

Volcano Cymbidium Acres Road Maintenance Corporation
2018 Newsletter

The VCARMC Board of Directors continues working to take care of our roads. Your assessment payments have resulted in our current bank balance of \$10,207.28. The major roadwork this past year was the chip seal resurfacing of Olomea (Road A) and its intersections, at a cost of \$20,000. In late November, in the short interim between completing the chip seal and doing the definitive fog seal, it began raining and basically didn't stop for six months. This resulted in loose chip remaining at the intersections. We have negotiated with Triple K Trucking and they will do follow up work on Olomea as part of our next road work project, Kalaninauli (Rd. D). As of this writing, the chip seal resurfacing of Kalaninauli will be underway very soon. This road was significantly in need of work.

We will continue to have Triple K annually apply herbicide to a thin strip of grass along the roadsides. Spraying was done this year in early August. The variables of weather and scheduling with Triple K Trucking prevent us from being able to give exact advance notice. We are working on more specific signage at both subdivision entrances to notify owners. We will strive to give same-day notice on the signs and notice of any impending second round. Remember, owners who don't want spraying in front of their places are expected post signs and adequately maintain their area of road frontage. We will also strive to post similar notices regarding coming road work.

Warren Gilbert continues to mow the grass along all roads. Remember to avoid having hidden objects in the grass to protect his machinery. He says it's too difficult to cut back brush throughout the entire subdivision on each of his four annual visits. Instead, he will focus on a different area each time. Recent targets of his have been Laukapu/Kawailehua area and Kekoanui. Additionally, volunteer cutback work by owners is encouraged. Recent such efforts have been made at areas throughout Cymbidium Acres, to the benefit of all owners.

Our effort this past year to collect on unpaid assessments has yielded results. We have so far collected \$11,450 in past due assessments from current owners. To those of you who responded with payment to our first or second letter, we deeply appreciate your willingness to kokua. You rock! There are more than a dozen owners who have disregarded our first two letters. We will be sending out a third letter to still delinquent owners, offering a final chance to pay with no penalties or interest. There are some owners with questionable addresses, who may or may not have received any letter from us yet. Several delinquent owners are already working with us to resolve their past due assessments.

In January, a small group of owners presented a well-prepared proposal to pave all our roads with asphalt. The Board did not support it. Based on current prices, it would cost approximately \$500,000. The Board does not want to go into long term debt. Alternatively, the VCARMC does have the authority to make special assessments, but it would require a special assessment from owners ranging from about \$2,560/half acre lot, \$5,100/one acre lot and \$6,400/5 acre lot. Furthermore, managing the finances and collecting the special assessments would be extremely complex and difficult. The Board believes they should be reserved for emergencies (like repairing serious earthquake damage to the roads). Although asphalt is superior to chip seal, the Board has concluded that we cannot afford asphalt paving. To our knowledge, this group of owners has not pursued the proposal any further.

A very special thank you to Sharon Moraes, who retired this summer after six years as VCARMC secretary. Sharon, your efforts have been beyond superb! Nobody has volunteered to replace her as Secretary. We have six members serving on the Board out of a possible eleven members. Most current board members have served for a long time, some for twenty years. The current officers have already served well beyond the three-year term limit stated in our Bylaws, and are especially frustrated and tired. Unless others step in to replace us, the future of VCARMC is questionable at best.

Our annual general meeting will be at Cooper Center on Saturday, October 14, from 4:00 to 5:30 PM, followed by a short Board meeting. We encourage owners to attend.

Aloha,
VCARMC Board of Directors

Notice of Assessment for 2019

The Board of Directors of the Volcano Cymbidium Acres Road Maintenance Corporation (VCARMC) wishes to remind you of the Annual Road Maintenance Assessment for 2019. 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