



*Manager's Corner*  
*From your ROA office*  
*A Message from BOD*  
*October EVENTS*  
*R Barn*



Issue 2018: Volume 10

# R-Ranch

## *Donations and Volunteers Appreciated! We NEED:*

*Canned soup, any variety, both cream based or broth based. Needed for our Witches' Brew Soup for Halloween!*

*Candy! Candy! Candy! For the kiddos on Halloween(October 27<sup>th</sup> save the date)*

*Sausage/sauerkraut chefs/participants*

*THANK YOU! For your Generosity!*  
*New Carpet for Mini Golf-Kevin McGovern*  
*Barrels for Train-Mike & Andera Gregg*  
*Hand Trucks for train-Bob & Sue Riley*  
*Light Bulbs-Lloyd Miglio*

## *Manager's Corner* *Important Ranch Updates*

October 21, 10am: New Owner Orientation  
Join us in the Lodge for Q&A, tours of facilities, and important review of your ownership! All Owners Welcome! New & Old,  
We are here to help you!



Howdy All,

I want to start off by saying what a great summer it has been. It is great to be back at this wonderful Ranch surrounded by wonderful people!

It's been a whirlwind of a summer regarding projects, rebuilds, and activities. I feel really good about everything that has been accomplished and look forward to the road ahead.

With that said, I would like to note that everything that we get accomplished from the activities to the maintenance and everything in between cannot be done without an amazing staff. In the years that I have been a part of the Ranch, this has been one of the best, if not the best staff I have been a part of. We will miss our seasonal staff as they move on to other parks and/or head back home. Thank you all!

When I got here this spring, there was a list a mile long of the things that needed to get done yesterday. As I get one thing crossed off the list, we are adding 3 more items. The light at the end of the tunnel is that we are making progress daily and things are looking brighter.

R-Ranch is 35 years old with property and an infrastructure that is even older. There are a million things that need to be repaired, replaced, and/or redone. If we can all work together it will all get accomplished. It will take some patience, a good staff, and a positive mind.

I am looking forward to the upcoming winter season with an opportunity to wrap up the projects that didn't quite get finished. I am also looking forward to a fresh start on a new season next year.

Until Next Time,

# From your ROA office

*Thank you everyone for a fantastic summer season!*

*We appreciate your patience as we have been hard at work updating owner records, informing owners of the protocol for various compliance, and brainstorming ways to improve our process!*

ROA

Contact Info:

[office@rranch.info](mailto:office@rranch.info)

707.252.0140

## COLLECTIONS EFFORTS:

We have had great success working through owner accounts this summer. Between collections via small claims, (we have taken approximately 75 shares to court) phone calls, and responses from “doubtful” accounts, we currently have 982 owners current to date. Projections by the end of the year should exceed our budgeted number of 990.

We have negotiated the safe return of 4 deeds to the ranch and helped 8 owners work towards good standing status!

## Winter Projects:

In addition to continued collections work, we are planning to scan and e-file archived records from the beginning of R-Ranch inception, thus freeing up space, improving flow, and continuing to replace many paper processes with digital convenience.

Electronic versions of the hold harmless forms are in process. If you have an ipad or touch style tablet to donate for this project we would appreciate it!

We are working on photographing and then offering all R-Ranch merchandise on our online store site.



*Layla Khoury gives Board President Joe Meyer a taste of the true R-Train experience with a nice cold dose of blasted water over Labor Day Weekend.*

## A Message from the Board of Directors

Next BOD meeting: October 20<sup>th</sup>, 12pm

For now, speaking on behalf of the Board of Directors, I would just like to say “Thank You” to everyone that has put so much thought, effort and Love into RRanch in this transitional period. It really shows.

**KEEP** up the Good work and know that this BOD is more than 100% committed to putting the time and effort into continuing this positive motion.

Joe Meyer  
BOD President.

OCTOBER 20: QTRLY BOARD MEETING 12PM  
COMMITTEES MEET AT 10AM

NEW OWNER ORIENTATION: OCT 21 9AM  
MEET IN THE LODGE

Your 2018-2019  
Board of Directors  
Email the group at:  
[bod@rranch.info](mailto:bod@rranch.info)

Joe Meyer  
Wayne Palmerton  
Mike Goodman  
Ed Russell  
Sue Riley

**Sign up for our email blast list!**

**NEVER MISS OUT!**

**TEXT RRANCH TO 22828 AND  
FOLLOW THE PROMPTS!**

# OCTOBER EVENTS

October 13<sup>th</sup>: R-Fall

Hay Rides and Train Trips!

Scarecrow Stuffin' Contest at 1pm: Big Lawn

Fall Games 2pm Big Lawn

Leaf it to Fall Competition Continues

Sausage and Kraut Cook off!

October 20<sup>th</sup>:

Ghost Hunter's Weekend!

Join us to learn some history of R-Land and attempt to catch a glimpse of the past!

October 27<sup>th</sup>: R-Halloween!

Haunted House-7-10PM

Trunk or Treat-Big Lawn-decorate your carts and trunks and bring plenty of candy for R little monsters!

Train Rides-TBD

Pumpkin Decorating-11AM

Witches Brew Soup-11AM

Short Scary Movie Premiere (see Oct 20<sup>th</sup> event)

Costume Contest! Winner announced during DANCE!

LIVE BAND! 7:30-11:30

Hay Rides and Train Trips!  
Scarecrow Stuffin' Contest at 1pm: Big Lawn  
Fall Games 2pm Big Lawn  
Leaf it to Fall Competition Continues  
Sausage and Kraut Cook off! 5PM

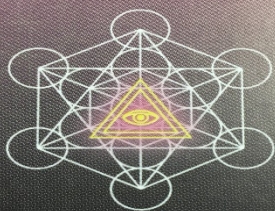
## HELLO FALL! OCTOBER 13TH



Bring your skills of sausage and sauerkraut with you on October 13<sup>th</sup>! Need Contestants and TASTERS! Visit our signup genius link for more information.

OCTOBER 20<sup>TH</sup>  
8PM

GHOST HUNTERS'  
WEEKEND!



BLACK KAT  
INVESTIGATIONS

Join us in the lodge at 8pm to see if we can find any spirits from the past....

After we set up our ghost hunting equipment in the lodge, we will do an EVP session (electronic voice phenomenon).

We will then proceed to friendship park with night vision cameras and an emf reader!

We will conclude with a return to the lodge to review our evidence and even create our own "haunted video". Bring your cell phones!



# Fire Rebuild

## **Snack Bar**

- Geotechnical Survey complete
- Civil engineering company is working on the design along with the surveying
- Foundation Removed

## **Cabins**

- Permit has been submitted
- Pre-Fab contractor retained
- Trees Removed

## **Old Ranch House (future manager's residence)**

- Plans and drawings submitted to county  
Still stuck at county

- Geotechnical Survey completed
- Temporary power ran
- New PGE power pole

## **Water Tank**

- Bids from 3 different companies narrowed down to 1

# What we're doing

## **Stables**

- Arena replacement and landscaping
- Replace lights at west barn and R-Barn
- Vet chute installation
- Arena lights repair
- Paddock drainage
- Stall bedding replaced in both barns
- Plant trees to cool off barn area
- Mow pastures

## **Office**

- After hours registration box
- Carpet replacement

## **Grounds**

- Road repair in various spots throughout Ranch
- Gravel in Cabin area and RV Campground area
- Cleanout and maintain culverts and ditches

## **Pool**

- Equipment Repair
- Filter chemistry replacement
- More deck work
- Winterize
- Repair sidewalk by pool room
- Repair asphalt in between lodge and pool
- Complete brick patio repair
- Screws fixed on lanai

## **Trees**

- Plant new trees throughout Ranch from fire damaged sections

## **Paint**

- lots and lots of paint including painting the dog cabin

## **Equipment**

- Purchase 4 wheel drive UTV
- Repair and maintain all tractors and attachments

## **Bathhouse 6**

- Re-plumb entire Bathhouse. Run hot and cold water lines and replace water heater

## **Bathhouse 7/8**

- Replace check valve at septic pump
- Repair leak at tank

## **Employee housing**

- One roof needs repaired
- Siding replacement on one unit
- Interior remodel on another unit

## **Ranch House**

- Furnish

## **Campground**

- Look into electrical replacement

# What we've done

Along with the long tedious process of the fire rebuild we have also accomplished:

- 5 major sewer repairs
- 102 storage lockers along with the cleanup and removal of two walls and full electrical re-wire.
- Teen center remodel
- Ranch House Remodel (paint, fence, landscaping, screen room, small interior repairs.
- Pool deck paint (Patch and paint)
- Two employee house demos
- Lots of Tree work
- Teen Center Parking lot and landscaping
- Gravel work
- Dance floor for Wild West Weekend
- Hitching Post at Stables
- Train
- Sewer pond pump replaced and re-did platform
- BH7 pump replacement
- 156 workorders
- 12 water break repairs
- Siding repair on all burned cabins along with interior repair on one
- Meadow fire gravel
- Weed eating and spraying everywhere (ongoing)
- Various paint and siding repair
- Many other items that I missed
- All vehicle maintenance complete
- All golf cart maintenance complete
- All equipment inventoried

# 'R' Staff

## We love "R" Staff!

Fall is bittersweet as we say goodbye to our seasonal workampers.

Thank you to our summer team!

Jim & Kathleen Lyvers

Albert & Laura Poole

Bob & Pam Wilcke

Dan & Nancy Kirkpatrick

We are grateful for your commitment to a smooth operating summer and hope to have you join us in the future!

We have also said goodbye to some familiar faces as the season winds down:

Thank you to Allison Perry for your years of dedicated service! We wish you much luck in your future endeavors and appreciate all you have done for the ranch. We will miss you greatly.

Charlie Withoeft left over Labor Day Weekend to pursue a family business. May you find your calling, Charlie! Thank you for your contributions!

Darby Kelly returned to Utah to pursue her family goals. Thank you, Darby! You have been a breath of fresh air for a department in need! We will miss you!

Welcome to the R-Ranch to Cria(stables), Ronda(housekeeping), Adam (stables supervisor), and to year round status Lori & Rickey Hullender!

We are pleased to have you join the family!

## Tours

We accept and encourage ranch tours anytime! For the sake of scheduling and staff availability, we do request that tours are booked in advance. If you have someone interested in a tour, please have them call the office to book one.



The ranch has a committee for cabins, campground, horsemen's, and horse owners. If you are interested in getting involved with a committee, they typically meet at 10am on the Saturday of the Quarterly Board Meetings (always the 3<sup>rd</sup> Saturday of Jan, April, July, and October) as well as various other times throughout the year. You do not have to be a member of the committee to attend the meetings!

Contact Information:

Cabins: [cabins@ranch.info](mailto:cabins@ranch.info)  
Leah Monetti, Chair

Campground: [campground@ranch.info](mailto:campground@ranch.info)  
Annette Davis/Colleen Silva, Co-Chairs

Horsemen's: [horsemen@ranch.info](mailto:horsemen@ranch.info)  
Andi Curenton, Chair

Horse Owners: [equine@ranch.info](mailto:equine@ranch.info)  
Sandy Storck, Chair

## Committees



**Join us SATURDAY, OCTOBER  
27<sup>TH</sup> FOR 'R' HALLOWEEN!**

Pumpkin Decorating: Friendship Park 11am

Witches Brew Soup: Lodge 11am

Train Rides throughout the day!

Golf Cart Parade 5pm big lawn (Halloween is the theme!)

Trunk or Treat at the big lawn, 5:30

Haunted Barn! 7-10 at the Owners' Barn

Live Band! 8pm-until 11:30

Costume Contest at dance

R Scary Short Film Premiere (see Oct 20<sup>th</sup> event)

"Leaf It!" to Fall Collection Challenge Winner  
Announced!

Ghouls and Ghosts! Join us for a fun-filled day of Halloween Excitement!

The train will be running throughout the weekend! Adults and kids alike are welcomed to enjoy the scheduled events from lunchtime until bedtime!

Bring your best costume, plenty of candy, and canned soup! Soup donations accepted and encouraged prior to the event to ensure the witches have the proper cooking time!

We will do our best to draw out your talents during the pumpkin decorating, feed your inner-ghoul with delicious hot soup, and scare you to your core with the Haunted Barn! Join us for a musical indulgence in true monster fashion!

Bring your vehicle or golf cart decked out for a frightening parade.... bring your little monsters to the big lawn to trunk or treat!

Donations appreciated for:

Candy

Soup

Time! (We could use some creative hands all week for decorating and help haunting!)





# “Leaf” it! To Fall! Leaf collection challenge

How would you like to have fun, clean up, AND help decorate for Halloween?  
GREAT! We need YOUR help and we are asking in the form of an ongoing competition to collect and bag the MOST leaves ON SITE!



THANK YOU FOR PARTICIPATING IN R-SUMMER EVENTS! WE LOOK FORWARD TO PROVIDING MORE FUN THROUGHOUT THE WINTER AS WELL!

Our “Leaf “It! To Fall Leaf Collection Challenge starts NOW! We will continue to welcome and encourage participants from now until we announce the winner on Saturday, October 27<sup>th</sup>! Get your bags from the office! Write your owner number on the bag. If you get plain orange bags, please feel free to decorate as pumpkins! If you are cleaning up an rv/cabin area, we would love to see them stay out as decorations! After Halloween we will come around and collect them for the trash bins.

Rake, Bag, write your Owner Number, Decorate, Repeat! Winner will be announced Saturday October 27<sup>th</sup> at the Live Dance!



## Volunteers Needed!

We would love volunteers for all events!  
Please email [office@ranch.info](mailto:office@ranch.info) if you would like to help, or better yet, sign up with [sign up genius](#) at this link:

October Event Donation Needs Include:  
Soup, candy, scarecrow clothing (jeans and long sleeved flannels)

## Email Blasts!



We send lots of great information, activity schedules, volunteer opportunities, friendly reminders, and important updates through an email blast service. PLEASE be sure to sign up for this great convenient tool for information by texting



**ranch to 22828**

and following the prompts!

## WINTER HOURS:

Pool Closes: October 21<sup>st</sup> 7pm  
Office/Store S-Th 9-5 Fri-Sat 9-8  
Lodge S-Th 9-10 Fri-Sat 9a-11pm  
Stables 7:30-4 DAILY

Lodge/Store: 707.252.6285  
Office: 707.252.0140  
Stables: 707.265.6617

## Prefer Paper Copy Of the Newsletter?

In an effort to save the forests, we are offering the newsletter via electronic delivery. Should you prefer the feel or smell of paper, we are happy to oblige! Simply visit [store-r-ranch.net](http://store-r-ranch.net) to sign up for a paper subscription! Thanks!

13<sup>TH</sup>: Hello Fall Event  
20<sup>th</sup>: Ghost Hunters' Weekend  
27<sup>th</sup>: R-Halloween!







## Down at the Barn

This is Adam at the Barn. If you have been to the Stables recently you will have noticed our new hitching post. For your safety and the safety of others, please stay behind the rail. Only Wranglers and current Trail Card holders should be in front of the rail mixed in with the horses. It is okay to stand in front of the rail and visit with the horses, as this is where we want you to be while we are loading trail rides. Winter hours for the barn are 7:30 A.M. to 4:00 P.M. At this time, we are only able to offer 14 horses per scheduled ride, Arena rides will be available only if a wrangler or qualified volunteer (Trail Card Holder), is present. We will be vaccinating and de-worming the community heard on October 1<sup>st</sup>, this means there will be no afternoon rides that day. We always have something going on down at the barn so if you find yourself with some free time come help. If you are looking to becoming a trail card holder, stop by after 2 P.M.



*coming soon >>>*

### *In the Next Issue*

- November/December Events*
- Assessment Packet Reminder*
- Progress Reports*
- Chili Cookoff!!!!*

### Stables Hours:

Adam Craven  
Stables, R Ranch at the Lake



R-Ranch at the Lake  
1962 Capell Valley Rd.  
Napa, CA 94558

