses	\$63,240.00

9:17 PM

02/21/11

Accrual Basis

Orchidland Community Association Inc
Balance Sheet
As of February 23, 2011

	Feb 23, 11
ASSETS	
Current Assets	
Checking/Savings	
1 · OLCA banking (Bank account for OLCA)	
100 · General Checking-CU Hawaii	34,760.86
101 · General Savings- CU Hawaii	75.57
102 · Road Maintenance Checking-CU HI	18,688.48
103 · Road Maintenance Savings-CU HI	15,062.64
105 · Administrative Checking-HFS	6,092.79
106 · Paving Checking- HFS	193,921.47
107 · Paving Savings- HFS	100.43
110 · Community Lot Savings-HFS	3,923.39
115 · Capital Savings-HFS	20,805.93
142 · Legal Savings-Central Pacific	9,634.60
145 · Legal Fund CD-Central Pacific	76,465.00
Total 1 · OLCA banking (Bank account for OLCA)	379,531.16
Total Checking/Savings	379,531.16
Accounts Receivable	
11 · Accounts Receivable	549,258.59
Total Accounts Receivable	549,258.59
Total Current Assets	928,789.75
TOTAL ASSETS	928,789.75
LIABILITIES & EQUITY	
Equity	
17 · Opening Bal Equity	134,134.92
18 · Retained Earnings	509,322.34
Net Income	285,332.49
Total Equity	928,789.75
TOTAL LIABILITIES & EQUITY	928,789.75

**BECOME A
DIRECTOR
VOLUNTEERS
NEEDED**

Orchidland Community Association Inc
Profit & Loss Summary
July 2010 through February 23, 2011

Accrual Basis

	Jul 1, '10 - Feb 23, 11
Income	
19 · Unearned Income (Over Payment held for next billing.)	160.00
2 · Legal fund (Legal income account)	
Total 2 · Legal fund (Legal income account)	724.59
3 · MRMA (Mandatory Road Maintenance)	
Total 3 · MRMA (Mandatory Road Maintenance)	212,018.60
4 · Administrative (Administrative income)	
Total 4 · Administrative (Administrative income)	3,813.50
5 · Paving (Paving income account)	
Total 5 · Paving (Paving income account)	181,000.31
8 · Capital (Capital income)	
Total 8 · Capital (Capital income)	4,802.31
9 · Lot (Lot income)	
Total 9 · Lot (Lot income)	<u>351.27</u>
Total Income	402,870.58
Expense	
50 · MRMA road expenses (road expenses)	
50-30 · Road Manager	5,096.00
Total 50-70 · Equipment (Maintenance)	598.78
50-80 · MRMA 3.25% Road fund to Capital (Road fund income 3.25% to Capi...)	4,749.97
50-90 · RMC Insurance	6,444.39
51 · Main Road Expenses	
Total 51-10 · (1) MR Equipment Rental	1,442.27
Total 51-15 · (2) MR Labor	1,049.46
51-20 · (3) MR Materials	
Total 51-20 · (3) MR Materials	<u>25,669.13</u>
Total 51 · Main Road Expenses	28,160.86
55 · Side Road Expenses	
Total 55-10-1 · SR Equipment Rental	5,361.42
Total 55-15-2 · SR Labor	912.62
55-20-3 · Side Road Materials	
Total 55-20-3 · Side Road Materials	<u>41,819.96</u>
Total 55 · Side Road Expenses	<u>48,094.00</u>
Total 50 · MRMA road expenses (road expenses)	93,144.00
60 · Administrative Expenses (Administration expenses)	
60-00 · Office Expenses (office expenses for administration)	
Total 60-00 · Office Expenses (office expenses for administration)	2,477.81
60-10 · Facility Rental	20.00
60-15 · Refund to Lot Owners	130.00
Total 60-20 · Insurance (D&O Insurance)	3,500.00
Total 60-30 · Lien Expenses	50.00
60-35 · GET taxes (Contract taxes)	122.25
60-40 · Accounts Payable & Receivable	6,755.46
60-45 · Minutes Recorder	1,927.39
60-50 · Financial Records Keeper	9,908.00
60-55 · Miscellaneous (Miscellaneous)	669.41
60-60 · Professional Fees (Professional Fees)	
60-61 · Accounting (Accounting Fees)	980.48
60-62 · General Legal Fund Expense (Legal Fees)	<u>-2,505.76</u>
Total 60-60 · Professional Fees (Professional Fees)	<u>-1,525.28</u>
Total 60 · Administrative Expenses (Administration expenses)	24,035.04
Total 90 · Lot expenses (Property Tax)	<u>359.05</u>
Total Expense	<u>117,538.09</u>
Net Income	<u>285,332.49</u>

Orchidland Community Association, Inc.
P. O. Box 280
Kea`au, Hawaii 96749-0280



www.Orchidland.org/help_desk/



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Volunteers Needed!

ORCHIDLAND COMMUNITY ASSOCIATION
MEMBERSHIP MEETING

9:00 A.M. on Saturday, April 30, 2011
~ 8:30 A.M. Sign-in ~

Hawaiian Paradise Park Activity Center
15-1570 Makuu Drive
Kea`au, HI 96749
On 16th and Makuu