



photo: Martin Dreiling

GREETINGS

This Issue:

- Thanks
- Dues / Annual Report
- Election
- Bridge Update
- Owners Meeting / BBQ
- Road Use

THANKS

Thanks to Dean Falkenburg for changing gate combos last round.

Thanks to all who helped clear the tree that blocked Two Mile Hill.

Big thanks to Dave Schaeffer for his help in doing the emergency repair on Two Mile Hill and his support for the emergency repair at the Tombs Creek Bridge.

Thanks to David Otero for incidental work on the ranch road and for his support in the recent emergency repair at the Bridge. Dave is always ready to help coordinate and support our work on the road and we really appreciate it.

Thanks to everyone else who picks up litter, shoves trees out of the way, throws rocks off the road or performs other invisible but helpful tasks that keep the road serviceable.

ROAD DUES

Road Dues are due and payable. Thanks to those who have sent checks in before receiving invoices. Invoices are included in this newsletter for Primary Owners only so please coordinate collection of

partial dues from your partners so that Carol receives the full amount for each parcel.

ROAD COMMITTEE ELECTION

Road Committee elections are held every two years during odd years. Anyone interested in serving on the Road Committee is welcome to submit their name for inclusion on the election ballot. Please submit names in writing or via email by March 25, 2011. (Continued)

Members of the current Road Committee have each agreed to serve another term. The current Road Committee includes:

- **Martin Dreiling, Parcel 8, 9**
- **David Katz, Parcel 25**
- **Rob Weinstock, Parcel 30.**

If additional names are submitted, we will prepare ballots and send those to the owners in early April. If no additional names are submitted, the current Committee will continue to serve.

BRIDGE UPDATE

As all are aware the bank below the Tombs Creek Bridge was damaged slightly when several of the old logs from prior bridges collapsed recently.

This is further indication that the present bridge is nearing the end of its service life and will require either upgrade or replacement soon. Given the nature of the current failure, we are concerned about keeping the current bridge in service through another winter. The existing logs below the bridge are vulnerable to further collapse which could undermine the banks and begin to threaten the current bridge supports.

As we mentioned in the notification of Feb 26, 2011 the bridge appears to be safe, however, all road use is at the full risk of the user and there is no guarantee that further degradation of the bank will not undermine the bridge this season. There appears to be no movement of the bridge when loaded and there has been no settling of the supports. However, if you are concerned about the safety and serviceability of the bridge, please look for yourself and make your own assessment regarding use of the bridge.

Emergency Repairs

On March 5, 2011, near term repairs were made to stabilize the bank. The road immediately above the bridge was dewatered by inclusion of an applied rolling dip (or a wide water bar) so that stormwater does not run onto the exposed bank area. The exposed bank also received a layer of straw to help bind surface materials and reduce further erosion.

Near Term Strategy

The Road Committee met on March 8, 2011 to escalate our strategy for repair or replacement of the Bridge. Along with pro-bono support from Dreiling

Terrones Architecture, we are currently assessing options for Bridge Repair / Replacement and, due to the potential instability of the bank, we are focusing on a Bridge Project to occur later this year before the rains begin.

We are looking closely at available bridge products, logistics for delivery and placement, cost effective on-site construction for foundations and road adjustments, timing with regard to Vineyard operations, and, of course, minimizing overall costs.

The Road Committee will prepare a full outline of bridge options and recommendations for review by the Owners this month and will seek comments from Owners in April.

Bridge Costs

As we have been advising for several years the cost of the Bridge project will be the responsibility of all Owners and, as we develop a preliminary cost model, we will advise owners with regard to amounts and timing of Supplemental Dues. Current Resources will likely not cover both Bridge costs and regular road maintenance needs. Owners should anticipate the need to collect supplemental dues this year. We will have a full outline of costs and resources included in the upcoming Bridge report.

Participation by all Owners will be necessary so please prepare now for supplemental dues in the range of \$2,000 - \$4,000 per parcel.

As part of the planning process we are looking at cost savings methods that include use of local forces and participation by neighbors in design and on-site construction as a way to lower or offset costs.

OWNER'S MEETING

There will be an Owner's Meeting on Saturday, June 11 at the ranch to review the Bridge strategy and discuss options with the Owner's.

The meeting will begin at 1:00 pm and will be followed by a BBQ.

While we typically meet later in summer, we are scheduling this meeting earlier to ensure that any

concerns and interests are shared early in the Bridge repair process.

Please mark your calendars. We will send reminders and final location soon.

ROAD USE

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

Please 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.

There continues to be incidental litter at the gates. Please pick up what you drop and advise your guests to do so as well. And, if you are so inclined, pick up what you didn't drop.

The Big Iron Gate has been found open by a number of Owner's. Please keep it closed and locked. This is not our choice, but the requirement of the property owner who is not part of the Road Association.

Poaching

The Owners of the front ranches have had several incidents of poachers either trespassing from the public road or hunting while traversing the road legitimately. They have advised the Road Committee that they are serious about reporting and prosecuting poachers, as demonstrated by the arrest last year.

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.

RESOURCES**Ranch Mailbox****wranch@dtbarch.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.