

R-RANCH AT THE LAKE
RANCH OWNERS' ASSOCIATION
1962 Capell Valley Road
Napa, CA 94558

Telephone (707) 252-0140

November 29, 1991

Dear Pardner:

There have been quite a few changes that have occurred at the ranch and we look forward to a great 1992.

We have a new Board that has come up with many new improvements and amenities for 1992.

Build 5 winterized cabins	Add 30 more picnic tables
Increase string horses to 55	Repair roads where needed
Install play modules in Kiddy Korral	Purchase more tack
Finish pole barn to protect hay	Add more pool furniture
Screen in exterior table area at snack bar	
Replace vinyl floor & roof at snack bar	
Sand/rubber granule floor for large arena	
Finish overhead lights in arena	

We also have a new Ranch Manager. Bob Cutright has left the ranch and our new Manager is Don Jones. I'm sure anyone who has spent any time at the ranch knows him well. His reputation for getting things done and his enthusiasm for the ranch are legendary.

Enclosed you will find the statement for your 1992 assessment. The assessment has been increased from \$480.00 to \$510.00, an increase of \$30.00 per year. This increase will cover the increases in the cost of living and our planned improvements for 1992.

Rather than issue free guest passes for paying your full year's assessment, the Board decided to give a \$25.00 discount. When you pay the full year's assessment of \$510.00 (plus previous balance, if any) by January 15, 1992, you may deduct a \$25.00 discount from the total due shown on your statement. By taking advantage of the \$25.00 discount, in theory, your assessment was increased \$5.00 per year.

TO QUALIFY FOR YOUR \$25.00 DISCOUNT, YOUR PAYMENT MUST BE RECEIVED BY THE RANCH OWNERS' ASSOCIATION AT THE ABOVE ADDRESS NO LATER THAN JANUARY 15, 1992.

Your assessment is due by January 1, 1992 and delinquent on January 15, 1992. If you wish to pay in two installments, the first half (\$255.00) is due January 1, 1992, and the second half is due July 1, 1992.

As per a Board decision on November 10, 1991, GUEST PASSES AND GUEST RIDING PASSES WILL NO LONGER BE ISSUED FOR A DISCOUNT. However, we will honor all guest passes and guest riding passes now in your possession, as they show no expiration date. Owners who require additional passes may purchase them at the R.O.A. office.

There will be a \$5.00 late charge if at least half of your assessment (\$255.00) is not received by January 15, 1992. If at least half of your assessment has not been paid by February 1, 1992, interest will begin to accrue on the unpaid balance at a rate of 10% per annum. Monthly payment plans are also available, with payment of a \$5.00 per month service charge. A signed payment agreement must be on file at the R.O.A. office for owners who select this option. Please contact Linda Hodge, Collections Officer, for more information.

Please understand that R-Ranch (OUR ranch) cannot operate efficiently unless we each share in the operating costs. Since assessments constitute the majority of our working capital, it is vital that all owners pay their assessments on a timely basis.

To receive your ID cards by mail, please enclose a self-addressed stamped envelope with your payment. Please write your share number on your check and use the enclosed envelope to mail your payment.

Sincerely,



Jeff Dennis
President, R.O.A.

JD/lr

enc.