



The RRRancher
is a periodic newsletter
published for the benefit of
River Run Ranch owners.
Noel McRae, editor
RRRanch, Box 427,
Randle, WA 98377



**Spring
2010**



Annual Meeting

**Saturday, June 19 Randle Fire Hall
12:00 Potluck**

Bring own tableware, coffee provided, and food to share.

1:00 Business meeting



Agenda

1. Financial report
2. Weed control - Bill Walmsley, Lewis County Noxious Weed Control
3. Property Assessment complaints and results
4. Easement Road
5. Election of the board

Road access

Board member Greg Hamann is heading up this project. We have hired a lawyer to pursue the legal work. The proposal is to put a road through from Pompey to River Run Road near the junction of Lone Tree. It is the only feasible possibility. It makes sense. It will affect properties in the most minimal way possible. We will offer reasonable compensation.

Recently we received positive encouragement from the Washington State Attorney General's office. It stated that by state law owners may not be landlocked. They must be granted not only access, but also any utility needs that they need. You may look up the details and complete law in the attorney general's website. A brief synopsis follows:

Chapter 8.24 RCW Private ways of necessity

<http://apps.leg.wa.gov/RCW/default.aspx?cite=8.24>

RCW 8.24.010 Condemnation authorized — Private way of necessity defined.

An owner, or one entitled to the beneficial use, of land which is so situate with respect to the land of another that it is necessary for its proper use and enjoyment to have and maintain a private way of necessity or to construct and maintain any drain, flume or ditch, on, across, over or through the land of such other, for agricultural, domestic or sanitary purposes, may condemn and take lands of such other sufficient in area for the construction and maintenance of such private way of necessity, or for the construction and maintenance of such drain, flume or ditch, as the case may be. The term "private way of necessity," as used in this chapter, shall mean and include a right-of-way on, across, over or through the land of another for means of ingress and egress, and the construction and maintenance thereon of **roads**, logging roads, flumes, canals, ditches, tunnels, tramways and other structures upon, over and through which timber, stone, minerals or other valuable materials and products may be transported and carried.

We hope this will be negotiated reasonably, quickly and the most amicable way. The owners attending the annual meeting will be given the latest information and the board will attempt to answer any questions or concerns.

Other Ranch news

Erosion site

Remember the main road has a serious erosion spot. Make sure you and any guests are careful, especially at night. Anyone falling into the river there will have little chance of escape — it is that dangerous. The bank is very soft and mere sand. We had a warning up, but it is gone. It was an orange stand with a heavy weight at the bottom. It would not have blown over, so we are suspecting someone removed it. We had it there to remind all where the erosion spot was. We tried to find some way to load large rocks to place there, but had no access to equipment large enough. Just be very careful and do not get near

the edge, **do not allow any kids near the area.**

Scotch broom and unusable vehicles

This is an issue that has been dropped to the back burner as we struggled with the issue of road access. It has not been forgotten. We will begin to address it at our annual meeting. Some of you have worked on eliminating Scotch broom, thistles and even unusable and wrecked vehicles. Thank you.

Please begin to deal with these on your own. We would so much rather that people deal with these unsightly problems without any incentive from the board, just your pride in your land. However, as needed, the board will apply encouragement and necessary means to get

results. Your cooperation improves the experience for us all.

Back dues

The board has maintained that all back dues must be paid. We are going to seek all such dues as effectively as we are able.

The board at its last meeting decided to re-instate the 12% interest rate on all dues over one year behind. That will add up to quite a bit for some. If you are one of those, we recommend you escape this fee (check your CC&Rs) and get caught up before July.

Liens

We have put a number of liens on property and we feel it only fair to all that we collect. Some property has been sold with



A "Don't Miss" sight

Don't forget that one of the incredible bits of scenery this time of year occurs in the Mossyrock area as the DeGoed Bulb Farm shows off the beauty of flowers.

www.degoedebulb.com/

Stop and take a tour around. Their bulb show (see picture left) is around April. But they have much more to see. Check out their inside flowers, too. If you time it right, it is a eye-popping experience.

Budget and finance notes:

1. We have certain items that must be planned for each year. See this under property care, electricity, water quality testing, property taxes, liability insurance (ugh!), and WA State Association fees.

2. Lien fees are passed along to the respective delinquent owners.

3. Road care is our biggest item, but we allot different amounts to it, depending on how much is available and needs. We hope to do more and will spend a much bigger chunk when we secure our new road easement.

4. Present finances (approx.):

In the bank - \$8900

Back dues - \$7200

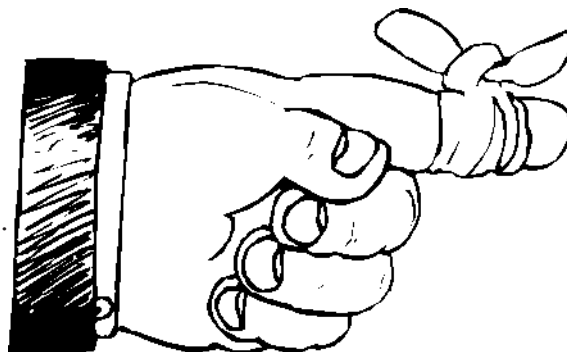
5. Dues

As usual they are due July 1 and are considered late as of Sept. 1. The dues remain at \$125. You may pay them at the annual meeting, our box in Randle or directly to our treasurer.

Rita Hamann
2995 Oak Ridge St. NW
Albany OR 97321

The time for your annual association \$125 dues is July 1.

RRR Runner
Box 427
Randle, WA 98377



Annual meeting

Did you put this on your calendar? We had to change from the second Saturday to the third to gain the fire station for our meeting. We know some have problems no matter what date we choose. We do hope you can make it — and join us for the potluck, too.