

Mail Park History

Mailboxes have been a conversation of the Board for the past 10 years. When the subdivision was developed 50 years ago, there were no plans made for mailboxes. In fact, under normal circumstances it is up to the developer to purchase and install mail receptacles to allow for mail delivery to the owners. When the developer fell down on their responsibilities to finish the roads, the matter went to court. Mailboxes were never brought up in the court case.

Fast forward to 2013, a Mailbox committee was formed to address the need for more mailboxes in HPP. At that time there were conversations about placing the mailboxes on the 20 acre sites and/or on the main roads. There were conversations with Sheila Watumull that indicated her support for placement of Mailboxes on the 20 acre sites. The cost of the mail receptacles and their installation would fall on HPPOA. After some time, the Board voted to not proceed with the mailbox plans.

In late 2018, the subject was again revived, and another committee formed. The post office was willing to provide the boxes to HPP if we would install them. The committee submitted to the Board a plan to increase the clusters at the current sites as well as add them to the bottom section of HPP. This plan was rejected by the Board and the Board submitted a plan to the USPS to have boxes on 2 of the 20 acre sites (4th and Kaloli and 6th and Maku'u). This plan was approved by the Post Office, however there were no funds in the Non-Roads account to cover the cost of installing the boxes. In May 2019, the USPS contacted the Board and outlined that "HPPOA's role in the plan is to identify and prep from two to four sites at which the mail receptacles and lockers will be consolidated, and to assume responsibility for the installation, management and future maintenance of those receptacles and lockers". A new Board was elected and that Board voted to stop the mailbox project till we had enough funds set aside to cover the costs of installation. From that time, each year the Board has voted to transfer the allowed 5% (approximately \$150,000) from Roads to Non-Roads to build up the Non-road account for mailboxes.

In the fall of 2021, the Board felt that it was time to start the conversations again with the USPS now that there was close to \$450,000 built up in the Non-road account. The Board sent off a letter to them and received a response stating they were interested in getting boxes to HPPOA but that the Keaau facility was not large enough to handle the additional sorting of 6,000 homes, that they were submitting their 2023 budget to enlarge their center and would submit for boxes for HPPOA. They did not expect approval for at least 2 years. That was the last report the board received in September 2022 from the GM, Don Morris.

On November 30, 2022, the Executive Committee met with Mr. Morris regarding his employment and as he was leaving, he stated, "Oh you should probably know that 5,000 mailboxes are being delivered today". The Board had no warning that this was happening and as far as we knew, it would be a year at the earliest before we would have to deal with the Mailbox issue. The Board then attempted to reach the USPS and it was January before the first meetings and conversations took place. The Board had director Marquez draft up some possible site plans and cluster layouts for the USPS to review. Here are the main points addressed by the USPS:

- All addresses will be assigned by USPS as the street address
- Boxes will be sequenced by address
- All lots will be assigned a box
- They requested 2-6 sites

- Sites needed to be not on the main roads or accessed from the main roads
- Coverings over the mailboxes is highly recommended to extend the life of the boxes
- They requested that the lower sites be setup first

All of these items were similar to what had been stated in the May 2019 letter from them. The USPS stated they will start the work with the county to have addresses assigned to all lots and added to the master mailing address database. HPPOA needed to finalize the site plans and design and submit it for final approval to the USPS which was done in April 2023.

Preliminary cost estimates were gathered to determine the general budget for the project. Grading was estimated at \$25-35k per one acre site. The cost to build each cluster is approximately \$14,000 per cluster with 6 clusters per site or \$84,000. This puts the estimated costs at \$450 - \$500,000 not including the permitting costs, civil engineer or landscaping. The Board is budgeting \$600,000 to cover any unexpected costs and to get the Pohaku site done as well. We will have a better idea once the bids come back to us from the civil engineer, graders and contractors.

On May 17, 2023, the Board voted on Resolution 2023-02 for the installation of Postal mailboxes. See below for a copy of the Resolution.

On May 25, 2023, the BOD voted to hire a civil engineer to handle the permitting of the project. An RFP has been prepared and bids will be due by June 20th. The BOD also approved the RFP for the grading, ripping, fill and leveling of the sites. We will also prepare an RFP for the hiring of a contractor to pour the concrete slabs and install the roofs over each cluster.

It should be noted that subdivisions are required to purchase and install the mail receptacles themselves, not the USPS. This is highly irregular that the USPS is providing 8,850 boxes and offering to install them on the concrete pads for HPPOA. This is saving to HPPOA of over a million dollars in costs for this project.

Below we have included the latest letter from the USPS, the site plans, the Mail Park cluster plans and the resolution 2023-02.

This Board is working hard to finally get mail service for all owner in HPP.