



Road Notification

Saturday, February 26, 2011 11:39 AM

From:

"Martin Dreiling" <md@dtbarch.com>

To:

To: Wickersham Ranch Owners.

Subject: Conditions at Tombs Creek Bridge

We were advised by an Owner on Thursday that several of the old logs positioned below the Tombs Creek Bridge had slipped out of position and fallen into the creek. These logs were part of previous bridges that spanned the creek and were left in place as subsequent bridges were built. They are NOT a part of the support system for the actual Tombs Creek Bridge.

It appears that portions of the bank associated with these logs has collapsed, exposing the remaining bank to further erosion. This erosion is visible from the bridge and may be alarming to users. It appears there is no threat of collapse or imminent damage to the actual bridge. The bridge is still in use and one Owner drove some heavy equipment over the bridge this week with no apparent consequence.

We have asked our current roadwork vendor to inspect the bank and advise regarding soils stabilization so that further erosion does not occur.

In the mean time Owners should, as always, use caution when crossing the bridge and should assess the condition of the bridge themselves at each use.

This incident is a reminder that we need to prepare for a bridge upgrade or replacement soon. Eventually the bank will deteriorate naturally, through normal stream course widening, to the point that bridge abutment integrity is threatened.

Ranch Owner's should anticipate an expense in the neighborhood of \$75,000 to \$100,000 for bridge replacement. This translates to roughly \$2,500 - 3,300 per parcel. We have done preliminary research on a bridge project over the last several years and have assessed the most effective methods to use to either upgrade the bridge or replace it at the lowest possible cost to the Owner's.

We will provide more details in the upcoming Newsletter.

Reminder:

As always, the use of the Wickersham Ranch Road by any Owners and their guests is on an "at your own risk" basis. Neither the Road Association, the Road Committee, neighboring owners nor any of the Wickersham Ranch Owners are liable for the safety and welfare of anyone using the Wickersham Ranch Road. The sole purpose of the Road Association and the financial participation of Ranch Owners is to manage the maintenance of the road for basic access to the Wickersham Ranch properties.

Thank you,

Martin Dreiling
Wickersham Ranch Road Association

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