

VCARMC Annual Newsletter 2016

Aloha Cymbidium Acres Owners!

It continues to be the VCARMC Board of Directors' mission to have our roads in decent shape. Last summer, Triple K Trucking returned after a year – plus absence. After Warren Gilbert's roadside mowing and cutback, they applied herbicide along the road edges, swept the roads clean, fog sealed them, filled potholes and replaced signs. No resurfacing was deemed necessary. All that work brought the roads up to satisfactory condition, so that maintenance of this past year has been limited to continued roadside vegetation management by Warren. The total cost for the Triple K maintenance was \$14,000. Unfortunately, loose cattle are increasingly making a mess of things in Cymbidium Acres and adjoining parts of Volcano Village. It's beyond frustrating to see the damage being done to the roads, roadsides and private property. Despite a meeting of County representatives and Volcano residents addressing the problem months ago, nothing's been accomplished and the cattle situation is actually getting worse.

In the next few months, herbicide (glyphosate/Round Up) will be sprayed along the road edges. This is necessary to keep moss and grass from taking over the roads. The Board has investigated glyphosate alternatives and was unsuccessful in finding any viable options. Signs will be posted at the entrances to the subdivision. Those who don't want herbicide in front of their places, may opt out, but must take responsibility for maintaining their road shoulder. An approximately 18 inch strip is sprayed along the road edges in the common easements, not on anyone's property. Those who don't want glyphosate sprayed in front of their places, watch for the notice signs. Please put "NO SPRAY" signs at both ends of your property, so that your place is successfully avoided.

Assessments for 2017 are due Sept. 30, 2016. Your dollars fund all our road work. Only sixty nine percent (69%) of owners paid last year. We now have the added expense of liability insurance. Our road maintenance corporation recently acquired about \$4,700 in insurance. The Board was no longer comfortable with risks posed by cattle and by vacationers/visitors unfamiliar with our roads. More assessment dollars would share this financial obligation. We urge those who haven't been paying to do so in fairness to all who are paying.

The Board is proposing an increase in assessments for bed and breakfast operations that have more than two units. The traffic generated by these businesses is having additional impact on the roads. The proposed increase is for every unit of a B & B beyond two units, the base assessment amount will be added to the annual fee. Other potential commercial operations that would generate extra traffic will also be considered.

We currently have about \$13,000 in the corporation bank account. The next proposed round of roadwork includes: Relocating the "Blind Hill" sign on Laukapu Road further away from the road, applying herbicides to road edges, possibly chip sealing the portion of Ke Koa Nui Blvd in the area of Lotus Garden B & B, filling two major potholes in front of Volcano Village Lodge on Kawailehua Road, and filling two potholes on Olomea Road. Roadside vegetation control by Warren Gilbert will continue on a three (3) month schedule.

Our next VCARMC Annual General Meeting will be Saturday, October 15, 2016 at 4:00 p.m. at Cooper Center. We urge everyone to attend this important meeting.

Notice of Assessment for 2017

The Board of Directors of the *Volcano Cymbidium Acres Road Maintenance Corporation* wishes to remind you of the Annual Road Maintenance Assessment for 2017. Road maintenance assessments are based on the road frontage for each lot size.

Half Acre Lots	\$100
One Acre Lots	\$200
Two and One Half Acre Lots	\$125
Five Acre Lots	\$250

Payment of this Annual Assessment is due on or before September 30, 2016. Please write your TMK Number on your check and on your return envelope.

Please make your check/money order payable to:

VCARMC
P. O. Box 574
Volcano, HI 96785

Please remember to include your completed ballot (See Below) with your payment.

Volcano Cymbidium Acres Road Maintenance Corporation

The proposed increase is that for every unit of a B & B beyond two units, the base assessment amount will be added to the annual fee.

_____ Yes, the VCARMC should increase assessment fees for commercial operations which generate extra traffic on our roads.

_____ No, the VCARMC should not increase assessment fees for commercial operations, which generate extra traffic on our roads.

TMK(s)#: _____

Owner's Name _____