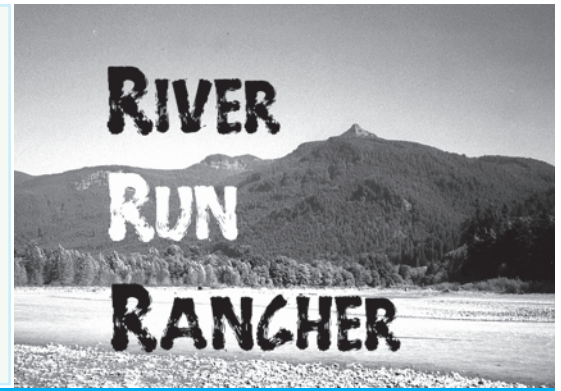




The RRRancher
is a periodic newsletter
published for the benefit of
River Run Ranch owners.
Noel McRae, editor

RRRanch, Box 427,
Randle, WA 98377



Annual Meeting

June 21st.

Randle fire Hall at 1 PM.

**We encourage all owners
to mark this date and join us.**

Spring 2008

The Front Gates

The main gate

The front main gate is working again. It had a ruptured cylinder. Chuck Perigo has it working again. Code information is on another page.

FLASH: Latest news
The gate has been damaged again. We are told this cannot happen from natural causes. According to sources, this had to be vandalism again. All the more reason to get a security system in place.

**We want to
keep it working.**

One way is to levy a heavy assessment on anyone doing anything that could potentially damage the gate, such as letting kids ride it, pushing it, etc. Remember, this gate opens slowly, be patient. Park so that there is plenty of room for it to open as you leave. Don't rush it when you enter.

The secondary gate

We have installed a new metal gate for emergencies. We ask that anytime it has to be used, it is closed. Right now it is only roped close. We will be putting a chain on it and possibly a combination lock.

Road and cleanup policies Liens and Bill Collectors

Your board is trying to develop some plans about road maintenance policies. It will be presenting the policy plan to the annual meeting. We also would like to develop a plan for cleaning up the Ranch from flood debris. This issue will be even tougher to deal with because of the financial and emotional loss that a number have experienced and the difficulties we have of finding places to take the junk.

Your attendance and opinions will be important in the finalizing of the decisions.

If you are unable to come, please send in your proxy slip. It is found elsewhere in this newsletter and helps us reach our quorum.

We have been working on getting a good working list of owed dues. At our last Board meeting, we got a report of over \$7300 in unpaid dues.

After sending out notices in the previous newsletters and personal letters and some cards, we acted. Those whose dues were two or more years in arrears had a lien put on them. We put 8 liens on. Several people owed over \$500 and they have been warned to get their past dues and fees paid up by the end of April or their bills will be turned over to a bill collector and all fees will be added to their dues and penalties already accrued. We really dislike doing this, but find that through carelessness or refusal to pay, the association has been crippled in its ability to function as it should.



Possible Road Policies

As mentioned on page one the Board will be working on developing a long-range road maintenance policy and priority list.

A possible list might look something like:

1. Maintain River Run Road each year and give it the highest priority

Comment: It is in reasonable shape, but the front section has serious potholes and there are a couple of dips that need attention because they now hold large puddles after the last repair.

2. Possible second priority would be Lone Tree, because it is the next heaviest used road.

Comment: It has the most serious potholes and also has some very large puddle areas.

3. Pompey, Cockscomb, and Windy Meadows seem to have the next most serious on-going maintenance problems.

4. The other roads would get maintenance as needed.

In the mix we will be discussing the suggestions and offers of graders and equipment that might be available through owners. We have had two generous offers that will be discussed and worked on in the Board's May meeting.

We have been low on funds — see the lien issues on page one to see why that is the case. We have not had the funds available to do what we would like and are wisely using our time to plan long range for this important issue.

Your experiences in the Big Bottom area

For your information: Big Bottom is the name of the valley we are in — not necessarily a description of any of its people.

Summer is coming fast —

The flowers will soon be blooming at the DeGoede farm in the Mossyrock area. When this happens and their bulbs and daffodils bloom, it is spectacular.

Our website has a number of trail hike suggestions and links to the Packwood recreational opportunities information pages.

Seek them out and enjoy the beautiful country around you at River Run.

For starters, take a drive up to Walupt Lake. This lake is on the edge of the Goat Rocks Wilderness and is a wonderful place to camp, fish and hike. Stop off at Chambers Lake and take a 4-mile hike into the Goat Rocks to see some incredible displays of wildflowers in early August.

Drive to Chinook Pass on a clear day to get a breath-taking view of Mount Rainier. It almost overpowers one from that close.

Elk and other animals

Several have commented on the large herd on the Ranch. On Friday morning, April 18th, we saw some 60 head eating and lying down on Lone Tree Road near the River Road junction. They acted quite indignant that we were driving out and made them get up and move out of the way.

Lots and lots of coyotes are around, the hooting of a couple of owls have been heard and a bear was sighted on Windy Meadows Road.

If you get some good pictures, share them with us. Send them either directly to Noel via email or our post office box.





Work days on the Ranch

The Board will present some work opportunities to help clean up and take care of the Ranch at the annual meeting.

Some of the work items may include: Sheetrocking the watershed, mowing down the blackberries on the front lot and burning them, gathering and burning log debris along the roads, mowing the public lot, filling in potholes with rock, cutting down brush along the roads, etc.

One of the great suggestions is to volunteer to help others clean up their debris. This would be greatly appreciated, help form friendships and help the overall affect of the ranch, too. Contact us or be at the annual Meeting.



Dues are due July 1
**** Gate code 6699 ****

Lien costs skyrocket

Who likes liens? We don't, but they are a necessary tool to deal with some problems. We have reluctantly put liens on in the past and recently put eight on. It always is necessary to go through some hassle to get all the paper work done and in to the county Auditor's office. These are only put on property that the owners are two years or more negligent.

From the last time we put liens on, the charges from the county **MORE** than doubled. Thus, we will increase the charges for liens, too.

Owners who responded quickly to our River Run notices will get a break.

Several owners with unpaid dues responded promptly and made arrangements with the treasurer to start catching up on their payments. **This saved them a lot of money.**

One: It saved them the increase in lien fees. We have been charging \$50 to cover the actual costs of installing them and releasing them when they are caught up — plus handling costs. Those who responded **BEFORE** the April 25th deadline on their notice will only have to pay that part of the dues and fees. We will pick up the other \$50. Thanks for your quick response. Thank yourself for saving yourself the additional \$50. **All others will have the additional \$50 added to their lien release amount.**

Two: By April 25th we hope to have an arrangement with a bill collector office to seek payments of the past dues, fees and whatever charges he adds for his trouble. We have been told in the past that this can add an additional 40% to the total bill. Again, this is not something we do quickly or lightly. We wait and wait — until owners are two years negligent and over \$500 in dues and fees.

Remember — work with us

One: Keep us informed on your address changes — and email. Several failed to do this.

Second: We have not yet put liens on when owners were sincerely working with us to catch up. Sincere talk helps.

Board members

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RV dump keys

Remember to renew you RV dump keys with the treasurer. It is still \$12 annually.

Snow melt

As this newsletter is being written the latter part of April, we have a white lawn. It is snowing! It seems to be snowing as much in April as we usually get in January in our area. Strange. We do, however, have reports that it will get drier and warmer — and the snow covering the mountains around River Run will melt.

The big concern

A big worry is that the extra heavy snowpack in the mountains will melt quickly. Some forecasters are expecting a runoff at 130% higher than normal. River Run may have high water. Be alert and aware.

Scotch Broom

Lewis County is working with some owners on knotweed and other noxious plants. they would like us all to get rid of all Scotch Broom, too. Pull it or cut it and burn it.

The RRRancher is one means to keep RiverRunRanchers in the loop of news, happenings, and interesting events in the area. We will publish three 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.

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**Remember to take caution
with fires this year.**

**We have lots of debris and growth.
As it dries out,
we may have a serious fire danger.**

RRR Runner
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