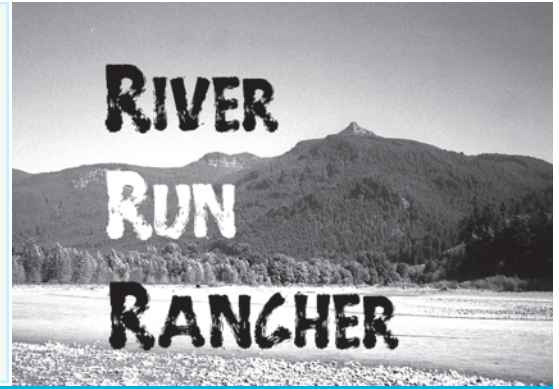




The RRRancher
is a periodic newsletter
published for the benefit of
River Run Ranch owners.
Noel McRae, editor

RRRanch, Box 427,
Randle, WA 98377



FIRE

Fall
2011



There was a fire on the Ranch in September. Someone built a small campfire on the ground and in within 30 minutes it was spreading fast. A 15-man Department of Natural Resources crew out of Centralia came and spent

Board notes

all afternoon subduing it. They had to cut down a tree that was aflame and build fire lanes around the burning grass. They stayed until late at night and had observers back the next day to make sure no hot spots existed.

It could have been much worse. A little slower response and a slightly heavier wind could have spelled disaster.

We appreciate the hard work and determination of the Department of Natural Resources fire crew from Chehalis.

Special notes



1. If you send us your email address (and keep us current with any changes of that email address), we can get information, bulletins, alerts and concerns out to you faster and much cheaper. Those who do not have email may miss some alerts, etc. until the next mailing. We can also alert email contacts of the newsletter on the website for downloading and we can save some future time and money by this process.

2. If you have property for sale, send the information to Noel McRae and it can add it to the sale page link on our website. Again, make sure he is kept informed of any changes in the information or availability of the property.

Board members present at the Board Meeting: Jess Carterman, Luann Ward, Greg & Rita Hamann. Absent were Donna Wakefield, Thomas Mosby, Noel McRae.

Budget / Accounts Paid and Accounts Receivable to date

- Checking balance as of 9/12/11: \$6,714.97
- Accounts Receivables (outstanding invoices): \$22,272.30



Proposed Payment Policy:

The board approved the payment policy as follows:

- If the outstanding balance is paid within 10 days, late fees and finance charges would be waived
- When wetting up a payment schedule the landowner will sign a "Payment Agreement" to be placed in a file.
- Monthly charge, determined by amount of outstanding balance, to be paid off by the end of fiscal year or within year.
- Waive all future fees and finance charges as long as payments are made on time
- If payment is not on time, all late fees and finance charges will be added back in, and if account is over \$1,000, the account will be turned over for collections.

Collections Agency

- We are beginning to use a collections agency for accounts that have a \$1000 balance

or more that is at least one year old (approximately 5 accounts).

Road Improvements, Repair and Maintenance

- The New Road is completed, including all permits, legal fees, easements, survey, rock, hydro geologist, etc. Total amount spent on the new road, \$26,047.
- The Board is developing a prioritized list of road improvements as money becomes available.
- There was discussion regarding Pompey Peak Dr. being a priority for road improvements.
- Some have expressed putting smaller rock on top of the larger rock. Others like the larger as it keeps the dust down. The Board agreed that the larger rock is better for the following reasons:
 - Will not be easily washed away during flood season
 - Keeps the dust down
 - Slows traffic

The Board is checking into costs of using a company to spray our roads with an environmentally safe oil to keep the dust down.

4-Wheelers and RRR Policy Enforcement

There was much discussion surrounding the 4-wheelers.

Please Inform all your guests of the rules **before** they use quads or motorbikes on the Ranch. Owners are responsible



for the conduct of all their visitors.

RRR HOA and Board Insurance

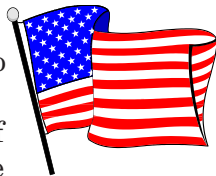
Documents for an alternative insurance policy was presented and reviewed by the Board. The savings is approximately \$1200 from present insurance policy. The Board approved the new insurance policy and Rita will proceed in putting it in place. A special thanks to Rita for researching this

Gate Code(s)

The new universal code, 7788, is now working. All OLD codes will be deactivated on December 30, 2011, with the exception of the emergency and service codes.

Flag

We will need to get a new flag in the near future. If anyone would like to donate a flag, please contact Rita




Firearms and hunting

No firearms and are to be used on the Ranch.

The following is a visitor handout that is available and is posted on our website.

Please print out your own copies and make sure your guests and visitors know its contents when they enter the Ranch.



NOTE to all owners

7788

Please write this **gate code** down. The old code will be dropped as of January 1, 2012.

Welcome to River Run Ranch

We hope you enjoy your stay with your host. Our owners associations want everyone to have a good time here. For that to happen we must all cooperate with and respect each other. To help you understand some of the expectations we have of all who are on the Ranch, we offer the following guidelines for your visit.

All owners are responsible for their guests and visitors.

The Ranch has quiet hours from 10PM to 7AM. During that time all should attempt to keep sounds from

intruding on the privacy and peace of neighboring lots. Sound carries far across the flat land and those who sleep in tents are greatly affected. That means, no generators, tone down the loud music or games, stop all noisy engines, etc.

Do not enter anyone else's property without express permission. Most relish their privacy and appreciate your respect of that desire.

Please do not litter and help us pick up stray trash that you see.

The speed limit is 20 mph. We have stringent rules against abusing the roads by squirreling and spinning of rocks. If your children or guests ride vehicles, please note that their speed and behavior is the responsibility of the owner.



Board members

President:

Gregg Hamann	Albany, OR	A-5	503-298-8022	grhamann@comcast.net
Noel McRae	Kelso, WA	D-07	360-425-6495	llamapacker@rvalley.us
Jess Carterman	Des Moines, WA	E-03	206-730-3246.	cjessm@msn.com
Tom Mosby	Bremerton, WA	A-17	360-886-1597	drtmosby@msn.com
LuAnn Ward	Morton, WA	F-N	360--880-2688	wardranch@centurytel.net

Treasurer:

Rita Hamann	Albany, OR	A-5	503-338-9148	grhamann@comcast.net
Donna Wakefield	Randle, WA	A-12	360-496-8589	wakefield@lewisconty.com

The deer and elk are for observing. Do not chase or harass them on foot or vehicle.

Shooting of any guns on the Ranch is strictly forbidden; all illegal fireworks also are forbidden.

Dogs should be with you and under control at all times. Please quiet your dog if it barks too long or during the quiet hours. Some dogs bark long after the deer has disappeared.

We think this is a list of common sense rules that help all ensure a peaceful country experience. It really boils down to:

- Respect your neighbor
- Respect the wildlife
- Respect the Ranch.

DID YOU KNOW?

There is a local newspaper, The White Pass Weekly Shopper, that comes out weekly? It is a great little source of local information, including trails and road conditions, fishing and hunting information, local events, sales, classified ads, sometimes local history, etc. It can be picked up at most stores and restaurants in the area, seen online at highwayshopper.com — or use the link on our web page rrr.net.



It is in the old school building right next to the sheriff's office.

It is open on Saturdays. Membership is only \$20 a person or \$30 for a couple.

They have monthly informative meetings and are a source of tons of information about the area — which they would love to share with you.

There is a very nice county museum in Packwood. Check it out 12990 US Hwy 12, Packwood.

RRR Runner
Box 427
Randle, WA 98377

Electronic versions of the RRRunner are available from the website: rrranch.net

The RRRancher is one means to keep RiverRunRanchers in the loop of news, happenings, and interesting events in the area. We hope to publish four times a year.

We will include property news — and ideas of events and places to visit around the Ranch that you might want to explore.

If you have places and events for future RRRancher newsletters, contact the editor,

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Email at llamapacker@rvalley.us