

WICKERSHAM ROAD NEWS

WICKERSHAM RANCH ROAD ASSOCIATION

Please consider the environment
before printing this document.

JANUARY 20, 2016

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THANKS

To everybody for getting your dues in on time.



And to everybody, once again, who helped out with the Tree and Brush Party.

DUES DUE

Annual Road Dues are due and payable right now. Primary Owners should receive an invoice with this newsletter.

Regular Dues \$500

Vineyard Assessment: \$500

(for added traffic and additional wear and tear on the road.)

Remember we only send an invoice to the Primary Owner for each parcel. It is the Primary Owner's responsibility to collect dues from partners or other participants. Please try to send one check per parcel.



CURRENT CONDITIONS:

IT'S RAINING

There's water falling out of the sky almost every day. It's looking like a normal rain year so the road is going to take a beating.

That means it's more important to avoid driving the road during, or right after, a storm. Driving the road while it's very wet tears it up, sets up tire ruts and starts generating exponentially more damage not only this year but in years to come.

As always, please stay off the road during and within 12 hours after a rain fall. It's best to let the road see a sunny day before driving on it after a rain. Anybody who does drive on it during a storm does more damage to the road, increasing maintenance costs for everybody, than just about any other kind of use. We don't close the road during a rain but we ask that everybody consider their neighbors and take it easy on the road during rainy season.

Just look at the "back 6" miles of road where the road got hit pretty bad in the 2014 storms.

SPEAKING OF THE BACK 6

We had all talked about trying to do some road work on the back half of the ranch after we got a little moisture in the ground. This was based on the possibility that we might have weather like we did last year, injecting moisture and then drying out enough so that we could run equipment, grade the road and compact it with regular traffic.

Instead we have had so much rain that any work, and any equipment movement, would potentially do more damage that it would correct.

And since we are having a wetter year, we are not confident that, even if we had a dry spell, we would not see additional storms that would either damage the work we do before ti burns in, or create edge and steep grade situations that were slick or unstable.

So we will be waiting until Spring before we hit that section of road.

In the mean time we know the back ranch road will take more damage during these storms. Absent any major failures we're asking all neighbors who drive there to drive carefully, avoid the road during storms and continue to have patience until we can perform optimum work in Spring.

The good news is that we have adequate budget right now (before collecting dues) to do substantial work back there. (See below.)

2016 RESOURCES

For Primary Owners the annual Financial Statement is attached.

Recall that we went into 2015 with a surplus from prior years. This was due , in part, to the low rainfall we have seen for the last few years. We have had no emergencies and very little damage to the road during winter. This allowed us to focus on substantial culvert work for two years in a row.

We were also fortunate because almost everybody got caught up and back dues so we had nearly a full resource with which to work.

Last year's big culvert, while a correction of a substantial failure, was also a scheduled job so it absorbed resources in a beneficial way. We had very little expense for unforeseen circumstance and spent almost no money on premium costs associated with emergencies.

In 2016 we are also starting with a surplus. Given the heavy rains it is wise to keep that surplus intact in case we do have any failures and need to spend money on immediate repairs.

If we don't have any emergencies we will be in good shape to kick off 2016 projects in Spring:

- Back 6 Grading
- Rock at Selected Areas

More details on that next time.

KEY QUESTION

David Otero has asked that we float the following question for consideration. He would like to see what owners think about using a key lock only at the middle gate.

David believes that this might reduce access by people who may have gotten the front gate code but do not have legitimate business at the ranch.

The process would require key control and periodic key changes. It will also generate a different approach to allowing access by guests and vendors.

As part of this a key might be made available in a lock-box nearby for people to use when they don't have a key with them.

We may put this to a vote to see if there is enough interest.

Please forward any thoughts or comments to the Road Committee and David Otero.

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) if you'd like one.

INFORMATION

WICKERSHAM RANCH ROAD ASSOCIATION

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Road Committee:

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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.

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 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 for removal. 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.