

# WICKERSHAM ROAD NEWS

WICKERSHAM RANCH ROAD ASSOCIATION

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before printing this document.

NOVEMBER 30, 2024

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## DUES DUE

2025 Regular Dues will be due on January 1, 2025  
Regular dues are \$500 per parcel.

Commercial dues are prorated based on length of  
road and will be billed directly. Invoices for all  
dues will be sent near the end of December.

Dues will be past due on March 1, 2025. We will  
be presenting a policy for past due penalties in  
January.

### Past Due Amounts from 2024

Beal, Parcel 37: \$1,800  
Uri, Parcel 34: \$4,000

### Early Dues payments for 2025

Ettling, Parcel 15-3: \$500  
Dreiling, Parcel 8, 9 : \$1,000

We are asking for early payment so that we can  
pay back the amount loaned to the WRRRA by DTA  
(\$3,600) to support the repair at Mile 6.9.

## GATE COMBO

Gate combo change will occur on Sunday, Dec. 15  
in the afternoon.

## REGULAR ROAD COMMITTEE ELECTION

Road Committee elections occur at the beginning of odd years. Hopefully 2025  
will be less odd.

Current Road Committee members have all expressed interest in continuing to  
serve. They are:

**Martin Dreiling, Parcel 8, 9**

**David Katz, Parcel 25, 26**

**John Machado, Parcel 12.**

If anyone would like to nominate other candidates, please do so by email no  
later than December 31, 2024.

We will send ballots out by January 15.

## TOMBS CREEK-WICKERSHAM ROAD CONDITIONS

As of Nov. 26 general road conditions are excellent for the season. The majority  
of the road held up very well over the recent storms. We had over 14" of rain in  
a short period and we saw very little new damage to the road.

The road is still rough from the winter work on Tombs Creek last year. But the  
base is solid and highly durable for winter.

There are always needs, that's the nature of public facilities: some portion is  
always in the worst condition. Once that portion is repaired the second worst  
condition is now the worst. We cycle through them continually as the years go  
by.

The repair at Mile 6.9 did take some damage in the storms. We'll be watching  
that closely as winter progresses and, if possible, make some temporary repairs  
to better control surface drainage. Please drive close to the upper bank and stay  
off the soft stuff. We'll place cones for clarity this weekend.

## TOMBS CREEK PROJECT STATUS

The following tasks still remain on the Tombs Creek Rd. Fuel Reduction Project:

### Final Burning of waste material.

The burn window closed quickly this year and we were unable to burn. There  
were actually plans to burn on Nov. 21 and 22 but then about half the Pacific  
Ocean fell out of the sky and quickly cancelled that.

Now that winter is here, a number of project areas will likely be left to natural  
decay. Most flash fuels still present will degrade considerably this winter and

their threat as hot fire fuels will diminish.

There are other areas where we still want to perform pile and broadcast burning in Spring. These areas will also be assessed as winter proceeds to determine when and where burning will occur.

Dry weather is predicted until mid-December so there may still be some burning this year.

### **Final Grading**

Final grading will occur in Spring while moisture content is still high at most road locations. This work will be partly funded by the Tombs Creek Grant and partly by WRRRA funds (since there will be work generated by the recent storms and possibly additional damage later in winter). The grading required by the Tombs Creek contract was aimed at damage caused by the work and anticipated a simple pass on the first seven miles of road. We expect that requirement will change as winter proceeds.

## **2025 ROAD WORK**

Road Work for the 2025 season will depend on the extent of winter damage we need to address.

### **Candidate Projects:**

The following are candidate projects. Since resources may be required for additional storm damage, and since we have a substantial past-due dues problem, actual scope for the coming year will remain variable.

### **Complete Repairs at Mile 6.9**

This will involve finish grading and any repairs to winter damage that may occur. We may decide to take the roadbed down further so this it is at the level of the existing roadbed.

### **Additional Rock Renovation**

Last year's rock renovation addressed some of the most critical locations: areas where severe gullies were forming and underlying native material was exposed, especially on Snot Hill.

Because of budget limitations some areas of lesser need were not addressed. Those areas occur on Snot Hill and at Joe White Curve (below the house site). There are additional areas that need rock as well, possibly including the repair at 6.9.

### **Berm Installation at Selected Narrows**

There are a number of small head cuts below the road along Tombs and Wild Cattle Creeks. These have been there for years and do not pose serious problems. It is important, however, to keep water from working them further. The best solution is an aggressive berm that redirects road water to another outfall with great dispersal area.

Adding berms can be done easily if we have a rock kit in play.

### **Selected Culverts**

Of the 85 culverts that serve the road, 55 of which were

identified as severely deficient, over 45 have been replaced. The remaining deficient culverts are on-critical but still should be replaced. We will likely not have the resources this year for any culvert replacements but there are about a dozen that remain on the near term "to do" list.

### **Special Projects:**

#### **Culvert Installation at Mile 4.43**

Depending on the length and depth of the rainy season this year (and when the drainage at 4.43 dries next fall) we want to get the big culverts installed and finally correct the 4.43 crossing issues.

Costs for replacement will range from \$20,000 to \$80,000 depending on permit complications. This is a "replacement in kind" so impacts are negligible. But the process remains unpredictable.

Whatever the cost the installation will require a Supplemental Dues Assessment. The range will be between \$625/parcel and \$2,500 per parcel (close to the cost of the bridge replacement in 2011.)

We will have greater clarity on actual costs and peripheral requirements before we propose an actual assessment amount. At that time we'll circulate a ballot item to the Owners to approve the Assessment and to approve proceeding with the work.

## **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 (meaning guests and vendors) 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, vendors or any other individual constitutes acceptance of these terms.

Please remind all guests that there is no hunting allowed from the road on the properties of others, unless specific permission has been given by the property owner.

### **Basic Road Courtesy**

Anytime you encounter anybody on the road that you don't recognize it is entirely reasonable to ask them who they are and which property they are visiting. These are all private properties and we are all interested in just who might be fiddling around back here.

When a car approaches that you don't recognize, slow down, roll your window down and act like you expect them to do the same.

If someone asks you who you are, it's not rude. It's a practical way that we all get to know who's who out back.

Please remind any of your guests that they should identify

themselves and which property they are visiting. That means they should stop and chat with anyone who looks interested.

We all get a little concerned when cars we don't recognize go speeding past without so much as a wave. And there seems to be more of that going on these days.

Besides how are we going to stretch our drive time out to 2 hours if we don't stop and B.S. with everyone we meet... ; )

### 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 that 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, even if it's not yours. 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 at the Park and Ride area. Contact:

Ken Wilson

ken@wilsonwinery.com

- Please park at the Park and Ride area near Mile 0.20. This way the Owner/Tenants can tell that you are a guest and not a trespasser.
- Please drive slowly and carefully.

### Keep our Road Washboard Free

- All vehicles using the road should be All Wheel Drive or 4WD at ALL TIMES.
- Please use 4WD or set your All-Wheel Drive to 4WD/ increased traction mode. (This may require you to turn a knob to a picture of trees or a snowflake on some cars...)
- Don't let the vehicle decide or you may still have micro-slips that generate washboards.



## RESOURCES

**NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT (NORTHSoCo FIRE)**  
707 857 3535

**FIRE CAMERAS: ALERT WILDFIRE (TWO SITES)**  
<https://alertca.live/cameras>  
Best Cameras: Oakridge 1,2; Pine Mtn.

<https://www.alertwildfire.org/region/northbay/?camera=Axis->  
Best Camera: Rockpile

**SONOMA COUNTY EMERGENCY INFORMATION (SoCoALERT)**  
<https://socoemergency.org/>

**CAL FIRE INCIDENT INFORMATION**  
<http://www.fire.ca.gov/incidents/>

**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
<http://www.dfg.ca.gov/>  
<http://www.dfg.ca.gov/regulations/>

**SONOMA COUNTY SHERIFF**  
<http://www.sonomasheriff.org/>

### KEYS FOR THE BIG IRON GATE

Keys are available for the Big Iron gate from the Road Association. The cost is \$20.00 each. Please contact Martin Dreiling or Dave Otero if you'd like one.

## INFORMATION

### WICKERSHAM RANCH ROAD ASSOCIATION

c/o 1103 Juanita Avenue  
Burlingame, California 94010

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

#### Road Committee:

Martin Dreiling, Parcel 8,9, [md@dtbarch.com](mailto:md@dtbarch.com)  
David Katz, Parcel 25, 26, [davidkat@sonic.net](mailto:davidkat@sonic.net)  
John Machado, Parcel 12, [cynmachado@comcast.net](mailto:cynmachado@comcast.net)

Ranch Website (by Tami Bobb, David Otero)  
“<http://www.wickershamranch.com>”

Thanks to Tami and Dave for their efforts in sharing space on their personal ranch site for our benefit.