

VCARMC Annual Newsletter 2017

Aloha Cymbidium Acres Owners,

We're blessed to own and live in such a beautiful area, all things considered. These days not everyone in Volcano can say that, as there's been an increase in crime lately. VCARMC Board of Directors continues to make our community contribution by managing maintenance of the roads.

Our ongoing maintenance efforts include roadside vegetation management and pothole filling. Warren Gilbert continues mowing the roadside grass and selectively cutting back vegetation every 3 months. Please remember to keep his path clear of logs, large rocks and other possibly unseen objects. They can damage his machinery, inviting costly repairs that get passed on to us. Keep such items within your property lines, not out in the road lots. We are not so callous as to call for removing existing plantings, but any new plantings are strongly discouraged beyond your front property lines. The roads should be clear enough for emergency vehicles and other large trucks to easily get through.

We see a marked decrease in old vehicles parked for years along the roads. It looks wonderful!

Herbicide application is the other part of our vegetation management. Triple K Trucking sprayed glyphosate along the roadsides and in spots on the roads themselves in December of last year. The next time (to be determined), signs will again be posted in advance. Your "no spray" signs worked well. If you post no spray signs, keeping your front areas managed is part of the deal. We hope it continues to work out well for everyone. We also want to control moss creeping out onto the roads. If it is in front of places with no spray signs, it needs to somehow be treated, so please be aware. One owner suggests treating it with diluted bleach.

Pothole filling has been minimal this past year. That's good, because it's an indicator that our chip sealed roads are mostly holding up well.

The major road work, this past year, was to resurface with chip seal two 100' x 10' sections fronting B & B's on Ke Koa Nui Blvd. and Kawailehua Road. Both places have heightened traffic from multiple visitor units and had severe damage. We were able to work with the owners to pay Triple K Trucking the \$4,000 cost.

It would be great to have asphalt roads that are much more durable than the chip seal paving we now have. We collect an average of \$15,000 annually from maintenance fees. We have a cost estimate of \$500,000 to pave all 6 of our roads with asphalt. We would surely have to take out a loan to asphalt pave even one of our roads. Unlike some local subdivisions that have borrowed for asphalt, we do not lean toward being saddled with debt. It currently costs about \$25,000 to chip seal just one road, a cost which is within our budget.

In response to localized wear and tear from higher traffic levels, a ballot was sent out in last year's newsletter. Eighty-two (82%) percent of owners voted to increase assessments for B & Bs or vacation rentals with more than two units. We will not be raising such assessments right away, as this is an evolving issue.

Another huge issue the Board has been urged to act on, before any increase occurs, is collecting unpaid assessments. We had not previously dealt with this matter, because it's a large task for our small, all volunteer organization. We are pleased to report that we are indeed working hard on this matter that has long needed attention. Those owners in arrears have received or will receive a notification letter. We are striving for a fair and efficient system of collecting money to pay for our roads that involves all owners fulfilling their obligation to pay their annual assessment.

Enclosed is your 2018 assessment notice. Please clearly write the TMK (s) on your check and on your return envelope. Payment is due by September 30, 2017.

Our general liability insurance policy was renewed for this year at a cost of \$1,484.67.

At this time, our roads are apparently free, or at least almost free of loose cattle for the first time in over twenty years. One resident said he actually saw the ranch owner repairing his fence on Olomea Road. On inspection, at least three spots where cattle were getting out are now fixed.

We are down from eight Board members to seven. Per VCARMC By Laws, we have room for four more. The Annual General Meeting for owners will be Saturday, October 7, 2017 at Cooper Center at 4 p.m. Last year's meeting was well attended, and we hope that's the case again this year.

Notice of Assessment for 2018

The Board of Directors of the Volcano Cymbidium Acres Road Maintenance Corporation wishes to remind you of the Annual Road Maintenance Assessment for 2018. 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, 2017.
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