

# Hawaiian Ranchos Road Maintenance Corporation

# NEWSLETTER

July 2014

## From The President's Desk

This is my second year as a president for HRRMC. The show must go on, and I am starting to get a little more comfortable in the role.

Being on a volunteer board, it is always a challenge to find a balance between what needs to get done and how much time I can spare. In the beginning there were a few "fires" to put out. I'm working on delegating more to disperse the workload between all board members and employees.

There are some changes on the Board; Maiki Cofer had to resign due to personal scheduling conflicts. She is always welcome back when her schedule allows it. Galen Lutz has retired after many years on the board, and he will be moving away from Ocean View. Wayne Greenwood resigned earlier in the year. Thank you all for your service! We currently have three vacancies on the board, and if you want to get involved and serve our community, please let us know. I am especially interested in "guys with boots", if you know what I mean?

The part on our board right now which needs most help is the Road Maintenance Committee, the people that take time to actually go out on the roads and assess situations, take measurements, make plans, etc. To plan and prepare for future paving contracts. Our Road Maintenance worker, Ladd, is doing a great job mowing the shoulders and patching pot holes, repairing signage, etc. A lot of effort has been put in to making the office run smoothly. It is quite a task to keep 1227 member records current. We have upgraded with some new file cabinets, shelving and other hardware to make this work go smoother.

A big thanks to our office staff for all the work done.

### **Below are some of the highlights of this year's activities:**

- The Kohala gate has been updated with an emergency battery backup. In case of grid power failure, the gate will automatically open and remain open until the power is restored. This way no one will be stuck behind the gate if the power is out.
- We now offer an optional radio remote control (clicker) for opening the gate. A convenience for frequent user. This is not free, it is sold for \$50. The key card is still free for current owners with their HRRMC account paid and current.
- We are currently in contract with a paving company to fog seal and stripe ALL remaining unsealed roads in the subdivision. This should be finished this summer.
- We have been successful in collecting from many past-due accounts, and released their liens. This is something we will focus on in the coming years, including bringing the multi-year accounts past due to foreclosure, when necessary. In all fairness, everybody has to pay their fair share in our neighborhood for us to be able to maintain our roads.
- We have been working on repairing drive way approaches, the area between our roadbed and your property. If you have an active drive way which needs repair where it connects to our road, please let the office know.

**Thanks for letting us serve you for a better  
community.**

**Mats Fogelvik, President HRRMC**

# Hawaiian Ranchos Road Maintenance Corporation

## NEWSLETTER

### Road Maintenance Report and Work Plan 2015

In 2014, we oiled and striped 19 miles of roads/20 feet wide. When the oil source in Hilo closed, the Board decided to extend the current contract to lock in the lower local prices. By the end of July, all roads in our sub division will have been oiled, striped and the intersections marked for safety stops.

A gate was installed at the dead end on Menehune to prevent trespassers using it to access the road to the beach. The other dead ends have been blocked with boulders. This is an on-going problem and Ladd Hashimoto, our maintenance person, monitors this.

#### Our 2015 plan includes:

- chip seal at least 6 intersections
- continue repair of pot holes as needed
- repair driveway entrances where street is breaking away\*
- on going mowing of sides per schedule
- replacement/repair of street signs as needed

\*If you notice that the street is breaking away at your driveway, please notify the office at 808/929-9608 or go to our web site @ [www.ranchos-roads.org](http://www.ranchos-roads.org). Alternately, you may leave a note in the mailbox outside the office. Make sure to include your TMK# and address.

### Election of Board Membership

HRRMC Bylaws permit the Board to elect a property owner in good standing to serve on the Board through the end of that year. If that person chooses to stay on the Board, he or she will have to run for re-election (for a 3 year term) the following year. That vote will be by the general membership of the corporation.

Anyone interested should send a brief letter to HRRMC, PO Box 7007, Ocean View, HI 96737 indicating your interest and how you might be able to help serve our Road Maintenance Corporation.

You must be a property owner in good standing (assessments paid). All Board members must pass a Police Department background check. Meetings of the Board are monthly, on the third Thursday at 4pm, unless otherwise announced, and generally last one to one and a half hours. Members are welcome to attend. This is a working board, you will be asked to participate on committees of your choice to help us all make things happen.



## Hawaiian Ranchos Road Maintenance Corporation NEWSLETTER

### Aloha from the Office

The HRRMC Board as well as other owners wishes to thank all those who have consistently paid their road maintenance fees on time. And we appreciate all those who are working on paying past due fees. Your fees are going to good use as you have seen in the road maintenance report.

We continue to have a good response from adding PayPal to our website as an alternative payment option. However, you cannot access your account balance on line. PayPal is set in place to allow you a convenient way to send in your dues, which we will apply to your account. If you wish to pay more than the set amount on PayPal please select "donation" and put the optional amount in that slot. It will be credited to your account. Remember to add your TMK number.

One reoccurring issue we continue to have in the office is from owners who have said they have not received a statement for one or more years. The problem with not receiving your statement could be from not updating your address, selling land and/or transferring property to family members or others without letting the HRRMC office know. Since there are 1227 properties in the Hawaiian Ranchos subdivision, our office does not check for transfers or address changes as a norm. We check the County of Hawaii Real Property website usually when mail is returned. Please be aware your statement goes out at the end of each year and needs to be paid by March 31st to avoid any penalties/interest.

**PLEASE NOTE\*** You are still responsible for the annual road maintenance fees even if you do not receive an invoice. If you have not received your statement by the first few weeks

after the New Year, call or e-mail our office and ask for another invoice to be sent out and also review your address information with office personnel. It is stated on your deed there is an annual road maintenance fee. It is the owner's responsibility to pay this fee annually for road maintenance and by doing so it will also safeguard you against interest, fees or even a lien. Please contact our office with updated information regarding any changes. If you call and no one is in the office, please leave a clear and precise message with your name, phone number, TMK # and your concern.

If you are selling your land and going through an escrow company in our state, they will let our office know of any changes. If you decide to sell your own property and/or transfer it to a family member without going through an escrow company, you are responsible to let the new owners know of the annual road maintenance fees, late fees and liens. After any such sales or transfers you have made, kindly call or write our office to let us know of the changes.

If you have bought a piece of land through a foreclosure, as the new owner you are responsible to pay for past due road maintenance fees, interest and any other expenses such as lien fees. Any liens on the property will not be released until the funds are paid. The county/state cannot guarantee these past due fees will be paid. If there are excess funds from the sale of the property sold, the state and or bank might pay part of those fees if a claim is filed, but the foreclosure agency may not release funds until a year later. In any case the new owner is responsible for unpaid balances.

## More From The Office

When using direct banking, bank drafts or writing your own check, please be sure your TMK # is written in the Memo area on the check; it is listed on your statement beside your name and also under your address. There is NO need to put the invoice number or physical street address of your Ranchos property on your check. Our data base operates with TMK #'s.

- **FYI....** Once again, please do not mistake our office, **Hawaiian Ranchos Road Maintenance Corporation** (HRRMC) with the *Hawaiian Ranchos Community Association*; we are two different offices with different functions and services. Our function & fees go towards maintaining the roads, these fees are mandatory and are written in your deed agreement as mentioned earlier. The *Hawaiian Ranchos Community Association* services include an annual newsletter with updates from Ranchos and other current events.

**Please Do Not send the HRRMC Dues to the H.R. Community Association's P.O. Box or in their envelope** which they send out with their newsletter. By doing so, it will delay your payment and could cause you to incur interest if the HRRMC office receives it late.

We do appreciate hearing from you. Your inquires are important to us and we are making our best effort to work on your concerns and/or to send you in the right direction. Thank you for making this a great community to live in.

Aloha, Maira Fogelvik, Office Manager

### Office Hours:

10am to 2pm, Every Tuesday & Thursday,  
and 1st Friday & 3rd Saturday monthly.  
Phone 808-929-9608 Fax 808-929-9622  
P.O. Box 7007, Ocean View, HI 96737  
Email: [office@ranchos-roads.org](mailto:office@ranchos-roads.org)  
Web site: [ranchos-roads.org](http://ranchos-roads.org)

## For new owners

The Annual Assessment fee is \$130, mandatory for all owners, and is due by March 31st each year. Late fees are assessed on unpaid accounts after March 31st.

We are preparing to file this year's property liens. Any property with unpaid assessments for two (2) years is subject to a lien on their property, with the possibility of foreclosure one (1) year thereafter.

A lien is a legal document registered with the State against your deed and prevents sale of your property until it is paid. There is a lien fee of \$225, plus 10% annual late fees on all outstanding balances, which can add up quickly. These are completely avoidable costs.

If your property goes to foreclosure, it can be sold at public auction. If you know you are in this situation, please contact the office to make payment arrangements.

There are some properties that have encroachments onto the road easement. These include plantings, walls, fences, and in a few cases, building a steep driveway that reaches across the road shoulder out to the edge of the pavement. There are significant safety concerns for motorists when the shoulders that are part of the road easement are encumbered.

All boulevards and Maile Drive have 60 ft easements. All other drives have 40 ft easements. These easements are community property, owned by all shareholders of HRRMC. HRRMC has the responsibility to maintain the easement, including the paved areas and shoulders. This entails keeping them clear of bushes, overhanging branches, and personal property which infringes on the easement.

A letter will be sent to property owners who have plantings, structures or stored items on the road easement notifying them of the violation. Those receiving this letter must contact the HRRMC office to resolve the situation. If the problem is not corrected within 30 days of receipt of the letter, HRRMC will take whatever action necessary to correct the problem, at the property owner's expense.

## Note from the Treasurer

Please review the budget and financial information on page 6.

The monthly financial statements are available in the office for any interested members to review. Just come by the office during normal business hours. If you have any questions or need additional information, please feel free to contact the office and Maira or I will be happy to speak to you.

Tammie Ewers, Treasurer HRRMC



## Bon Voyage Galen and MaryAnn

Galen Lutz has been a vital part of our Hawaiian Ranchos Community for 14 years. He served as a director on the Hawaiian Ranchos Road Maintenance Corporation Board for 13 years. He was president for 3 years and vice president for 1 year. He was instrumental in restructuring our board and establishing compliance with Roberts' Rules of Order.

Galen and his wife MaryAnn were also involved on the board of the Home Owners Association for seven years. To each of their commitments they brought a strong knowledge and background on conducting business and establishing leadership principles. Galen and MaryAnn are grateful for all the friendships and opportunities that they experienced in the Ranchos and are now ready to begin a new chapter in their lives.

**We are grateful for their outstanding contributions and we will miss them as they embark on this new adventure in Costa Rica. Mahalo Nui Loa Galen and MaryAnn!**

## 2014 Annual

## Membership Meeting

### Date:

Saturday November 1, 2014

### Location:

Road Maintenance Office  
92-1347 Kohala Blvd

### Time:

4:00 p.m.

Light Pupu's and refreshments served

### AGENDA

Proposed Budget for 2014

Proposed Work Plan 2014

Announce results of items voted on.

The meeting will be followed by a short board meeting-closed session-for election of the Board Officers.

## Road Assessment for 2015

**Your next road assessment fee is due March 31st, 2015.**

**When you receive your statement, you may pay by check, cash (at the office), money order, or online at our website.**

**Make sure to pay your bill before March 31st, to avoid late fees.**

**Please make your check payable to HRRMC and include your TMK number on your check. DO NOT MAIL CASH. HRRMC and Ranchos Community Association are separate organizations, so please do not mail your payment to the Ranchos Community Association.**

## HRRMC Financial Report and 2015 Proposed Budget

	2013 Budget	2013 Actual	1-1/6-30-14 Actual	2014 Budget	2015 (Proposed)
<b>Income:</b>					
Assessment Fees	170,000	182,660	148,222	172,700	172,700
Other Income(1)	6,470	1,801	1,450	3,800	3,800
<b>Total Income:</b>	<b>176,470</b>	<b>184,461</b>	<b>149,672</b>	<b>176,500</b>	<b>176,500</b>
<b>Operating Expenses:</b>					
Road Maintenance	128,000	186,051	4,330(2)	122,000	125,000(3)
Repairs	750	1,426	1,139	1,500	1,500
<b>Total Operating Exp:</b>	<b>128,750</b>	<b>187,477</b>	<b>5,469</b>	<b>123,500</b>	<b>126,500</b>
<b>Administrative Expenses:</b>					
Paypal & Bank Charges	420	695	602	1,000	1,000
Insurance	7,500	5,012	1,344	5,000	5,000
Professional Fees	5,600	1,926	140	2,000	5,000(3)
Utilities	4,000	3,555	1,739	3,600	4,000
Office Expenses	4,650	5,300	2,421	5,000	4,000
Payroll Expenses	25,000	29,760	15,426	30,000	30,000
Taxes	500	1,672	290	2,000	500
Permits & Fees	50	620	28	800	500
<b>Total Adm Expenses:</b>	<b>47,720</b>	<b>48,540</b>	<b>21,990</b>	<b>49,400</b>	<b>50,000</b>
<b>Total Expenses:</b>	<b>176,470</b>	<b>236,017</b>	<b>27,459</b>	<b>172,900</b>	<b>176,500</b>

Note 1: Other income includes: interest, Aloha Broadband tower rent, transfer fees

Note 2: There is an outstanding balance due of \$50,000 to Triple K for road contract

Note 3: If no contracts needed, allotted funds will be transferred to a savings account for future road work.

	Balance Sheet		
	12/31/12	12/31/13	06/30/14
Assets			
Cash	263,793	215,305	336,103
Accounts Receivable	153,276	123,338	146,480
Fixed Assets	154,744	159,874	159,824
<b>Total Assets</b>	<b>571,813</b>	<b>498,517</b>	<b>642,407</b>
Liabilities			
Taxes	58	1,850	1,733
<b>Total Liabilities</b>	<b>58</b>	<b>1,850</b>	<b>1,733</b>
Equity			
Opening Balance	401,858	406,988	406,988
Retained Earnings	257,113	169,897	89,679
Net Income	(87,216)	(80,218)	144,007
<b>Total Equity</b>	<b>571,755</b>	<b>496,667</b>	<b>640,674</b>
<b>Total Liabil/Equity</b>	<b>571,813</b>	<b>498,517</b>	<b>642,407</b>

# HAWAIIAN RANCHOS ROAD MAINTENANCE

## BALLOT

Please Cast one (1) vote for each Ranchos lot owned by you on each item below.  
For example: If you own 3 lots, you should write a 3 in either the YES or NO space.

Your completed ballot must arrive at our office no later than October 25, 2014

### ISSUES -

#14-1      YES \_\_\_\_\_      Proposed Budget for 2015, See Page 6  
                NO \_\_\_\_\_

#14-2      YES \_\_\_\_\_      Proposed Work Plan for 2015, See Page 2  
                NO \_\_\_\_\_

### BOARD MEMBERS

We have two election slots for the board this year. You can vote for both.

#14-3      YES \_\_\_\_\_      Mats Fogelvik, returning board member—been on the board  
                NO \_\_\_\_\_      since January 2011. Current President of HRRMC.

Message from Mats: . Born in Sweden 1959, have two grown daughters, 26 and 29. I moved to Maui 1991, married my wife Maira in 1992. We bought property in Ranchos 2003, have slowly been building over the years, and we moved over permanently in April 2010. I am a woodworker, build custom furniture and cabinetry, millwork, etc. I have my workshop at home. My background is engineering and construction. I have worked as a contractor, carpenter and finish carpenter. I have been self-employed for about 23 years, the last 15 years with my current business, Fogelvik Furniture. As a member of the HRRMC, I hope to work with the board, be able to help with the operations and make our roads better.

#14-4      YES \_\_\_\_\_      Thomas Kraft, returning board member  
                NO \_\_\_\_\_

Thomas Kraft has been a resident in Ocean View since September 2010. Prior to residing in Ocean View he was a "shop teacher" at both the secondary and college level. His first career was the U.S. Air Force. He has served as a HRRMC board member for one three year term. Most recently he worked as the chair of the HRRMC road maintenance committee. In this position, he works with Ladd Hasimoto and the road committee on a variety of projects and maintenance issues. This includes shop and vehicle maintenance as well as minor and major road projects.

First Class  
Postage  
Required

**Ballot 2014, HRRMC  
PO Box 7007  
Ocean View, HI 96737**

**FOLD**

**PLEASE TAPE ONLY ONCE, avoid staples**

**FOLD**

*address label*

*stamp*

Return Service Requested  
Ocean View, HI 96737  
PO Box 7007  
HRRMC