

R-RANCH AT THE LAKE NEWSLETTER OCTOBER - DECEMBER 2007



CALENDAR OF EVENTS


OCTOBER

- | | | |
|---------------------------|-----------------|------------------|
| 20 Board Meeting | Lodge | NOON |
| 21 Volunteer Day | Friendship Park | Afternoon |
| Work on Haunted Forrest | | |
| 21 Pool Closed for winter | | |
| 27 Crafts/Pumpkin | | |
| Carving | Friendship Park | Afternoon |
| Haunted Forest | Friendship Park | Dark |
| Halloween Costume Party | | 7:30 PM-11:00 PM |
| & Dance w/Silverheels | | |

NOVEMBER

- | | | |
|------------------------|-------|-------------------|
| 22 Thanksgiving Dinner | Lodge | 2:00 PM - 5:00 PM |
| 24 Bingo | Lodge | 7:30 PM |

DECEMBER

- | | | |
|---------------------------------------|-------|---|
| 25 Merry Christmas--STAFF NOT WORKING | |  |
| 31 New Years Eve | Lodge | 8:30 PM -12:30 PM |
| Dance w/Jimi James | | |

Bingo can only be played if we have a Caller-Let the Lodge staff know if you want to Volunteer

BOARD OF DIRECTORS

President:
Ken McArdle #0909
Tel: 707-425-2987
Fax: 707-425-0631
E-Mail: kmcardle@farmersagent.com

1st Vice President
Mark Bendick #0101
Tel: 650-345-1215
Fax: 707-252-0143
E-Mail: Bendick@sbcglobal.net

2nd Vice President:
Randy Apoian #1759
Tel: 415-407-9800
Fax: 510-217-4324
E-Mail: Randy_Dede@yahoo.com

Treasurer:
Steve Pietrobono #0277
Tel: 510-793-5525
Fax: 707-252-0143
E-Mail: rranchsp@comcast.net

Secretary:
Laura Bohler #1358
Tel: upon request
Fax: 707-252-0143
E-Mail: tlvdatsi@pacbell.net



R-BUSINESS HOURS

YOUR COUNTRY STORE 707-258-2975
 Winter Hours:
 Monday-Thursday CLOSED
 Friday (until time change) 5:00PM-7:00PM
 Saturday 9:00AM-7:00PM
 Sunday 9:00AM-4:00PM
 *****Hours Subject To Change Due To Ranch Usage*****

SNACK BAR 707-253-2819
 Winter Hours:
 Monday & Tuesday 10:00AM-4:00PM
 Until Pool Closes, then closed.
 Wednesday & Thursday CLOSED
 Friday 10:00AM-7:00PM
 Saturday 9:00AM-7:00PM
 Sunday 9:00AM-6:00PM
 *****Hours Subject To Change Due To Ranch Usage*****

ROA OFFICE/SECURITY GATE 707-252-0140
 Business Office:
 Daily 8:00AM-4:00PM
 Gate 24 Hours
 Maintenance Dept:
 Daily 7:00AM-4:00PM
 Propane 7:00AM-4:00PM
 Gas (Golf Carts Only) 11:00AM-12:00PM Sat. Only

LODGE
 Sunday-Friday 9:00AM-10:00PM
 Saturday 9:00AM-11:00PM

STABLES
October - May:
 Monday-Wednesday CLOSED
 Thursday-Sunday 8:30AM-2:30PM
 Closed for Feeding 11:00AM-12:30PM
 Wrangler Lead Trail Rides:
 Saturday & Sunday Only 10:00AM & 1:00PM

Trail Card Holders: Call ahead on Thursdays and Fridays by two hours from the time you would like to ride in order for us to have the horses ready. Riding will continue until the weather forces us to close the trails and the arena. Please call ahead if you are planning to come to ride and are not sure if the trails are open.



FROM THE PRESIDENT

Another very active summer season has come and gone and another election has passed. This year we saw a very contentious election with strong campaigning by all candidates. The result was two new directors, Laura Bohler and Steve Pietrobono, replacing Steve Love and Nellie Cutright. Our new election inspector, Wayne Marzolf, and his crew of volunteers did an excellent job of counting ballots in an accurate and timely manner. Their effort, as is with all volunteers, is very much needed and highly appreciated.

While Steve Love is no longer with us, Nellie is still in the Country Store prepared to provide us with her experience and knowledge of R-Ranch. Be sure to stop by and see her (and buy something) when you are at the ranch. She knows all the latest happenings.

As many owners know, the "off season" is the time of year when our Ranch Manager, Paul Adams, and his crew get into clean-up and maintenance. This year we are looking forward to some major construction expanding the ROA office and replacing fencing along the highway. It is not going to be a "lazy" winter for the staff with those and many other lesser projects planned and in progress.

Ken McArdle, President
 R-Ranch Board of Directors



Octoberfest

Come celebrate OCTOBERFEST at the R-Ranch on Saturday, October 13th in the lodge. If you are planning to be at the ranch and can join us for dinner (5:30PM ish), please call the office and RSVP so that we can be sure to have enough sauerkraut and German sausages. The dinner will be complimentary for Owners & Associates. The charge for guests will be \$5.00 for adults and \$3.00 for children.



R-FINANCES

The **2008 budget** will be mailed out soon, along with your notice of assessments for the coming year and should arrive on or about November 1st. Every effort will be made to ensure that your assessments do not rise significantly and if we can keep them at the 2007 level of \$950, that is all the better. As soon as you receive the assessment notice, please be sure to mail in your annual assessment on or before January 1, 2008 so that you can receive six complimentary R-Ranch guest passes to share with your friends. You can pick up your passes at the ranch office and you will need to sign for them for audit control purposes.



Provided that we continue to be fiscally responsible in managing the cash receipts and disbursements of R-Ranch, we should not experience the significant drop off in current ownership which began just 10 years ago and which only recently has become stabilized with the 1,400 + current owners who are regularly paying their annual assessments. If we overly increase the annual assessments during the next four years, the current ownership would more than likely drop to levels never experienced before at R-Ranch, except when this ranch was known as the "Napa Valley Ranch Club".

Let's keep this ranch moving in a positive financial direction. I had a great time playing in the creek more than 40 years ago when Napa Valley Ranch was alive and strong. It is too bad to see that the creek has dried up. Let's get the water flowing again. More importantly, let's make sure that our finances do not dry up.

Mark Bendick, CPA
R-Ranch Vice President

Department of Real Estate (DRE) Public Report

Our Public Report which has been regularly filed with the DRE every 5 years was not filed with the DRE this year as planned and will no longer be filed based on the DRE feedback that R-Ranch is not legally required to file a Public Report. Now that we have discontinued with this unnecessary DRE filing, we can permanently avoid the out-of-pocket costs related to the Public Report and use the funds to make the ranch a better place.

Davis-Stirling (CID Status)

There has been some misinformation within R-Ranch as to whether or not we should refer to ourselves as a Common Interest Development (CID) which if correct, would require R-Ranch to follow the Davis-Stirling Act and incur additional out-of-pocket costs including both legal and accounting, in addition to utilizing additional R-Ranch staff resources at a time when we are making significant financial improvements to the ranch. The DRE has confirmed in writing that R-Ranch is not legally required to follow Davis-Stirling which will be good news to most owners, given that our annual assessment would increase if this ranch was required to adopt the Davis-Stirling Act.

In the interest of delivering long term value to R-Ranch, we will be evaluating the many Davis-Stirling rules and procedures in order to identify any rules or procedures which are potentially advantageous to R-Ranch and which are not already incorporated within our BY-LAWS, CC&R's and/or current operating procedures within R-Ranch.

In order for R-Ranch to continue to succeed financially, we need to continue to make good financial decisions which are in the best long term interest of the collective ownership. We will not be able to build a Hotel for example and for that matter, we should not be trying to re-develop the ranch unless each owner is prepared to experience 20% assessment increases year over year, which I quite frankly do not recommend. As we continue to evaluate our long term reserve requirements, and the endless possibilities of what we want to do for this ranch, much less build on it, nothing comes without a price.

RANCH HAPPENINGS

Labor Day Weekend

As always Labor Day was a sign of the end of summer. Fran & Mark Bendick and all their wonderful volunteers had great Lawn and Pool games with Prizes for everyone. Thanks to Your Country Store and R-Snack Shack for donating yummy prizes.

The horseshoe & Pool tournaments were dominated and won by Kevin Turzer & Kevin Michael Turzer, father and son. Congrats.....



Stephanie's (pool attendant) idea for a Luau was great. The children got involved both entertainment wise and helping out with serving. Thanks kids. Thanks to Richard, Marlyn, Maria and Nodie for prepping and cooking the chicken. Thanks to Candy for donating the rice and Nellie for her famous macaroni salad. Thanks to all and anyone else who brought a side dish.

Dee Dee Pagan... Thank you for donating all the crafts for the children-they loved them.

To all the volunteers who helped with the crafts and serving food.....MAHALO

This summer we had many volunteers who helped with snow cones, crafts and Bingo. Thank you for your time and work.

Haunted Forest

Friendship Park will again be transformed into a Haunted Forest on October 27, 2007.



Volunteers, ideas, decorations, candy....all will be needed to make this happen. How about a challenge with your friends? See who can have the most SPOOKTACULAR area... Pick a spot in the park.....we might even have prizes for the BEST!! There will be a COSTUME dance. Get into the SPIRIT! DRESS UP!! We will be having a costume parade and prizes will be given. Halloween Goodies are gladly accepted to put on the tables at the dance (NO CANDY PLEASE).

Thanksgiving Dinner

Thanksgiving Dinner will be on November 22, 2007 from 2:00PM-5:00PM in the Lodge. The Ranch will provide the turkey, dressing, mashed potatoes and gravy. **We ask that you please bring side dishes for at least ten to fifteen other people we want the table filled with lots of goodies.**

Some suggestions are salads, vegetables, yams, casseroles, hors d' oeuvres, dinner rolls desserts and deviled eggs. Dinner is free to owners and associates. Guests (LIMIT OF FOUR GUESTS) will be charged \$7.00 for adults, \$4.00 for children 5-12 years old and free for 4 and under.



Reservations may be made at the ROA or by phone starting in mid October. Deadline November 15, 2005. OWNERS ARE LIMITED TO FOUR GUESTS FOR THIS DINNER.

R-New Years Eve Party and Dance will be on Monday December 31 featuring the Jimi James Band. Hope you will be here to bring in the New Year.



Crabfeed for 2008

The date for the 9th Annual Crabfeed has not been determined as of yet.

ALL EVENTS ARE SUBJECT TO CHANGE

ALOHA FROM POOLSIDE

Summer seems to be getting shorter and shorter these days. The pool will be closing for the season on Sunday October 21, 2007. My staff and I would like to thank all those who observed the rules which ULTIMATELY KEPT US ACCIDENT FREE (but I'm still working on the NO GLASS thing). We appreciate the help and support. Big "MAHALO" to Mike Bersaglieri for cleaning the pool while I was on vacation.

Mahalo,
Nodie



DONATIONS & VOLUNTEERS

DONATIONS & VOLUNTEERS

All donations and volunteers are greatly appreciated.

Games/Toys/Crafts

Clark #556, Cook #1341, Salas #174, Rutkowski #1776, Figueiredo #912, Graham #480, Lema #32, Wheeler #263, Pagan #1491, St. Clare #1026, Bellini #647, Hall #970 and Ferretti #444.

Books/Movies/DVD's

Sanchez #274, Simmons #802, O'Neil #228, Gold #1746, Lee #287, Prideaux #605, Simonian #193, Daly #262, Theobald #961, Trammel #508, Manley #971, Adlawan #158, Shook #1399, Allison-employee, Wheeler #263 and Nickison #437.

US FLAG-Donated by Luppi #1514.

Materials for Cabins-Sanchez #274 and St. Clare #1026.
Hot Plate Cook #1341
Peanuts for the Squirrels- Don Sanders and Tony Larosa
Office Chair-Vicki Love

HOUSEKEEPING/BATHHOUSES

On November 1, 2007 we will be closing cabins #71 through #100 and Bathhouses 2, 5 & 6 for the winter. Please keep this in mind when making reservations.

By the beginning of October all the A cabins will have new full size mattresses and covers. Maintenance has put another outside sink at the bathhouses 1-6, one for housekeeping and one for dish washing.

We're still looking for owners who know how to sew to make curtains for the cabins. See Nodie or Lodge staff if you can help out. Material is also needed.

I would like to thank the Housekeeping staff which basically consists of ONE "MARIA" much gracias...thank you to all the staff that helps out too.

Finally, to the staff at the Lodge-Marlyn, Allison, Deborah and Lindy-thank you for all your hard work.

Thanks
Nodie
Housekeeping Supervisor,

STABLES ROUND-UP

The weather has changed quickly and effective October 1, 2007 so will our stable hours.

The new hours will be as follows:

We are closed Monday, Tuesday and Wednesday.

Thursday through Sunday open 8:30am - 2:30pm (closed 11:00am to 12:30pm to feed horses and wranglers)

You must give at least 2 hours advance notice on Thursday and Friday to ride.

Saturday and Sunday – We will have wrangler led trail rides at 10:00am and 1:00pm
You still need to sign up 45 minutes prior to the ride and arrive 30 minutes before the ride and be ready to go.



SAVE THE DATE!!

Our advanced evening rides were a great success so much so that my staff has agreed to volunteer again next summer. The tentative dates will be:
June 14, 2008
July 12, 2008
August 16, 2008
Look for the confirmed dates in the spring newsletter.

Big thanks to:

Owner # 32 Melanie Lema for donating the adult size jeans we needed so badly this summer.
Owner # 690 Robin Domer-Snyder for donating hoof picks, 2 brand new adult size Troxel riding helmets and her time helping us out at the barn.
Owner # 333 Dolly Guajardo for donating flowers for the garden trail.

There were numerous Owner's that donated boots to the boot barn and I apologize for not having your names to thank but you are sure appreciated!!!

We had a great summer season and my staff and I want to thank each and every one of you for making that happen.

Come by to see us real soon,
Jenny and the barn staff

R-SNACK BAR



Where did the summer go??? This was a quick summer and we at the snack shack would like to thank each and everyone that helped make our summer season what it was. I also thank those who sent thank you cards, flowers, the new light houses and the great new M&M items during the season. I want to thank the owners that donated the room dividers and help, and the group of owners that are going to help with the fall make over and sprucing up the Snack Shack.

We will be open during the winter with limited hours. We do live here on the ranch so if you find you will need our services during the winter just call ahead and make a date and we will be there for you.

We have had success with planned dinner parties on days and times that we would normally be closed. Looking forward to hearing from you. Just send an e-mail to Bigmamacandi@aol.com or call and leave a message at 707-253-2819 or 707-294-2046.

Please refer to Business Hours in this Newsletter to see our Winter Hours.

Hope to see you soon,
Candi, Dwight and Family

Kiddin' Korral

Well our first summer season has come to a close here at Kiddin' Korral. We have found wonderful homes for all of our babies born this past year and have decided to keep "Billy the Kid" as our third permanent goat. Come spring this strapping young wether will begin Cart Training and by late spring should entertain children with old fashioned goat cart rides. We would like to have a couple of more caramel making classes before the end of fall? We plan a caramel and chocolate dipped apple stand during the Halloween weekend. Check the yahoo group for details or check the ROA for posters announcing our activity schedule.

We hope to begin cheese making classes soon so email me at kiddin-korral@earthlink.net or check the ROA for details. Our dairy does are beginning to dry up for the winter season, but we should learn some fun and simple cheeses yet this year before the opportunity is lost. We have planned for a simple Chevre, Pannir, herb cheese roll, and maybe even more. What a great way to enjoy the fall bounty.



Robin Countryman-Valk

CABIN COMMITTEE

First, I would like to thank all of the 364 owners who participated in the Cabin Survey and sent in their forms with their ballots. The surveys have been tallied according to the rankings that were submitted. The individual written responses/suggestions are still being tabulated. The initial Survey results were presented at the Board meeting on September 15th by Dawn Clark, our new volunteer for Secretary, who is also a trailer owner. She also presented our Proposed Budget Requests for 2008 to the Board.

One of the items that scored highest was for electrical outlets for the cabins. Good News! The first sets of electrical poles have been installed near cabins #18 thru #23. To use them you **MUST** bring a weatherproof, 25 foot, 30 amp extension cord to bring the electricity into your cabin. If you plan to use more than one electrical item at a time, you will need a splitter for the extension cord. When you are not in the cabin, remove the extension cord and lock it in your cabin. This will protect your cord from theft, and help ensure that all electrical equipment such as fans or heaters are turned OFF when you are not in the cabin so as to prevent any chance of overheating and fires. We also ask that if you are using any media equipment, that you also consider other cabin users in the area, and observe quiet time from 10:00 pm. to 9:00 am. A concern with this particular area is that parking is limited, so after you unload your supplies into your cabin, please move your vehicle out to the street or bathhouse area. Extra vehicles can be parked in the overflow lot near the ROA office.

When we asked in the survey about having mattresses on the platforms we did not realize that the platforms are not large enough for a double mattress. There would be considerable cost in supplies and labor to rebuild each of the platforms, and the cost of 90 double mattresses and covers would be very high. Since the survey showed that not all Cabin users wanted a mattress on the platform, we suggest that those who do want one get an air mattress for that purpose. Many cabin users are already doing this. You will find that air mattresses are on sale at Sporting Goods store at this time of year, and if necessary, you can inflate them in the outlets in the bathrooms.

Lastly, if you are a smoker, we appreciate that you snuff out your cigarettes in the dirt, but please pick them up afterwards. Plan to bring a small metal can that you can put some dirt in and keep it available until you leave, and then you can dispose of the butts in the garbage cans. Remember when the rains come all those butts on the ground find their way to sewers or to the creek, where they stay in the environment until the filters break down years later.



Our next Cabin Committee will be on Saturday October 20th at 10:00am, before the regular Board meeting. We will continue to post the minutes of our meetings on the ranch website for all to review under the Committee sections. During the winter months when cabin usage is lower, we will plan fewer meetings. Watch for notices on the Ranch Website, the Yahoo Group site, and for flyers in the ROA office and Lodge as to the time and location for meetings in the spring. If you have other ideas please e-mail me at: mccrackn@pacbell.net.

Ruth McCracken, Chair

YOUR COUNTRY STORE

Hi Everyone,
I want to thank everyone who supported the store and made it a successful year. I also want to say shame on you for the seventy plus owners who have not paid their tabs, some since last year. I don't mind extending credit but please remember I have bills to pay and my vendors are not as lenient as I am. So please stop in and take care of your tab if you haven't already. I will be forced to have owners sign agreements and limit the amount of store credit if owners don't start paying their tabs in a timely manner.

I have started my winter hours please refer to the Business Hours section of the Newsletter to see the days and times I will be open.



Hope to see you all for Halloween,
Nellie Cutright

EMERGENCIES

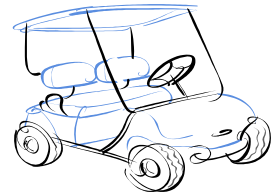
Just a reminder, especially for new owners. If you experience any type of emergency while visiting R-Ranch, please contact the ROA Office as quickly as possible. This is very important as they not only may be able to provide assistance (there is usually someone on R-Ranch First Aid Qualified), they will also coordinate calling emergency personnel as well as expediting them onto R-Ranch and getting them to your location on the ranch.

The ROA can be contacted by phone 707-252-0140, personal two way radio on channel 7, or by any employee with a radio (most carry them all the time). If all else fails, dispatch someone directly to the office.

Ken McArdle
President of Board

Golf Carts & Boats

If you own a golf cart or boat please make sure that your owner numbers are properly displayed. We have some golf carts out in the golf cart area that do not have owner numbers on them. We will be moving those carts to the impound area because we don't know who they belong to. If you have a golf cart out there please get your numbers on it so it doesn't get impounded. Items that are in the impound area accrue a ten dollar per day fine.



If you only bring your boat to the ranch when you are here and leave it in the overflow area you should still display your owner number on the tongue of the carrier. You can pick up owner numbers from the ROA office. If you own a golf cart or boat and have not visited the ranch in awhile you need to make time to check on your property. The weather on the ranch seems to be very hard on boats and golf carts. The tarps are torn, we have seen flat tires. **If you own a golf cart or boat please remember they are to be maintained and in operational condition. If you have property on the ranch and it isn't in operational condition you are in violation of the rules are subject to fines.**

Heather
Operations



RANCH WEBSITE

The ranch has its own website. The address is www.rranch.info or www.rranch.org.

You can retrieve medical releases and hold harmless on this website. You can also view the Board Meeting Minutes, the newsletter and most committees post the date and times of **their** meetings on the website.

MANAGER REPORT

CABINS:

#61, #33, #35 Door Lock
#12, #4, #62 Doors Broke
#12, #36 Steps
#1, #2, #40, #29, #82 Lights
#2-A Heater
#5-A Blinds
#55 Bunks
#100 Fire Alarms
#8, #95 Screens



BATHHOUSES:

#2, #5, #6 Sinks Outside
#4, #3, #7 Toilets
#8 Showers
#7 Lights
#3 Urinal

CENTRAL BUILDINGS:

Stables-lights in office fixtures replaced
Lodge-washer replaced, kitchen sinks, faucets, kids room lights, hole in wall, sink in woman's bathroom

GROUNDS:

Light for horseshoe pits replace
Lights at pole barn, security 2 light at end of barns replaced
Mowed pastures A, B, C & D
Street lights at south end of ranch
Site 113 Picnic table
Site 419 replaced two garbage cans

VEHICLE/EQUIPMENT:

Cart #62 replaced battery
Cart #63 Rewired lights
Shop cart replaced clutch

NEW AND OLD PROJECTS

Now that summer has come to an end back to projects started before summer and new projects.

1. Mapping the electric in the campgrounds
2. Seven more electric sites to be added
3. Electric posts at cabins #18-#23-Completed
4. Five fire extinguishers at bathhouses 1, 2, 3, 5, 6, and sinks-Ordered
5. Cover 600 feet water line-Completed
6. Shop for wood supply for ranch projects
7. Steps at Cabin #36-Completed
8. Ten new mattresses and box springs for 1A-10A-Completed
9. Scrape horse pastures for winter
10. Cut/split ten cords of wood for the Lodge
11. Tires for green feed mule-Ordered
12. Get ready for the holidays-Halloween, Thanksgiving and New Years.



HAPPY HOLIDAYS



R-RANCH
NEWSLETTER
OCTOBER - DECEMBER
2007

CREATED BY CANDACE SHOOK
9/29/07

FROM ALL THE STAFF AT R-RANCH AT THE LAKE

R-Ranch at the Lake
1962 Capell Valley Road
Napa CA 94558