

# Volcano Cymbidium Acres Road Maintenance Corp.

## VCARMC Annual Newsletter September 2021

Aloha members

Due to COVID-19, the annual meeting is again being held virtually via Zoom on Oct 23, 2021, at 4 pm. The Zoom invite is on page two of this mailing. Many of you responded to the recent vote on assessments, and this Annual Meeting will be the forum to discuss this and other road maintenance issues.

Option #2 passed with 68.09% of the vote, which means that you will notice that your assessment has increased from last year. This increase should enable VCARMC to resurface each road by a licensed contractor every twelve years at current prices. Smaller increases may be necessary from time to time to adjust for inflation, but if VCARMC members agree to these, we will not have to have such a significant increase again. The previous board did a great job at keeping assessments low, but this is no longer sustainable with the rising cost of building materials and labor.

We received many comments/suggestions that we charge more for improved lots, corner lots, lots with BnB's, or vacation rentals due to increased traffic. However, this is contrary to our by-laws. I have listed a few points of interest from the by-laws for those who may not have read them.

***5.2 Purpose. It is the intent of these By-Laws that each owner of a Volcano Cymbidium Acres lot will be responsible for and pay a proportionate share of the road maintenance expenses.***

***5.4 Apportionment of Road Maintenance Assessments and Supplemental Assessments. The assessment payable by each Volcano Cymbidium Acres lot owner shall be based on road frontage. Corner lots shall have their frontage based on the standard frontage for a non-corner lot of that size***

Of course, the by-laws can be changed, but it requires a 2/3 in favor vote by the members. The current board has not chosen to go this route for the simple reason as to where does it end? Do we charge more for properties with multiple cars? Should we charge more for properties that require propane or water delivery? Do we charge more for other properties that run businesses out of their home? Keep in mind that the board is comprised of volunteers. If these changes were to occur, we would have to hire a full-time employee to track each property. Adding a full-time employee would increase our assessment even further.

If you still believe these changes should occur, we recommend joining the annual Zoom meeting in October, volunteering for the board, or becoming an officer.

We have foregone the usual VCARMC updates in this letter to keep it as short as possible. Please join the VCARMC Zoom Meeting in October, where we will update you about all VCARMC happenings.

Michael Froebel & The VCARMC Board

VCARMC President