



Volcano Cymbidium Acres
Road Maintenance Corporation

2026 VCARMC Road Maintenance Plan

Mowing, Ginger Cutting:

Mowing and ginger cutting will be done by our contractor quarterly – generally in March, June, September, and December – weather permitting. Grass is cut for the first four feet from the pavement edge. Members should ensure that there are no obstructions in the right-of-way in front of their property.

Spraying:

Spraying of vegetation on the roadways will be done once or twice per year during the summer months and January; weather permitting and contingent on the availability of a VCARMC approved herbicide. Signs will be posted at the subdivision entries, and notification will be posted on our website. If you do not want spraying done in front of your property, please place a sign in front of your property and you must agree to maintain the right-of-way that you do not want sprayed; otherwise, spraying will be performed in front of the property if it appears to not be maintained. Vegetation growing on the road can damage the asphalt over time, therefore it is important to keep the road edges clear of all vegetation.

Pothole Repairs:

In late spring, all roads will be assessed for winter pavement damage, and locations of potholes will be identified. Association members can and should participate in identifying potholes. When weather permits, a load of bulk asphalt will be brought to the subdivision to be spread and compacted by volunteers. Should volunteers and a private truck for hauling asphalt not be available for this work, then a contractor will be hired to complete these pothole repairs.

Roadway Fog Sealing:

We need to Fog Seal Olomea Rd. in 2026, should we have appropriate funds for doing this. The Fog Seal application is more economical than the full chip seal, and it can help extend the life of the existing chip seal layers until we have the funds for the full chip seal application. Olomea Rd. is showing a lot of cracks and a fog seal should help seal up some of those cracks. Fog Sealing won't necessarily make the road smoother to drive on, but it will help hold the existing chip seal aggregate in place for longer and promote a mostly solid surface to drive on by (hopefully) preventing sections of the chip seal from delaminating.

Notes:

- In 2025, the Association plans to use most of the available funds to complete a combination of roadwork projects including: road edge vegetation clearing, Chip Sealing on up to three roads, along with Fog Sealing too.
- Fog Sealing might cost around \$1.25 per square foot per verbal quote from Hawaii Emulsion, Inc., but this is about half the price (per sq. ft.) of the full chip seal application. With Olomea being around 29,557 sq. ft. at 15' wide, it might cost us around \$36,946 to properly fog seal Olomea—depending on negotiations with the contractor.