

R-RANCH AT THE LAKE NEWSLETTER JANUARY-MARCH 2009



CALENDAR OF EVENTS

JANUARY

- 1 HAPPY NEW YEAR
FOOTBALL GAMES TV LODGE ALL DAY
17 BOARD MEETING LODGE NOON

FEBRUARY

- 1 SUPERBOWL PARTY LODGE TBA
14 CRABFEED (10TH YR) LODGE 6:00 PM

MARCH

- 14 ST. PATTY'S DANCE/
W/ NORTHERN STAR LODGE 7:30 PM
17 HAPPY ST. PATRICK'S DAY

Bingo can be played on Saturday nights IF we have an adult volunteer caller and there are at least 15 people. Please let lodge attendant know if you are interested in being R-caller.

BOARD OF DIRECTORS

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

1st Vice President: Tel: 707-425-2987
Ken McArdele #0909 Fax: 707-425-0631
E-Mail: kmcardle@farmersagent.com

2nd Vice President: Tel: 650-678-9600
Paul Smoot #0369 Fax: 707-252-0143
E-Mail: plsmooty@yahoo.com

Treasurer Tel: 650-345-1215
Mark Bendick #0101 Fax: 707-252-0143
E-Mail: bendick@sbcglobal.net

Secretary: Tel: 707-769-0449
Joan Scannell #0687 Fax: 707-252-0143
E-Mail: jscanx6@sbcglobal.net

R-BUSINESS HOURS

YOUR COUNTRY STORE 707-258-2975

Winter Hours:

Monday-Friday CLOSED
Saturday 9:00AM-6:00PM
Sunday 9:00AM-5:00PM

*****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-Thursday 9:00AM- 9:00PM
Friday 9:00AM-10:00PM
Saturday 9:00AM-11:00PM

STABLES

Winter Hours:

Monday-Wednesday CLOSED
Thursday-Sunday 8:00AM-2:30PM
Closed for Feeding 11:00AM-12:30PM

Wrangler Lead Trail Rides:

Saturday & Sunday Only 10:00AM & 1:00PM
(Weather permitting)



FROM THE PRESIDENT

I would like to welcome you all to the 2009 R-Ranch, we have a great deal of new owners, and we continue to appreciate all of the dedicated owners who have supported the R-Ranch for many years. I hope all of you and your families had a great Holiday season, and we all look forward to the New Year.

One significant benefit in 2009 is that the frivolous lawsuit that was brought by former Directors Randy Apoian and Laura Bohler has been withdrawn with Prejudice. Mr. Apoian and Ms. Bohler failed to produce any evidence to substantiate their allegations against R-Ranch and its Directors. Mr. Apoian and Ms. Bohler have voluntarily tendered their shares back to the R-Ranch.

To fill the vacancy of Director and Secretary of the Board, I would like all of you to welcome **Joan Scannell** as our new Board Secretary. Joan will be filling out the remainder of Ms. Bohler's term. Joan's family was one of the original owners in R-Ranch at the Lake, and has been dedicated to the R-Ranch as a family ranch. Joan has shown not only a dedication to the original concept of the R-Ranch, but offers a significant understanding of its operations and running it in the best interest of all of the owners. She has always been and will continue to be a great asset to the R-Ranch.

The R-Ranch Board of Directors is well aware of the financial challenges that may be presented to our owners through the present economic climate. The 2009 budget resulted in an increase in assessments, which is the first in 3 years. Unfortunately the necessity for this adjustment comes in tough economic times.

The key factor in sustaining the R-Ranch in 2009 is the dedicated owners who continue to stay current on their assessments. Considering the economic times I would like to encourage you to take advantage of the payment plans available at the R-Ranch, to make this difficult year easier for you to keep current and to be able to use the R-Ranch. Please contact the ROA office for further information. We will be restricting expenditures of the 2009 budget until we can better estimate the cash flow requirements and revenues. Together

the R-Ranch and its owners will get through these tough times.

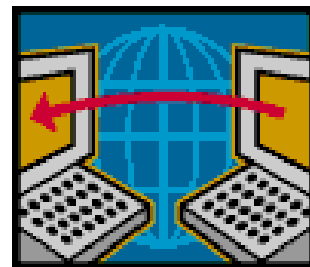
The R-Ranch is one of the best values for you and your family to get away. This year the R-Ranch will be there for you and your family's fun and relaxation. We look forward to seeing you this year.

Steve Pietrobono, President
R-Ranch Board of Directors

EMPLOYEE NEWS

YOUR EMERGENCY RESPONSE TEAM IS:
PAUL ADAMS
JOE ADAMS
SCOTT SHERMAN
NODIE CHARTIER
RON POINDEXTER

EMAIL ADDRESS



We are trying to update all of records to include the e-mail addresses of the owners. We would appreciate it if you provide us with your current e-mail address if we don't already have it. You can e-mail it to candace_shook@hughes.net, call the office at 707-252-0140, or give it to us when you visit the ranch.

Thank you,
Candace Shook
Office Manager

R-FINANCES

The 2009 budget has been mailed out, and your assessment for 2009 will be \$1050. For those of you that have not already paid your assessment, please do so as soon as possible so that you can avoid any additional out-of-pocket costs related to collection fees associated with your account.

We will continue to pass along the annual credit card charges (approximately \$10,000) to those owners who want to continue paying their assessments via credit card. This will avoid having to charge the rest of the ownership who chose to pay their assessment by check. For 2008, this saved about \$7 per owner. There are about 300-400 owners who prefer to pay their assessments by credit card, thereby enjoy the convenience and benefits (frequent flyer miles, etc) offered by their particular credit card company. By have a %cash price+and %credit card price+, \$1,050.00 vs. \$1,080.00, for our annual assessments, those who choose not to pay by credit card won't be unfairly burdened with additional credit card fees which are charged by our merchant bank.

Please also note that we will continue to require individual owners to reimburse R-Ranch for the cost of collecting any delinquent amounts for current or prior years. In the past, R-Ranch has incurred annual cost in excess of \$40,000 because we did not previously pass through these costs to each delinquent owner. This policy change represents a significant annual savings for the R-Ranch members.

Mark Bendick, CPA
R-Ranch Treasurer



ST. PATTY'S DAY ENTERTAINMENT



We will be celebrating St. Patrick's Day this year on Saturday, March 14, 2009. The infamous Northern Stars brought to you by owner Jim Parr, will be performing in the R-Ranch Lodge beginning at 7:30 PM.

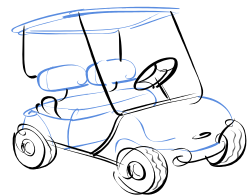
Don't forget to plan your March 14th weekend visit to the ranch and be sure to bring plenty of corned beef and cabbage. After you have enjoyed your dinner on Saturday, stop in at the lodge and enjoy some Irish fun and entertainment. If the turnout is good and this goes well, we would like to also get your feedback on making this an annual event at the ranch.

GOLF CARTS, BOATS, & TRAILERS

Please remember if you have a golf cart or boat on the ranch to display your owner # properly. If you take your boat off for more than a day you need to let the office know.

After you put your trailer in a site, be sure to get your trailer tag from the office and put it in your trailer window so we can see it when we're checking the campgrounds. Also when you take your trailer off the ranch, be sure you leave the trailer tag at the office so we can maintain our records properly.

Take time to check on your property that's here when you visit the ranch. There are proper guidelines to follow when you have property on the ranch. If they're not followed, there could be fines and your property could be moved to impound. Remember, if accounts become delinquent, you lose your privilege of having your property on the Ranch and if you're on the boat waiting list you will be removed. Please be sure to review your rules regarding your property on the ranch so we can avoid any unnecessary problems.



This is a great time of year to visit the ranch.

Candace Shook
Office Manager

FROM ALYCE

I would like to thank the owners for voting in this board. I am also looking forward to a good sales program this year.

Modification of Trailer Camping Rules (Effective Jan. 1, 2009)

All owners who move their RV/trailer on the R Ranch **on/or after January 1, 2009**, will be permitted to keep their RV/trailer at R-Ranch for a period of 30 consecutive days, rather than 90 days under the prior rule. If an owner complies with the modified trailer camping rules described below, **two additional 30 day extensions may be granted**. The move off requirement will continue to be in force, once a maximum of 90 days (with two approved extensions) has been completed and/or your permit has expired.

Extension Number 1 (30-Day Extension)

An owner will be granted an extension (**Extension #1**) if during the initial 30 day period the owner spends **at least one additional night on the Ranch during the "winter periods" or two additional nights during the "Summer periods"**. The "additional night(s)" does not include the move-on date nor the subsequent days spent on the ranch when the RV/trailer is first moved on. Any subsequent visit to the Ranch within the initial 30-day period would satisfy this "additional night(s)" requirement. If satisfied, the owner will be granted a 30 day extension.

Winter Period Rule – Oct. 1.-Ap. 30th

(1 additional night must be spent at the ranch)

Summer Period Rule - May 1st- Sept. 30th

(2 additional nights must be spent at the ranch)

Extension Number 2 (30-Day Extension)

If an owner has satisfied the Rules of Use and has already received an initial extension (Extension Number 1), an additional 30-day extension will be granted if **during the second 30-day period** the owner spends at least one additional night on the ranch during the "Winter Period" or two-additional nights during the "Summer Period". **Spending an additional night(s) during the 1st 30-days, does not qualify toward meeting the additional nights required for Extension Number 2.**

Owners who meet this requirement will be granted a second extension for an additional 30 days (**Extension Number 2**). An owner who has satisfied the requirements of Extension Number 1

and Extension Number 2 will have been allowed to have their RV/trailer on the Ranch for a total of 90 days. (Original 30 day period + two 30-day extensions = 90 days)

Fines/Penalties for Overstay

If an owner does not meet the requirements for an extension and does not move the RV/trailer as required by the 30th day, **a fine of \$10 per day will apply during the subsequent 30-day period** (similar to previous Rules of Use under the former 90-day rule). Under this provision, **a total additional fine of \$300.00 (30 days x \$10.00) could be assessed for the month following the period for which an extension was not granted.**

The daily fine will be increased to \$20 per day for any owner who, not having a valid extension does not move their RV/trailer by the 60th consecutive day. Under this provision, a total additional fine for an additional 30 days could result in a total of \$600 (\$20 x 30).

Any owner who has failed to comply with the Rules of Use in any 30-day period, will be required to move the RV/trailer off the Ranch for 5 nights prior to returning. Any owner who does not comply with the updated Trailer Camping Rules will be required to pay all delinquent fines prior to being able to use the Ranch.

Please Note: All other previously stated Camper Trailer Rules of Use will continue to apply.



HELP THE LODGE!!!

We are also in need of a large awning which will be used for the screen for the movies on the lawn. Please see Jeannie Pietrobono or Nodie.

RANCH HAPPENINGS



We would like to wish everyone a Happy New Year and hope 2009 brings happiness and good fortune to all!!

In October we had the Oktober Fest and the Haunted Forest with a dance and a costume parade that followed. Both events were fun orō SPOOKTACULAR!

Thanks to Allison for her hard work and those volunteers, Leslie St. Amant, Mary Anne Hamilton, and Nina McGill for being judges. The winners were:

- Toddlers: Unicorn, Monkey, Dinosaur.
- 6-12: Joker, Elvis, Big Eyes with Black cape.
- Teens: Fat guy, black and white stripe, black afro.
- Adults: Housewife, Old army man, wizard.

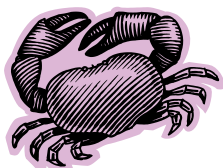
A Big thanks to Ron, Maria, Allison, Nodie, and Steve for creating the Haunted Forest.

Thanksgiving dinner was delicious and the turkey soup the next day was mmmmmō .good!! Thanks to our kitchen help- Steve, Ron, Leslie, Tony, Anthony, and the cooks-Nodie, Marlyn, Sidney, Maria, and the best carver-Mike B.

We are going to have a New Years party and hope you will come celebrate the New Year with us and the band %No Regrets+. There will be some finger food to munch onō if you want to bring anything, please do so. There will be punch provided.

R- 10th Annual CRAB FEED will be held on February 14, 2009. What a nice Valentine's present to your %oney+! Tickets will go on sale after January 1st through the ROA office.

Reservations are required, and there is limited seating.



Lemons are still needed so if anyone can donate some that would be great, not now, but when it's closer to the event.

Donations & Volunteers

All donations and volunteers throughout the year are very much appreciated-

Books, Games, DVDs, and Miscō -
 Pedrosa #685 Hill #404
 Hamilton #808 Morrow #881
 Rigsbee #1333 Graham #480

Bingo Callers-
Rita, Jason, James

Lodge Hours-

Due to cutbacks the lodge will close at 9 p.m. during the week (Monday- Thursday) and on Sunday. It will be open Fridays from 9 a.m. till 10 p.m. and Saturdays from 9 a.m. till 11 p.m.

If anyone knows of any bands or DJs that may want to play during the summer please let me know.

Nodie
Lodge Supervisor



2009 BOARD MEETING SCHEDULE

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
JANUARY 17	NOON	LODGE
APRIL 18	NOON	LODGE
JULY 18	NOON	LODGE

ANNUAL OWNERS MEETING IS SCHEDULED FOR AUGUST 15, 2009 AT 10:00AM ON THE BIG LAWN.



FROM THE STABLES

Well this New Year has brought us a new outbreak of Strangles! All affected horses are doing well and we hope to have this over with by January 30, 2009. For updates you can call the Stables at 707-265-6617.

It has been COLD and WET quite a mixture of both this winter. For the most part the trails seem to hold up pretty well the bridge and garden trails are in the best shape so far. We look forward to exploring the others when we get the all clear from our vet.

Many thanks to: Tony and Leslie for their generous donations of hand sanitizer dispensers complete with sanitizer. Ron, Dawn, and Katie Clark for the Christmas hoses and cleaning supplies. A big thank you to Gary, Candace, Tony, Leslie, Ron, Dawn, and Katie and all of you who either donated money or cleaning supplies. They have been a big help! And a big thanks to those of you donating carrots and old boots, they are both appreciated! **DON'T THROW AWAY YOUR OLD JEANS- WE HAVE A SERIOUS SHORTAGE OF ADULT BLUE JEANS- SO WHEN YOU CLEAN OUT THOSE CLOSETS SAVE YOUR OLD JEANS FOR US!!!**

I appreciate all of your patience and support during this outbreak and we hope to get things up and running as soon as we are able.

SAVE THE DATE:

With the help of Steve Pietrobono and my staff, we will be having evening trail rides on the following dates:

June 27, 2009

July 25, 2009

August 22, 2009

Happy New Year!

Hope to see you soon,
Jenny and the barn staff

HORSEMAN'S ASSOCIATION

We would like to thank everyone who came and celebrated Christmas with us on December 6,

2008, Santa made his annual visit with us and had a blast doing it. We would like to say thank you to Robin, Nancy, Wendy, and Dawn for once again putting their hard work in to making this a great event. We want to say thank you to Suzanne for once again helping out and to all the other families who rolled up their sleeves and helped in the kitchen. We want to say thank you to Allison for helping, she is a god send and look forward to it next year. The food was good. It was wonderful to see our friends and family.

We are looking for a few good people who would like to get involved with the association. We have 3 positions we would like to fill. Treasurer-someone who is good with money. We are also adding 2 new positions. We are looking for a PR person and a fundraising person. If you or anyone you know who would like to volunteer please do contact us. The horses at the ranch would really like it too. We are really looking to put some life back into the events at the ranch.

We have a pretty exciting calendar of events coming up for the spring and summer, and will be in our next newsletter. We are also working on a horse only website so that we can make announcements via the internet, no politics involved, just horse related information and ideas.

We will be looking for volunteers for the annual pancake breakfast in May on Memorial Day weekend, on that Sunday, also for donations of food, pancake mix, syrup, OJ, coffee. If we get donations, then we can get more money for the horses.

We are still working on the Sand Project for the small arena, we are hoping to get this started this spring, but we will get it done this year. As usual please contact any of us with any of your questions, concerns, or ideas at:

President- Robin Snyder-Domer

catdomer@aol.com

1st Vice President- Nancy Pon

npon@sbcglobal.net

2nd Vice President- Dawn Clark

Katiesmon1@sbcglobal.net

Secretary- Wendy Drey

glowingwendy@yahoo.com

CABIN COMMITTEE

The cabin committee was started two years ago to give owners who use the cabins the opportunity to have input into ideas on how to improve their camping experience. Many cabin users have shown interest in this committee. The committee found that by working together they were able to achieve many improvements for the cabin area.

During the past two years, we had separate sinks for the cleaning staff added to each bathhouse and work tables placed next to the dishwashing sinks. Ultrasonic mouse repellers were added to the storage cabins. Holes in the cabin walls from woodpeckers were covered and umbrella holes were drilled in some of the picnic tables for shade umbrellas. The committee obtained funding for 10 new double mattresses for the A+ cabins and fire extinguishers for each bathhouse. Electric posts were installed near seven cabins to provide electricity for cabins 18-23. Rules for use of these cabins were developed, approved and posted. A health concern still remains regarding the many torn or open ended mattress covers in the cabins.

Since the A+ cabins are so heavily booked, and bring more cabin users to the ranch, our Budget Request for the next year as for the constructions of 5 more of these cabins. One member found that the original permit was for 25 A+ cabins and is still an open permit. More A+ cabins would enhance the future value of the ranch.

We tabulated 364 cabin surveys last year and presented the results to the Board. Based on the findings, an owner donated brooms and dustpans for use in the cabins. Please leave the brooms in the cabins for future users. A sub-committee developed a survey for pets to be allowed in a few designated cabins and presented it to the Board this past October. The Board tabled the survey until they have time to discuss the issue further.

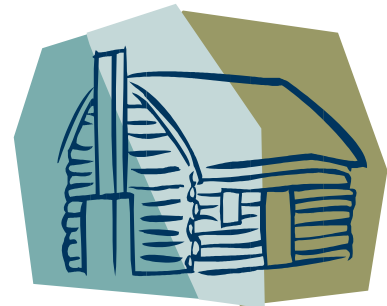
I have chaired the committee for the past two years, but for several reasons I will not be able to give the committee the attention it needs. I hope that another interested cabin user will step up to the plate and take over the reigns. I plan to have

the Committee Notebook with copies of all of the Notices, a member e-mail list, agendas and minutes of the meetings available in the ROA office by mid-February. I will be available to assist by e-mail. We found the best time for meetings are on Saturdays during the summer, or on the day of a Board meeting, as owners interested in cabin improvements usually attend those meetings. On Holiday weekends we found few cabin users willing to break away from their families and friends for a meeting.

I look forward to future Cabin Committee Reports to know that the committee is continuing. Thank you to all of the owners who served as officers or assisted me during these past two years. I hope some of you will continue the committee.

In the meantime, if you notice something broke or missing in the cabin you are using, please leave a message in the ROA office and they will have the staff follow up on it.

Ruth McCracken, mccrackn@pacbell.net



YOUR COUNTRY STORE

I hope everyone had a Happy Holiday Season and Happy New Years.

Another season has come and gone. It was good to see everyone. It was nice to meet the new owners and their guests. I really appreciate everyone's business and your kindness.

I'll see you all soon.

Nellie

LEGAL

The following letter was recently submitted to R-Ranch at the Lake by the attorneys who have been defending R-Ranch against a frivolous lawsuit which was filed against R-Ranch just over a year ago. The lawsuit itself has been resolved to the full satisfaction of R-Ranch. The actual letter itself is available for your review at the R-Ranch office.

If you have any questions or thoughts regarding the lawsuit itself or the attached communication from our attorneys, please feel free to do so at one of the upcoming quarterly board meetings.

Dear R-Ranch Owners,

We are the attorneys who were retained by the R-Ranch at the Lake (R-Ranch) insurance carriers to represent the Owners Association of the R-Ranch, as well as the individual Board members Steve Pietrobono, Mark Bendick, and Ken McArdle, in the lawsuit filed by former Board members Randy Apoian and Laura Bohler in the Napa County Superior Court in January 2008.

We are pleased to inform you that the lawsuit has been **withdrawn with prejudice**. This means that the lawsuit is over. Indeed, former Board members Randy Apoian and Laura Bohler failed to produce any evidence to substantiate any of their allegations against any of the Board members, the Board itself or the R-Ranch. Specifically, Plaintiffs failed to produce any evidence showing any discrepancy between the forecasted and actual budget; it appears that this dispute arose from a misunderstanding of accounting and budgeting principles, rather than any fraud or malfeasance. Pursuant to the terms of the agreement among the parties, Mr. Apoian and Ms. Bohler are forever precluded from raising any of their claims in the future.

Throughout this litigation, Board members Steve Pietrobono, Mark Bendick, Ken McArdle, and Paul Smoot worked tirelessly to defend the R-Ranch, both against the unfounded allegations in the lawsuit and the inquiries and inspections from the State and Napa County. Their diligent efforts resulted in a settlement where neither Mr. Apoian nor Ms. Bohler received one cent, and both Mr.

Apoian and Ms. Bohler voluntarily tendered their shares to the R-Ranch.

One of the key settlement terms, which all R-Ranch Owners hopefully will reasonably comply with in the future, is that the R-Ranch at the Lake intellectual property rights include but are not limited to the R-Ranch at the Lake website and domain name. Any commercial or other use of the name R-Ranch+or R-Ranch at the Lake+is expressly forbidden without advance written approval of the president of the Board of Directors of the R-Ranch at the Lake. As part of the resolution of the lawsuit, Plaintiffs agreed to cease, desist, and refrain from any present or future use of the R-Ranch at the Lake intellectual property rights.

A copy of the Complaint, as well as the settlement agreement, are on file in the R-Ranch office for your review.

To avoid such disputes in the future, we have recommended that the Board consider Dispute Resolution protocol for all R-Ranch Owners, including Board members. Such procedures would encourage improved communications and informal resolution of R-Ranch disputes as an alternative to litigation. The goal is to avoid the detrimental impact to the Owners of spending R-Ranch time and resources fighting lawsuits brought because of misunderstandings or poor communication.

Thanks,

Paul Smoot, Attorney at Law
R-Ranch 2nd Vice President

R-RANCH SNACK BAR

The R-Ranch will be seeking a new operator for the Snack Bar. If you have an interest in operating the Snack Bar, or you know someone who may be interested please contact the ROA office at 707-252-0140, or contact Steve Pietrobono at 510-793-5525 or email rranchsp@comcast.net.

REPAIRS AND MAINTENANCE

A CABINS

HEATERS 1A-10A
DOOR 10A
BUNK BEDS 10A
TOILETS 3A, 10A
DOOR LOCK 7A
SMOKE DETECTOR 8A
SINK 1A
LIGHT 8A
SHELF 4A
HOT WATER HEATER 8A
PROPANE LEAK 4A

CABINS

BEDS #58, #63, #2
SMOKE DETECTOR #29
WINDOW SCREENS #5, #22
OUTSIDE TRIM #83
HOLES #61, #57
SPRING COT #18
STAIRS #22

BATHHOUSES

TOILETS #1, #3, #7
WINDOWS #3
WATER PIPE #7
WOOD SHOWER MATT #4
GFI #6
LIGHT #5

GROUNDS

REPAIRED ROOF BOAT YARD
POOL GATE HINGE
HOSE BIB SITE #251
SITE #258 CONDUIT & HOSE BIB REPAIRED
TREE CUT #329 AND SITE #400¢
REPAIRED MAIN POWER LINE TO BATHHOUSE #1

CENTRAL BUILDINGS

HEATERS IN YOUTH CENTER
SERVICED LODGE HEATERS
WATER LEAK LODGE KITCHEN
LIGHT OUTSIDE LODGE
DOOR HINGE ROA OFFICE
ICE ROOM DOOR REPLACED
LIGHTS IN LODGE
SIDE DOOR LODGE
REPLACED ALL EMERGENCY LIGHTS

VEHICLE AND EQUIPMENT

#36 NEW TIRE
BOOM TRUCK REPAIRED

STABLES

GUTTERS CLEANED
NEW FAUCET IN WEST BARN
HORSE WASH RACK DRAINS CLEARED

EMPLOYEE HOUSING

REPLACED FAUCET #10
CENTRAL HOUSE REPLACED FAUCET
SWAMP COOLERS WINTERIZED
STREET LIGHT #23
HEATER #21



THANK YOU
THANK YOU

The employees would like to thank all those owners who put on the Employee Appreciation Dinner. What a treat to be ~~waited on~~! The food was good, the gifts fun and so fitting for each one of us!! Maria Mendoza Godfrey, who is in housekeeping, was voted ~~EMPLOYEE OF THE YEAR~~! What a wonderful surprise and a great feeling to be acknowledged for her hard work and wonderful attitude. Congratulations Maria!!!

PROPERTY TAXES

The amount the owners are allowed to claim on their personal property taxes as a write off is \$65.17. This amount represents how much of each paying owners assessments went to pay the property taxes for the ranch.

Candace
Office Manager

**HAPPY
NEW
YEAR**



FROM THE R-STAFF

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