

# WICKERSHAM ROAD NEWS

WICKERSHAM RANCH ROAD ASSOCIATION

Please consider the environment  
before printing this document.

MARCH 15, 2014

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### GATE COMBO CHANGE

The Gate Combination will change on:

**Sunday, March 23, 2014**

The new combo will be:

Front Gate: **2377**

Big Iron Gate: **7732**

Anyone who has the reset key for the Master Lock may change the combo on that date. Thanks to those who do change it (as sometimes it's a mystery. )

Please remember that the gates should be locked at all times. The Big Iron Gate is locked at the direct request of the Silva Ranch.

### 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.

## HAPPY NEW YEAR

It's March and that's usually when we get around to saying Happy New Year here at the old Road Association. Our abnormally light winter has left the road in relatively good shape and allowed us to save resources for next year.

There's a bit of wear and channeling in a number of locations but it's non-critical at this time.

Our maintenance vendor checked most of the culverts prior to the last big storm and everything performed well with approximately 10" of rain. I drove the road two days a go and, barring extreme downpours, I'm confident we will be able to get to the summer construction season without depleting resources.

## THANKS

Thanks to Dave Otero for repairing the lock at the Big Iron Gate and for cleaning a number of catch basins during the last storms.

## DUES DUE

2014 Road Dues are due and payable to the Wickersham Ranch Road Association. Checks should be sent to:

Wickersham Ranch Road Association

c/o Dreiling Terrones Architecture

1103 Juanita Avenue

Burlingame, California 94010

Invoices are enclosed for primary owners.

Remember that each parcel is responsible for assembling dues from multiple partners. The Road Association only sends invoices to the primary owner.

## ROAD ACCOUNTING

Carol has prepared the 2013 Financial overview which will be sent under separate cover as soon as I have a chance to proof it. .

Per our 2013 strategy we spent very little money on Road Improvements in 2013 so that we would have a larger single resource for substantial road work in 2014. Aside from minor grading and culvert cleaning we have retained the entire 2013 resource for 2014 work.

## LONG TERM MAINTENANCE PLAN

As we have advised, we will be starting culvert replacement in the coming season. The extent of replacement will depend on pricing for labor and materials

as well as the total resources that remain after the winter season. If we don't have to spend a lot of money on winter repairs we will be in good shape to take care of a number of the worst culverts, thus reducing risk of failure and maintenance costs over the long term.

We will be working with the vendor to stockpile pipes and coordinate ideal work periods as we approach Spring.

We will also notify the Owners as we get closer regarding road closures. For most culverts the road will only be closed for a few hours at each location.

## 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.

### Guests:

- Please advise guests that they are traveling over private property and that they should respect the privilege to do so. It is not appropriate to stop for sightseeing or personal relief on other's property.
- Please advise your guests regarding Road Etiquette including basic driving methods for rural roads and basic courtesies.
- Please ask guests to say "Hello" and readily identify themselves and who they are visiting when meeting someone on the road. (It's always nice when I encounter a stranger on the road and they tell me who they are without me having to ask.)
- Please advise all of your guests regarding the importance of locking the gate. It is your responsibility to ensure that your guests understand how to operate the gate.
- Please advise guests not to litter the area around the gates. (I pick up trash there almost every time I enter. This is not road trash but it came from people using the gate.)
- Please advise guests to assist with Road maintenance by removing rocks or trees that are in the path of travel should they encounter them.
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### Gate Issues

The Big Iron Gate has been found open on numerous occasions recently. The owners of that gate (not us) have requested that it remain closed and locked at all times. This is not a Road Association decision.

If you find it open please close it and lock it.

If you are leaving it open for any reason, we're sorry but it has to be closed and locked. If you have workers accessing your parcel, please remind them that the gate must be closed and locked. If you're not sure whether they will take that direction, you, as property owner, need to escort them in and monitor the gate.

### Also note:

The chain at the Big Iron Gate does not have to be tight for the gate to do its job. It's OK to leave a little slack in the chain and it will make it that much easier for the next person to open the lock.

## RESOURCES

### **SOTYOME 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/>

## INFORMATION

### **WICKERSHAM RANCH ROAD ASSOCIATION**

c/o  
1103 Juanita Avenue  
Burlingame, California 94010

e-mail:  
[wranch@dtbarch.com](mailto:wranch@dtbarch.com)

#### **Road Committee:**

Martin Dreiling  
[md@dtbarch.com](mailto:md@dtbarch.com)

David Katz  
[davidkat@sonic.net](mailto:davidkat@sonic.net)

Rob Weinstock  
[Robert.Weinstock@ejgallo.com](mailto: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.