

WICKERSHAM ROAD NEWS

WICKERSHAM RANCH ROAD ASSOCIATION

Please consider the environment
before printing this document.

DECEMBER 21, 2017

IN THIS ISSUE:

Just combos

NEW GATE COMBO

DATE: MONDAY, JANUARY 1

FRONT GATE: [REDACTED]

MIDDLE GATE: [REDACTED]

(THANKS TO ROB WEINSTOCK FOR
THIS MONTH'S CODE SELECTION.
THEY ARE BREATHTAKING ;)

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

THANKS

Thanks again to Dave Schaefer and David Otero for the rework of the locking mechanism at the Big Iron Gate.

LOCK VANDALISM

On Thanksgiving the brand new lock at the middle gate was removed from the gate by either a ranch Owner or their guests. That weekend a group of guests were observed opening the middle gate and milling around by one of our Owners who arrived at the gate after they were already there. He met them and passed by while they were still at the gate.

Shortly thereafter another Owner passed though the gate and noted that the lock was missing. I did the same the next day and was a little surprised. Given the timing it was assumed that the group observed milling at the gate may have tossed the lock over the bank or otherwise removed it.

The lock and chain were nearly new and were the result of a serious and voluntary effort on the part of several of our neighbors. It's both unfortunate and a little shocking that we could have this kind of vandalism in such a small community.

I know that the majority of us realize that the road is a shared asset and we all take responsibility, beyond just paying dues, for the care and maintenance of the road. Everyone removes trash, pushes rocks out of the road or helps remove fallen trees.

There is no "government" on call 24-7 to take care of the road and there is no "man" against which we must push back.

There are just thirty or so neighbors who are fortunate to have these spectacular properties in a spectacular place. We all share a very long road which we maintain on a shoestring. It's rough and rustic and most of us like it that way.

Most of us have met a majority of our neighbors and I suspect we all have a hard time imagining how anyone could steal a lock or shoot holes in a road sign without realizing that we're only damaging things that belong to people we see and know.

It's not like teenagers tagging a public toilet when no one will ever catch them. This is more like a teenager tagging his refrigerator in his own house.

I personally appreciate the neighborly attitude I see in everyone I meet. It's why I put time in at this job. It's a thing I can do for my friends and neighbors with little cost to me and hopefully valuable benefit to my neighborhood. That's why

David O. and Dave S. put the time in to redesign the lock, it's why David O. coordinates the propane run each year. It's why Rob and Dave serve on the Committee and it's why everyone of us carries a chain saw and a shovel when we head to the ranch.

We're changing the gate code at this time to reduce the number of strangers that may have access to the ranch. We're also withholding the gate codes from the party we think may be involved in the vandalism. (meaning if you got this we don't think it's you... ;)

Sincerely

mld

ON ANOTHER NOTE : CHRONIC PAST DUE DUES

When Road Dues are past due and there has been no communication or reasonable effort to get caught up we have very few recourses. There is little we can do legally that doesn't require a high level of commitment (which usually exceeds the value of the missing dues.) We rely on various levels of persuasion, peer pressure from the neighbors, public harassment and humiliation (always effective tools) and... we withhold gate combos.

The owners of Parcel 34 are three years behind in their dues and have not responded positively to requests to get caught up.

At this time we are withholding this notice (and future combo changes) from them until dues are current.

If any of you get a request from the owners of Parcel 34 please feel free to not only withhold the combo info but remind them that we all need to help keep the road in shape and that keeping current on dues is a big part of that.

This is a party that has been known to harass the Committee as well as individual owners for gate combos when they have been withheld in the past. They are also known to wait at the gate and pass through when someone else opens the gate.

We are NOT asking any Owner to confront anyone beyond their own comfort level. None of us are qualified at law enforcement and we're not trying to start any knife fights.

But I personally have no problem telling someone who doesn't belong at the ranch that they are not going to be allowed through the gate.