



2025 Scheduled Cymbidium Acres Roadwork

Aloha Neighbors,

7/28/2025

The VCARMC is excited to announce that we have a significant amount of roadwork tentatively scheduled to start on Monday August 11th, although equipment may be mobilized before then. We have contracted Hawaii Emulsion Incorporated to perform the following scope of work:

1. Remove the dirt/grass/vegetation on the road edges, back to a 16' total width on all (6) of the following roads: Kawailehua, Kalaninauli, Likoa Lehua, Ke Koa Nui, Olomea, and Laukapu,
2. Chip Seal will be applied on the entirety of Kawailehua at 15' wide.
3. Chip Seal will be applied at 15' wide on 1,040 LF of Liko Lehua Road starting at Olomea Rd, and then Fog Sealing the remainder of the road.
4. Chip Seal will be applied at 15' wide on 1,040 LF of Ke Koa Nui Road starting at Olomea Rd, and then Fog Seal the remainder of the road.

This work is scheduled to be completed in about 3 weeks depending on weather, but rainy days may push out the overall schedule well beyond a 3-week period. Hawaii Emulsion plans to clean all the roads first, which might take up to 1-week; then they want to start on Ke Koa Nui Rd. with applying chip seal and fog coating. Next will be Liko Lehua Rd, and last will be Kawailehua Rd. This projected order of operations could change should Hawaii Emulsion determine that workflow can be improved by altering the work order.

All residents will have full access to their properties during this roadwork, but we kindly ask you to try and reduce your properties vehicle traffic if you have the flexibility to do so, especially when work is being done on your road. We also recommend that you keep your vehicles out of the road easement areas to avoid the chance of it being damaged by roadwork equipment or obstructing the roadwork in any way.



Vehicles can drive on the fresh chip seal or fog coat applications, but please drive extra slowly, and when you turn on the fresh applications, turn even slower. Chip seal is made from applying layers of asphalt emulsion and small aggregate chips, and driving on freshly applied asphalt emulsion could flip the emulsion onto your vehicle which is another reason to drive slowly on the new roadwork, but we also don't want to damage the chip seal layers before they are fully cured. It can take 2-4 weeks for chip seal applications to fully cure, depending on environmental conditions that influence the curing process. Hawaii Emulsion plans to apply the top fog coat layer to only half of the road at a time, with the intention of allowing vehicles to drive on the half of the road that does not have the fresh top layer fog coat. Please also drive slowly to be considerate of the roadworkers' safety.

The road survey that we conducted last year in 2024 is what guided us on determining which road sections receive a new layer of chip seal this year. In addition to recoating the (5) worst sections that we identified in our survey, we are also recoating the entirety of Kawailehua Rd., which for many years now has been the next road in Cymbidium Acres scheduled to receive a fresh layer of Chip Seal. We have scheduled as much work as we can this year with the funds that we have available, but we look forward to executing more preventive maintenance type work next year as funds become available from our 2026 assessment.

We thank you for being patient over the last several years during which we have been building up our savings and have also been gathering roadwork quotes to find the best deal for stretching our community road maintenance funds. We look forward to getting this roadwork completed this year and moving into 2026 with real improvements to our Cymbidium Acres roadways.

Sincerely,

The VCARMC Board