

WICKERSHAM ROAD NEWS

WICKERSHAM RANCH ROAD ASSOCIATION

Please consider the environment
before printing this document.

SEPTEMBER 13, 2013

IN THIS ISSUE:



Combo Change
Road Update
Road Use Reminders
Catching Up

GATE COMBO CHANGE

The Gate Combination will change on:

Sunday, September 22, 2013

The new combo will be:

Front Gate:

Big Iron Gate:

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.

ROAD UPDATE

After a relatively dry winter that left the road in pretty good shape, the Road Committee has chosen to defer long term maintenance until next year. Since we have no major repairs or issues to deal with, we can combine this year's resources with next year and create a more efficient work program.

We will prep the catch basins and do some minor grading this year in prep for winter.

If we have a reasonable winter this year and don't sustain any serious damage our goal is to start addressing substandard culverts next year.

LONG TERM MAINTENANCE PLAN

In 2000 we initiated a Long Term Maintenance Plan that was designed to change the road from a high maintenance road to a low maintenance, river friendly road. Rather than continue to spend all of our resources on annual grading of the same surfaces over and over, we shifted towards the kinds of adjustments that would require far less regular maintenance and allow us to start making substantial corrections to an obsolete road design.

Because we have limited resources this was understood to be a long term plan that would have to initially balance Regular Maintenance with Long Term Improvements. As we have made those long term improvements the need for regular maintenance has in fact dropped dramatically, allowing us to focus even more resources on substantial projects.

Recall that the Long Term Maintenance plan has included the following general steps:

1. Correct the worst geometric problems with the road. **Done**
2. Address the worst culvert issues and failures
3. Armor key sections for long term durability: **Done**
4. Correct less critical geometric problems: **Done**
5. Bridge Replacement: **Done**
6. Adjust surface geometry and stabilize Snot Hill: **Mostly Done**
7. Armor corners and large culvert crossings: **To Do**
8. Replace substandard culverts (approximately 40): **To Do**
9. Make final adjustments to geometry in non-critical sections: **To Do**
10. Armor remaining sections of road where existing material is substandard.: **To Do**

Next year we hope to start working on the culvert problem. There are 85 culverts on the road and about 40 of them are substandard with about 20 more in need of repair or adjustment. Of the 40 only a few are critically close to failure and those will be addressed first.

Culvert repair will include updated geometry adjacent to the culverts with critical dips added and proper armor placed. We should be able to do about 5 a year at our current resource levels. This will result in additional long term durability of the road that will start accumulating in about three years.

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.

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.

FIRE SEASON

We still have a month or two of fire season so please be careful with fire out at the ranch. It is likely that most property owners appreciate the risk of catastrophic wildfire in our overgrown forest. Our biggest risk is from guests who may be using properties and who may not be aware of the risk. Smoking while driving or while using a property presents the greatest risk and should be discouraged. Strangers unfamiliar with wildlands (otherwise know as flatlanders, townies, city slickers) might be inclined to toss a butt out the window.

Please advise any guests or workers that smoking is a high risk undertaking at the ranch. And we're not even talking about their health.

For all of you who are consistently careful with fire, thanks

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

email:
wranch@dtbarch.com

Road Committee:

Martin Dreiling
md@dtbarch.com

David Katz
davidkat@sonic.net

Rob Weinstock
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.

ROAD ACCOUNTING

We received the last deferred payment for the Bridge during the summer so everyone is current. Thanks again to all the Owners that made it possible to replace the bridge so quickly and easily.

As you can tell by the lack of newsletters recently, I have been very busy this summer. In the next newsletter we will get caught up with Road Association accounting and we will have an outline of the current resources and status of all Owner dues.

At this time almost everyone is current. We have one large amount of past-due dues outstanding and we are working with the Property Owner to sort out a resolution.

WELCOME

For anyone who has not heard, Art Viramontes sold his property to a new Owner who has taken over the operation of the vineyard.

Those traveling deep in the ranch may have noticed the “Keep Out” signs at the cattle guard. These signs were placed by the new owner for a particular purpose and are not intended for existing ranch owners. The new owner is clear that we hold easements over that section of road and must use it to access properties served by the last few miles of road.

As always we welcome our new neighbors and look forward to getting to know them.