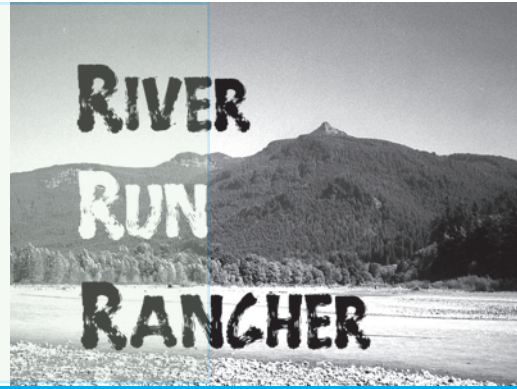


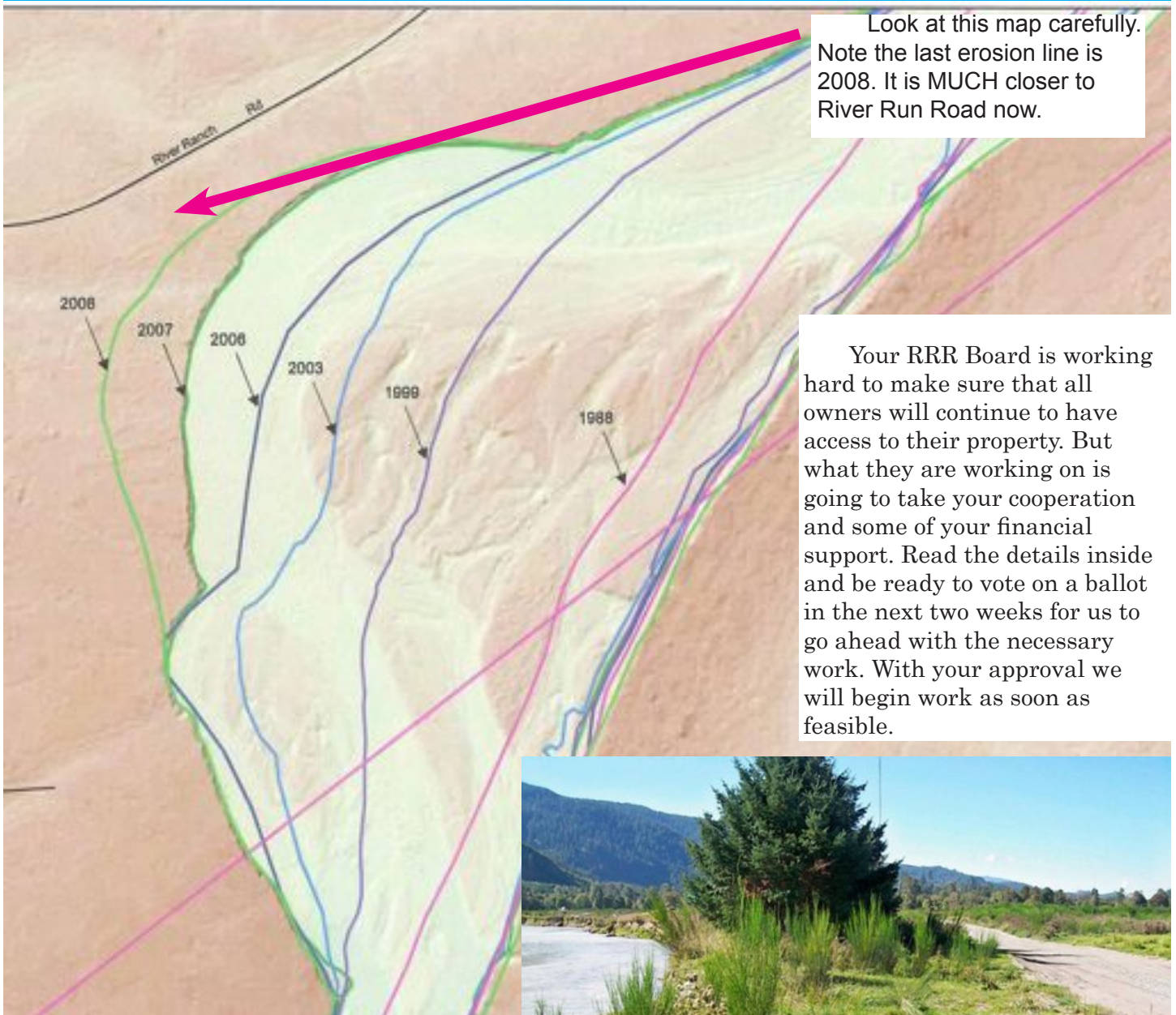


The RRRancher is a periodic newsletter published for the benefit of River Run Ranch owners. Noel McRae, editor

RRRanch, Box 427, Randle, WA 98377



**Fall  
2009**



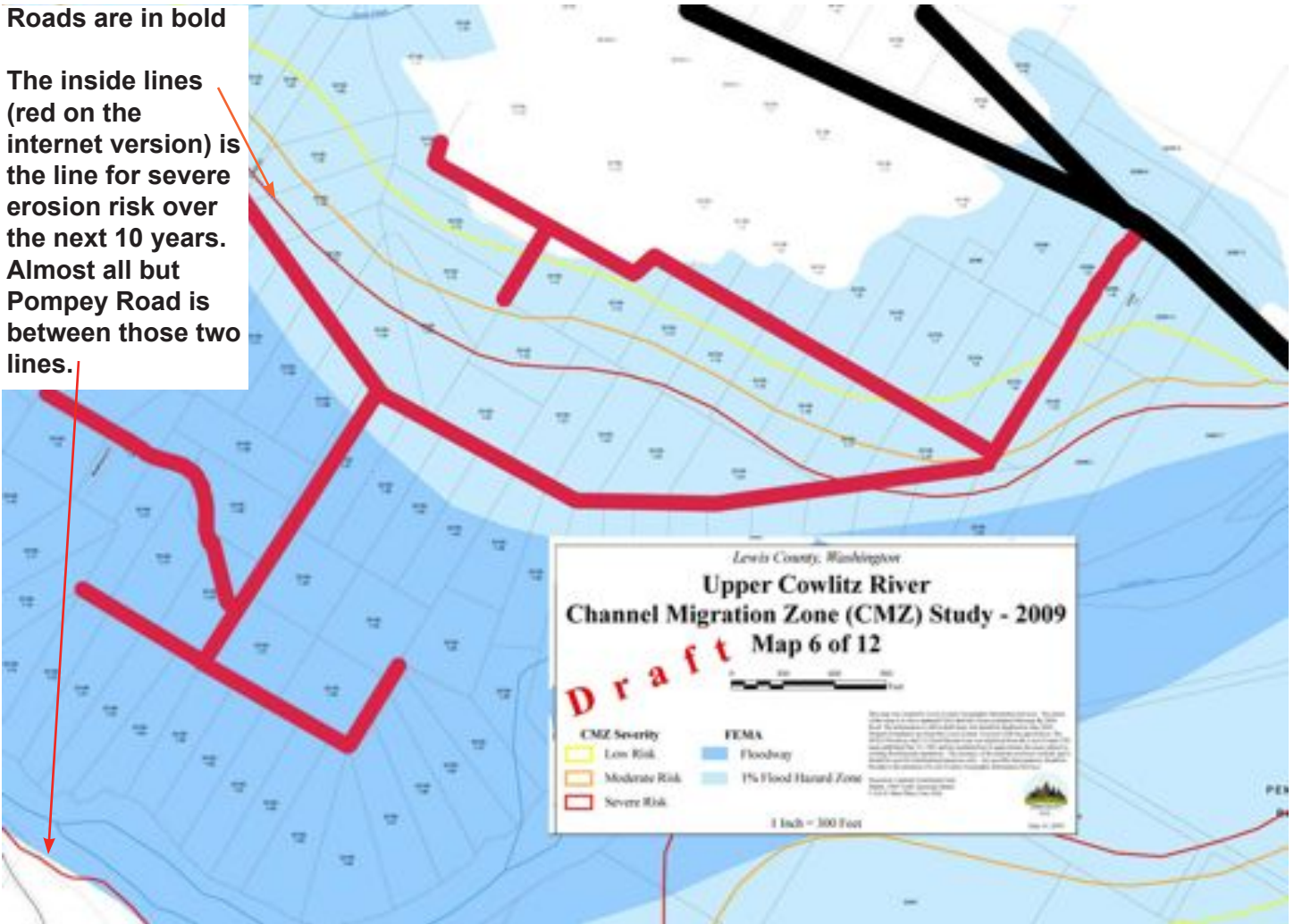
## The options

1. We can do nothing. River Run Road will likely be gone before December. About 75% of the owners will have NO ACCESS.
2. We can construct a new access which MAY give us a number of years of safe access.



Roads are in bold

The inside lines (red on the internet version) is the line for severe erosion risk over the next 10 years. Almost all but Pompey Road is between those two lines.



## The options

### The discussion is stark and blunt.

1. We can do nothing and about 75% of the RiverRun Ranch owners will not have access to their property next year. That means if you are such an owner, your property will be worth **ZERO**. Inaccessible and unusable.

2. We can move River Run Road over further into the right-of-way and it might last another year. The expense of moving it each year is expensive and dead-end. The Board does not consider it a worthy alternative to consider — if there is any other possible way.

3. We can seek to extend Pompey Road all around the lake and connect with the far

end of River Run Road. That would take a lot of survey work and a lot of feet of road and rock work. It would be by far the most expensive route. It would also face the distinct possibility of being periodically wiped out by Davis Creek. Upkeep on this possible solution would be extensive and very costly.

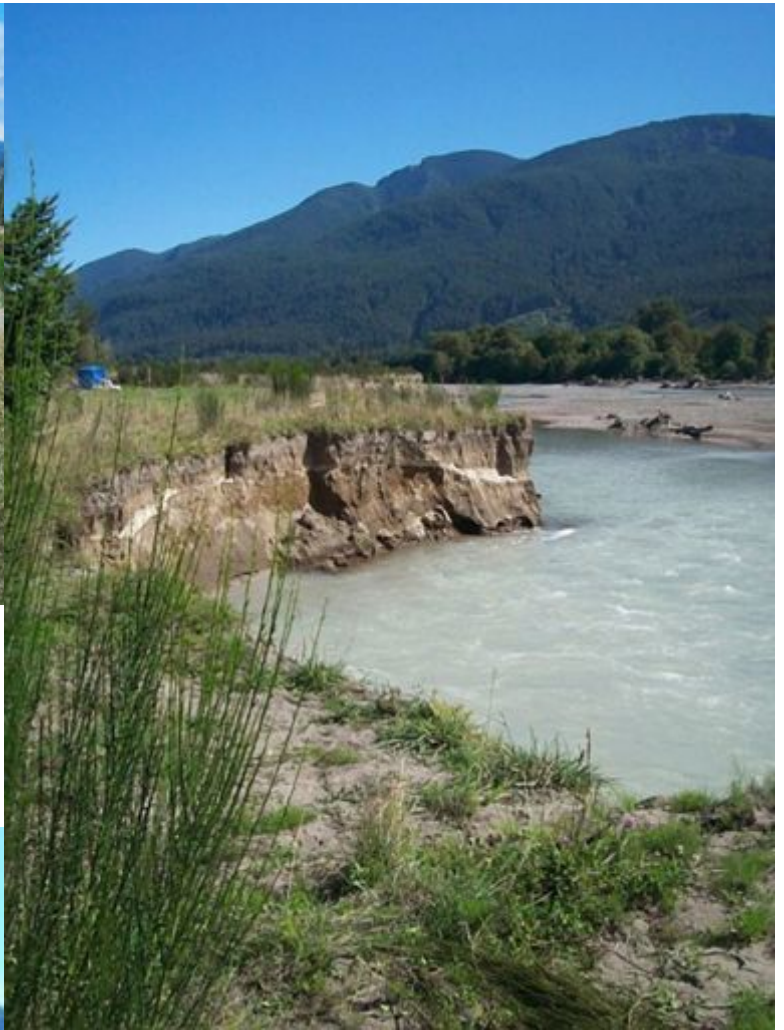
3. The third alternative is to extend Horseshoe Lane off of Pompey Road over to River Run Road. If you drive by one can see that some have been using it already — although without proper permission and rights to the access. We will be seeking legal rights by purchasing right-of-way, surveying, having the PUD transfer their power poles (some of which they are about to lose in the erosion).

This route is the shortest possible way, requiring about 800 feet of road and rock work. It seems to be the best alternative for the immediate future. It will require quite a bit of money, so the Board has authorized a vote for a one-time fee. That is being readied now and will be sent out to you in the form of a vote.

If we get the Association permission, we will begin as soon as feasible. We will ask for the fee we decide upon and knowing that it will be forthcoming we can have negotiation for the rights, surveyors and road access work done as soon as possible.

### What do we guarantee?

Nothing — but the best possible option and a good chance that we can have access to our property for a number of years to come.



Some have measured the erosion during the spring and summer when there was NO serious run-off and could measure the movement in several feet. This winter we expect the first serious storm to move it into the road.



## 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

## WARNING!

With this discussion all owners in the area should know that this erosion is serious and dangerous. Do not take it lightly.

**We strongly recommend that no one get close to the edge.** It is soft and crumbly. This is a very hazardous edge and could easily crumble under you. There would be no likely rescue.

**Do not drive off the road on that side. It can only put you in danger and possibly weaken the bank.**

**If you are an owner or visitor to the area beyond this site, DO NOT stay there during a storm. Don't go there if you hear of foul weather — or get out quickly if caught there. Do not depend on River Run Road.**

We think we will have support to put in the alternative route and have it at least by Spring. If you have equipment and trailers down there, you may want to consider moving them out for the winter or lose access to them while we build the alternative route. Although we are fairly confident that the recreational property is safe and will again be usable as soon as we get the new road in, we do not guarantee anything. These are decisions you must make for yourself.

## Property Assessments

You may have received an unfair and totally unreasonable property assessment hike. Ours was an unbelievable 40%. Lewis County need any revenue it can garner. They claim assessments are based on property sales, but we doubt that it includes property loss due to erosion, property that owners have given up, etc. The appeal time is legally past due, but it does not hurt to have them hear from you. Ann Watson is the assessor in our area.

RRR Runner  
Box 427  
Randle, WA 98377

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

Check our website for links to on-going information. There is a superb website put up by people in the area, seeking to give up-to-date information and resource links. Go to our website and check out the links. Sign up with them for an email newsletter about the flood and river situation.

## PROCESS TO APPEAL PROPERTY VALUATIONS

Information is available on the Department of Revenue's website at <[http://dor.wa.gov/docs/pubs/prop\\_tax/appealprop.pdf](http://dor.wa.gov/docs/pubs/prop_tax/appealprop.pdf)>.

Appeal forms are located on the Department of Revenues website. They are labeled Taxpayer Petition to the County Board of Equalization for Review of Real Property Valuation Determination. Complete the form and return it to the Lewis County Commissioner's Office.

**Should you have any further questions, contact the Clerk of the Board of Equalization at 360-740-1120. Contact address: Assessor, 360 NW North Street, Chehalis WA 98532 (360) 740-1392**