

# WICKERSHAM ROAD NEWS

WICKERSHAM RANCH ROAD ASSOCIATION

Please consider the environment before printing this document.

OCTOBER 20, 2012

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### GATE COMBO CHANGE

The Gate Combination will change on:

**Sunday, November 11, 2012**

The new combo will be:

Front Gate: **4577**

Big Iron Gate: **7745**

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.

## WINTER ROAD UPDATE

Winter has arrived and the rains have started (or at least reminded us that they will return.)

Since we performed a substantial amount of road work this year on Snot Hill, we are reminding all Owners (and asking them to remind their guests) about winter driving practices on new roads.

As always, newly graded roads have been compacted by road use in the driving tracks but have not been compacted at the shoulders. These areas may remain soft until they have gone through a full winter. All Owners should refrain from driving on shoulders or any areas outside the existing wheel tracks for the first winter on any stretch of recently maintained or improved road. This is particularly true on steep roads as any new wheel tracks in soft material instantly become erosion problems and potential degrade the road.

Additionally the risk of sliding or getting stuck is higher in these softer sections during their first year of service.

For those not familiar with our standard methods, we do not typically include mechanical compaction with road work as this adds substantial cost that offers little benefit for a road that is used at the level of the Wickersham.

Also please remember that any driving on these roads during or immediately after a storm degrades the road surface and increase maintenance costs in the future. All Owners should avoid traveling on the road during these times. The cost of hardening the road to make all weather travel possible without damaging the road is far beyond the level of investment that we make in the road and again, not a genuine value considering the actual usage at the Wickersham.

Finally it is especially important to use four-wheel-drive when driving on wet roads. No matter how good a driver you are, the simple physics of two wheel drive places greater stress on the road surface and generates increased horizontal displacement of material (even if your wheels don't slip) causing ridges, washboards and channeling of rainwater that leads to surface gullies.

## EARLY DUES NOTICE

Annual Road Association dues are payable by January 1, 2013. All Owners are welcome to pay early. Current road resources are adequate for any likely emergency during the early part of winter but it never hurts to have a little surplus on hand.

Additionally there are numerous past due amounts that should be paid immediately. Any outstanding past due amounts that have not been paid (aside from specific agreements for the Bridge Supplement) will be published in the January Newsletter with phone numbers so that neighbors can assist the Road Committee in reminding Owners of the importance of collecting dues from all parcels.

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

### 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.

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.

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.

## UPCOMING ROAD WORK

Getting back to our long term maintenance plan for the road, the focus of the next two or three years will be on hardening of key areas such as corners and large culvert crossings as well as replacement of deficient, failing and undersized culverts. Culvert upgrades may take about ten years unless the Owners consider supplemental dues for this purpose. At this time several culverts pose high risk of failure and should be addressed immediately.

### 2013 Goals

1. Add rock armor to Mile 1. This section includes substandard road material that consistently fails in heavy rains. Grade adjustments were made in 2012 but full armor is required to stabilize the surface for the long term. This project depends on selection of a rock source closer to the site.
2. Rock placement on several key corners and stream crossings, including areas near mile 1, 1.8, 3.0, 6.0.
3. Selected replacement of culverts that are exposed at 2 mile hill with larger culverts placed at proper depth. These were originally installed incorrectly and have become exposed with normal road erosion. Total count on culvert replacement will be determined as available resources are measured (including key payments of back dues.)
4. Additional rolling dips at key locations in conjunction with any rocking that may occur. Inclusion of Critical Dips at larger culvert crossings will also be performed when culverts are renovated.

## RESOURCES

### **SOTYOME RESOURCE CONSERVATION DISTRICT**

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

### **CAL FIRE**

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

### **SONOMA COUNTY SHERRIF**

<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**

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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.