

WICKERSHAM ROAD NEWS

WICKERSHAM RANCH ROAD ASSOCIATION

Please consider the environment
before printing this document.

MARCH 24, 2018

IN THIS ISSUE:

- **Thanks**
- **Road Update**
- **Dues Due**
- **Update on Agricultural Assessment Proposal**
- **Rules and Reminders**

NEW GATE COMBO

DATE: SUNDAY, APRIL 8, 2018

FRONT GATE:

MIDDLE GATE:

PLEASE NOTE: THE MIDDLE GATE IS NOT THE OPPOSITE OF THE FRONT GATE THIS TIME.

DUES DUE

Thanks to the Owners who went ahead and mailed their dues in prior to getting an invoice.

We are sending all invoices out this week and hopefully we have accurately recorded prior payments. If not please let Carol know.

Invoices will include the Annual Financial Report as well. Since last year's work was delayed so long there were no invoices for the year so we ended the year with a surplus.

Additionally we had planned on a Supplemental Assessment to pay for all the work last year. Because the work was reduced in scope (by delay) the amount of the actual invoice was covered by current resources so no Supplemental Assessment is necessary.

We still have a surplus to start the year and should make it through the year in good financial shape.

THANKS

Thanks to everyone for your patience. I've had a very busy winter and have not been able to get to the mailing chore until now.

Fortunately we've had no major issues aside from the mud at Silva Ranch.

ROAD UPDATE

As you know we initiated a large amount of road work last year in order to repair damage from the 2017 storms. That work was originally intended to occur last spring.

The work actually trickled in over the course of the year because we had difficulty getting proper commitments from the vendor.

Much of the work was completed, though several key pieces were not. We have removed those from the scope and will perform that work next year when it makes more sense.

Work completed included all the major grading, berm removal and slope adjustments as requested, all the major repairs requested and substantial work at the quarry to prepare it for the next 5-10 years of rock extraction.

Work not completed included rock application in key areas and installation of rolling dips.

We have paid for the work completed but not, obviously, for the work that wasn't completed.

As you also know, the vendor chose to place rock on portions of the road in December and the result was a muddy mess on some portions of the road. Much of that work occurred on the Silva Ranch and the vendor has not billed us for that work. We didn't request that work and we made it clear that it was not the responsibility of the Wickersham Ranch Road Association. Dale Silva is in agreement with us.

Finally we sustained some damage to parts of 2 Mile Hill due to the excess of truck traffic last year coupled with the late grading that occurred.

As of now we are starting to assess likely work for next year but we want to wait until the current rains pass and see just what the immediate and near-term needs of the road are.

Likely work will include the following:

- Actual installation of rolling dips as intended last year
- Actual placement of high quality rock (from our quarry) on key sections of road
- Continued adjustments to cross slope and grades at portions of 2 Mile Hill
- Additional berm removal and cross slope at 2 Mile Hill

- Outslope adjustments on portions of Upper Snot Hill
- Possible culvert replacement at several of the worst culverts. (We have 83 culverts, 44 of which were listed for replacement in the Long Term Plan. We have replaced 16 of those to date and have 28 to go.)

AND NOW THIS: REVISED AGRICULTURAL ASSESSMENT UPDATE

We have received feedback from a number of Owner's regarding the revisions of some of the Road Use fees. We will continue to work on a proposal and present it this year for action and implementation by next year.

The likely direction is as follows (these are very rough notions right now and a number of details need to be worked out):

Base Road Dues, Annual.

Standard Road Dues for each parcel. No changes to current policy

Base Ag Assessment + Mileage, Annual

Include a Base Ag Assessment for any ag operation generating recurring truck and commuter traffic. Similar to the current Vineyard Assessment, only lower.

Adjust the Base Ag Assessment for actual Road Mileage from front gate to subject property gate to reflect the fact that different owners use different lengths of our road.

Special Project Assessment

Include a Special Project Assessment similar to the Timber Assessment that will be charged based on number of trips per project.

We have no interest in (or capability of) increasing our management/monitoring task so the Special Project Assessment will be based on voluntary reporting by any Owner initiating a project that generates impacts on the road. Plus we all pretty much see when there's a bunch of trucks using the road.

OCCASIONALLY ANNUAL OWNER'S MEETING AND BBQ

It's been awhile so 2018 will be a good time to get together, have a proper BBQ and talk about road business.

Our goal is to do this some time in August but we'd like to hear from Owners now about availability.

This will be a good opportunity to talk about the Road Assessment strategy and any other matters appropriate to the

Road Association.

So send in your favorite dates.

ROAD USE REMINDERS

The following is the regular reminder about use of the Road. Please share this with all guests and vendors.

Please advise all road users that the road crosses private property and is maintained for access and egress only. All safety is the responsibility of the road user and no liability is assumed by any property owner or any member of the Road Association or the Road Committee.

All road use is explicitly at your own risk. Opening of the front gate and entry by any property owner, their guests, or any other individual constitutes acceptance of these terms.

Please remind all guests that the road crosses private property and that there is no hunting allowed from the road on the properties of others unless specific permission has been given by the property owner.

The Usual Stuff:

- Always lock the gate, regardless of whether it was unlocked when you got there.
- Make sure the combo is NOT left on the lock or the lock will not lock. Spin the numbers before locking and test the lock to make sure that it is locked.
- If you wish to leave the gate open for a car that may be following, please wait at the gate while it is open.
- Please pick up litter and debris that does not belong on the road. If you are at the Front Gate and see litter, please assist in picking it up, even if it's not yours. This makes the Front Gate more attractive for all users.
- Please remove rocks or trees that have fallen onto the road. (If you remove a large tree or perform other substantial work in keeping the road open, please advise the Committee so we can say thanks.)
- Please get permission from the Owners of the front ranch to park cars inside the front gate. Contact:

Dean and Kelly Falkenberg

(707) 431-1517

dktfalken@aol.com

- Please park between the front gate and the second green-post and chain fence. This way the Owner can tell that you are a guest and not a trespasser.
- Please drive slowly and carefully.

RESOURCES

SOTOYOME RESOURCE CONSERVATION DISTRICT

<http://sotoyomercd.org>
(707) 569-1448

CAL FIRE

<http://www.fire.ca.gov>

SONOMA COUNTY SHERIFF

<http://www.sonomasheriff.org/>

CALIFORNIA DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov/>
<http://www.dfg.ca.gov/regulations/>

PACIFIC WATERSHED ASSOCIATES

Experts in rural road management as a watershed stewardship strategy.

<http://www.pacificwatershed.com/>

KEYS FOR THE BIG IRON GATE

Keys are available for the Big Iron gate from the Road Association. The cost is \$5.00 each. Please contact me (Martin) or Dave Otero if you'd like one.

INFORMATION

WICKERSHAM RANCH ROAD ASSOCIATION

c/o
1103 Juanita Avenue
Burlingame, California 94010

e-mail:
wranch@dtbarch.com

Road Committee:

Martin Dreiling
md@dtbarch.com

David Katz
davidkat@sonic.net

Rob Weinstock
Robert.Weinstock@ejgallo.com

Ranch Website
“<http://www.wickershamranch.com>”

Thanks to Tami Bobb and Dave Otero for their efforts in sharing space on their personal ranch site for our benefit.