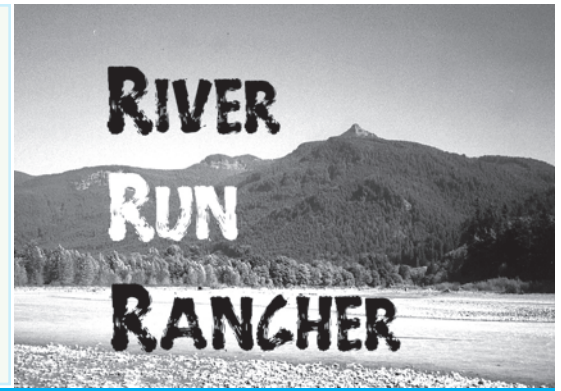




The RRRancher  
is a periodic newsletter  
published for the benefit of  
River Run Ranch owners.  
Noel McRae, editor

RRRanch, Box 427,  
Randle, WA 98377



## Road status

The picture below was taken December 28th. The erosion has not progressed as fast as some of us feared. The reason: We have not had major storms as we did in several of the previous years.

Obviously, there is still a crisis coming and inside the newsletter you will be updated on that.

We don't put out many newsletters, but will try to put up pictures and updates periodically on the website. If you send us your email address, we will be able to keep you better informed.

## Winter 2010

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This was an email that was sent out around Thanksgiving to all who had email:

Dear River Run Ranch Owners:

As you are aware, the Cowlitz River channel has been moving for the past few years and it appears imminent that the river will soon take out a portion of River Ranch Road, thereby eliminating road access to our properties for about 2/3rds of our owners. In anticipation of this, the RRR Board submitted a Ballot to all RRR owners, asking for approval of a \$250 one-time special assessment to be used to secure easements for, and then construct, an alternate road access that would preserve access for ALL RRR owners to their properties. This Ballot passed handily, by a 3-to-1 margin. Nonetheless, invoices for this special assessment have not yet been sent out because we have not yet been successful in negotiating with affected landowners the access easements necessary for us to construct the new road. Without these easements (for which the RRR Board is willing to pay, at current land value) we cannot go forward with the road work and, without this new road, access will soon be gone for about 2/3rds of our RRR owners.

The RRR Board will continue to work with landowners to secure the necessary easements and, once that is done, we will send out the invoices for the special assessment and get to work on the new road! The RRR Board will NOT spend beyond whatever resources we have on hand, so please be prompt in responding to the special assessment invoice when you get it.

Thanks,  
River Run Ranch Landowners' Association Board (latest news on page 4)



Public area

Work has started on a porta-potty for the public area. There are posts showing the dimensions of the public area and where vehicles are allowed. We will fence around the porta-potty.

Please take all garbage with you after using the area — that includes diapers, cans and tinfoil. All of which have been left in the past. Let's keep this area clean. This is a day-use only area unless written permission is obtained from the board.



Carlson photo

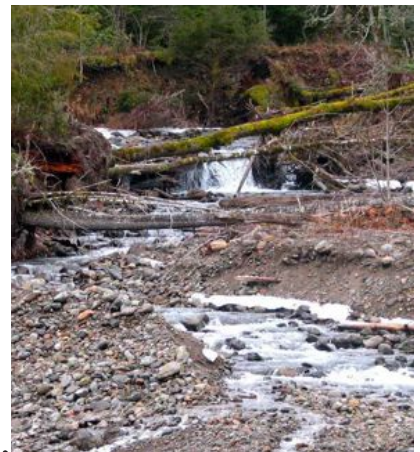
This is a photo taken by Tammie Carlson a couple of years ago. A bull this size was seen wandering around the Ranch with an arrow sticking out its hind quarter. We know of one elk poached on the property and reports of people hearing rifle shots that sounded like they were close enough to be on the Ranch.



### Public area pictures

The McRaes were fortunate to have an eagle land in a tree across the river. It was still a long ways off. The photo was taken with a 12X lens and 4X digital extender.

The creek across the Cowlitz has created a beautiful falls. Last September this creek showed no water at all.



### Board members

• Noel McRae	Kelso, WA	D-07	360-425-6495	llamapacker@hughes.net
• Elaine Downey	Roy, WA	E-06	253-843-1114	tweetybrrrd@earthlink.net
• Tom Mosby	Bremerton, WA	A-17	360-886-1597	drtmosby@msn.com
• LuAnn Ward	Morton, WA	F-N	360--880-2688	wardranch@centurytel.net
• Gregg/Rita Hamann	Astoria, OR	A-5	503-325-1703	grhamann@q.com
• Al Oberloh	Seattle, WA	F-L	206-762-1355	Chaos_farm@peoplepc.com

## Excerpted from an anonymous letter from an owner to the board:

“... We must have a new access road. I have listened to the reports and studied the maps. I totally agree with your decision to seek a road off the spur on Pompey. It is the only feasible and practical possibility.

Looking at the map one can tell that there are only four owners whose land would be affected by the proposed road. As I understand it, the right of way is for 15 feet from the center of the road, along their property lines for a total of a 30 foot right of way. In practical terms, however, the land that we would actually use for a road would only be half of that. I presume that the negotiations with the owners would pay them for the 30 feet.

I do understand and appreciate that people in that area thought they were isolated from the traffic and they might find it distasteful that the proposal will bring more traffic by their lots. However, there just is not other option and I am sorry for their inconvenience.

The road will most likely need to be done by early spring for the majority of us owners to have access and use of our land. The four lot owners will need to give a little and swallow the reality that a new road is a must. I hope that they be realistic and accept the offers given by the board.

However, I am expecting that you are keenly aware that this project needs to be ready to be completed as soon as the major winter storms are done. I am expecting that the board will use all legal pressure it can to push this through.”

**We understand the anxiety owners have about access to their property and the board is aware of the needs and time constraints. Your comments and suggestions are always welcome, either to the board members directly or to the Randle post office box.**

### Update and corrections

1. Clarification on the letter above. The right of way would be 30 feet on each side of the line for a total of 60 feet from side to side.

True, we would only need the center part for the road, but fences would need to be placed off the right of way.

2. We have not made any progress in negotiations for the right of way. We are unable to contact one owner, another refused to allow and the other two have responded only intermittently. We hope all realize how important this is to work out. We would love to have this work out so we can maintain good relationships when it is all over.

3. There are no alternative roads that are feasible, so nothing else is in the works.

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