

November 2017

R-Ranch News

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President's Report

PRESIDENT'S REPORT NOVEMBER 2017

Fall has arrived at the R-Ranch. The hills are resplendent with the various hues of orange, yellow, and green typical of the season. Hunters scour the countryside in search of elusive deer while fishermen float down the Klamath plunking for steelhead. The campgrounds are busy even as the staff is starting on winter maintenance projects.

As part of the ongoing security upgrades, the new coded door was installed at Klamath Lodge. The next step in securing the lodge will be the addition of new locks on the patio doors. To help with security at all entry gates, please remember to use your card, clicker, or code for each entry onto R-Ranch property. Tailgating through is dangerous and subject to fine.

New linoleum and carpet along with new lights have been selected for Cottonwood Lodge. Renovations in the lodge will be a major winter project for the staff and will require the closure of that area. Please plan accordingly. It might be a good time to visit the Klamath Lodge and take in the serenity of the river view from the patio.

While the staff is busy on winter projects, several volunteers along with several board members, will be at the Quartz Site Trade Show to promote the R-Ranch. New aerial footage will showcase various activities available on the ranch. Thanks to all the owners who volunteered to be "movie stars" for a day in that new promotional video. And thanks to Barrie Swanberg, who is working feverishly on the upgrades to the ranch website, so that video will also be available on the new website, which should be ready at the end of November.

Currently the staff is preparing for the ranch's annual Thanksgiving dinner. Hopefully, some of you plan to make the trip to enjoy a good meal and good times on the R-Ranch.

Pat Chase
R-Ranch Board President

LITIGATION UPDATE:

The R-Ranch prevailed in the two 2012 recall election cases filed by Bullock and Goguen. Both cases were finalized in August 2017. Plus, Mr. Goguen's bankruptcy petition was denied by the Oregon Bankruptcy Court.

The two mirror cases filed by Bullock, Goguen, and Soares regarding subsequent elections are awaiting finalization. Because of a court conflict, the finalization had to be postponed from the original October date. Mr. Soares has since filed for bankruptcy.

R- BOARD OF DIRECTORS

PRESIDENT: PAT CHASE

1ST VP: DAVE CARPENTER

SECRETARY: RICK WEVER

2ND VP: ROD CARSON

TREASURER: BARRY SWANBERG

3RD VP: WES HUSTED

NEXT BOD MEETING: February 10 2018 @ Cottonwood @ 10am

GM Report

Our hearts and prayers go out to our owners, friends, and family who lost their homes in the Napa fire. Also, our sister R-Ranch at The Lake did lose a couple of structures in the fire, but were able to get the horses to safety.

Temperatures have dropped drastically! We went from an 80* average last week, and will drop into the 20* lows in the near future. The maintenance crew really did a great job of getting the winterizing done before the low temperatures hit.

The Labor Day Luau was a success even though the temperatures hovered near 95* and there was some of the worst smoke I have seen in the time I have lived in Siskiyou County. I would like to give a special thanks to the Cottonwood Club for the programming and activities for the kids - the best so far! Octoberfest was a blast, even though there was no salmon; attendance was great, thank you BARR Club for buying the brats!

The projects I have planned for next year include changing the lighting in both lodges and all areas of the Ranch from T12 to LED lights. We will be receiving rebates from Pacific Power.

Additionally we will be getting new flooring at the Cottonwood Lodge, remodeling the Line Shack bathroom with new floors, and finish re-carpeting rooms at the Bunkhouse. Again, thank you BARR Club, we appreciate the \$2,000 donation for help in containing re-carpeting at the Bunkhouse. We will also be purchasing new furniture for the pool area and patio furniture for Klamath Lodge. We will complete the paving at Cottonwood in the spring 2018.

The septic at Cottonwood bathrooms has been inspected by the Siskiyou County Health Department and the tank was deemed as viable, but the leach fields will need to be replaced. Evans Building & Excavating has been out doing perk tests for new leach fields and everything has passed inspection.

The Ranch got power poles donated for the Gun Range. The Sportsman's Club got them installed and paid for the lights and electrical on the poles – big thank you. All the lighting work is done. We will still need to put in a new brick house around the clay machine. We now have lighting available at the 5-stand, so I would like to see people come and shoot at the 5-Stand during evening hours!

We will be having our Thanksgiving meal at 2:00pm on Thanksgiving Day at the Cottonwood dining hall. Any owners that would like to volunteer are welcome and encouraged! We will be providing turkey, ham, stuffing and gravy; please bring a side dish to share with everyone.

We are looking forward to starting the 2018 season with the crab feed sometime in February; the date to be announced.

David Baudek
General Manager



We are busy invoicing for the 2018 assessments and 2018 vehicle storage. Please look for them in the mail. If you have any questions or concerns please don't hesitate to call Headquarters and we will do what we can to answer questions or fix problems.

Please put your share numbers on payments mailed in. We always look forward to helping owners. If you have moved or changed your address, please update your information with us at HQ, this is the only way we to know about a new address. Look for information on a ***Photo Contest*** for 2018 Season in the next newsletter.

Headquarters



Dave, Chevell, & Abby



Klamath

Our lower area, below the BBQ pits, as of November 1st, are close for the winter season. With the winter we had last year, we are trying to make sure we have everything winterized and ready before **Old Man Winter** comes blowing. Please leave a message when you call and we'll either call back or take care of problem/issue. If you need immediate assistance, please call Headquarters and they will get ahold of us. See you next summer!

Marvin, Ellen & Chris

Bunkhouse

Hunters have come and went. While there was no salmon season, regulars for the fishing season have also come and went. We are gearing towards fixing the line shack bathroom and just general maintenance over the winter. We do, however, look forward to our few winter visitors for the Holidays.

Jimmy & Cheryl



Gun Range

The Gun Range is Closed for the winter, we will reopen on April 1st 2018.

During the closed months please call Headquarters at 530-475-3495 for an appointment.

Thank you.

Andy





Stables News

With all owners gone for the season, we are just feeding horses and starting on winter maintenance/winterization projects. We are, however, still open on Thursday-Friday-Saturday-Sunday for one trail ride, weather permitting, at I Iam. If the trails are too muddy, rides will be to the Bunkhouse and back or maybe up Ditch Creek Road and back. Please call 24-hours in advance at the Stables and leave a message or the Headquarters. Have a great Holiday Season!

Jay & Makayla

2017 Gymkhana Results

Owner Division

Lead Line

*Rayland Sandahl

*Hannah Kennderly

10 & Under

*Braxton Stegall

*Roxy Baker

*Hanna Kellington

11 to 13

*Rivers Wade

*Kassie Quigley

*Jade Mederios

18 to 53

*Barbara O'Steen

*Michelle Mahler

*Audrey Mills

54 & Over

*Dawn Barnes

*Dennis Ryans

*Judi Mederios



String Division

Lead Line

*Maizie McCormick

*Destiny Maple

*Daphne Maple

Beginners 17 & Under

*Hannah Kellington

*Maya Strong

*Molly Sieberlist

Intermediate 17 & Under

*Brinkley Webb

*Jordan Lindsey

18 & Over

*Heather Hinson

*Wes Husted

*Kali Strong

Cottonwood

WE HAD A GREAT 2017 SUMMER SEASON! WITH THE WEATHER GETTING COLDER AND THE CLOSING OF THE BOTTOM SECTION OF CAMPGROUND, WE ARE GEARING TOWARDS WINTER PROJECTS. REMEMBER THE CAMPGROUND WILL BE CLOSED TO OWNERS FOR THE MONTHS OF JANUARY AND FEBRUARY 2018 FOR IMPROVEMENTS TO THE LODGE AND CAMP SITES! WHILE WE DO HAVE STAFF WORKING ALL THROUGH THE YEAR, IF YOU NEED IMMEDIATE ASSISTANCE AND NO ONE IS AROUND THE WELCOME CENTER, PLEASE CALL THE HEADQUARTERS OFFICE AND THEY WILL GIVE US THE MESSAGE.

CARL, TYLER, JOHN, ARTIE & DEE



R-Ranch
POA Board of Directors 2017 4th Quarterly Meeting Minutes
Cottonwood Lodge
October 14, 2017

Business Meeting Items

Welcome and Introduction – Pat Chase called the meeting to order at 10:09 am.

Pledge of Allegiance – Dave Carpenter led the Pledge of Allegiance.

Roll Call – Rick Wever took roll. Pat Chase, Dave Carpenter, Rod Carson, Wes Husted, Barry Swanberg, and Rick Wever were all present. General Manager, Dave Baudek was also present.

4. **Review and Set Agenda** –(Carson/Wever) moved to add Trailer Storage Fees as Item 19 and move the listed agenda items down. All: Aye. Nay: None.

5. **Review and Approval of July 1, 2017 Meeting Minutes** – (Swanberg/Carpenter) moved to approve the July 1, 2017 meeting minutes as presented. Aye: All, Nay: None

6. **President's Report** – Chase reminded audience members on how they may discuss items on the agenda, if not on the agenda, it will need to be discuss during Public Comments. She reported on how she stayed in the cottage and made a list of things that need to be changed. The Cottonwood Lodge will be getting some updates as well, such as new linoleum. All the updates at the R-Ranch are going to take time.

7. **Financial Report** – Swanberg reported on the financial report. The Operational budget has \$89,809.91 to pay bills until the end of the year. The Reserve Account has \$365,888.68. Total checking/savings/reserve accounts are \$365,698.59. Board approved to take out \$65,000 for road repairs if needed.

8. **General Manager's Report** – Baudek reported Labor Day was a success, served 110 people. He thanked Cottonwood Club for everything they did for the kids. Octoberfest went very well, had a great turnout.

The water pumps at Headquarters had a failure in the system, which was caused by a faulty solar panel. A new solar panel has been ordered, the pump is being managed manually until new solar panel is installed.

The septic at Cottonwood Campground failed. Evans Building & Excavation and the Siskiyou County Health Department came out to look at the 40 year old leech lines. The health department is deciding whether they will let Evans Building & Excavation put in a new leech line or if it has to be engineered and if so, it will cost around \$10,000.

Old Business

Klamath Lodge Entry Doors - Baudek reported the new Klamath Lodge entry doors came in and look great. The gate installer said he would be here by October 1st but haven't seen him yet. New locks were put on the slider doors and they will be locked when no one is in the office. Owner clickers or gate keys will open the doors and the gate. There will also be a keypad code if

1. owner does not have their clicker or gate keys with them. Swanberg explained the plan is to have everything locked up to avoid vandalism.
2. **Road Repairs** - Baudek reported on the skin patching that was done at Klamath Lodge and is holding up so far. He received a quote with the help from Roy, to repair the roads. The quote is \$65,000. Skin patching will begin in April 2018 for Cottonwood and Headquarters.
3. **Litigation Update** - Chase reported the original litigation cases against the R-Ranch are over with. The judge ruled in the R-Ranch's favor. There are still two more similar cases against the R-Ranch that are in the final stages and Chase feels the ruling will be in the R-Ranch's favor again. Waiting for a date when the judge is available to make the final decision on those cases. Audience members asked if the Board was looking into a way to recoup the costs for attorney fees. The Board is looking at ways to do this. Those owners that sued the Ranch are currently in collections with the Ranch on their owner fees. Baudek reported all attorney fees were paid off in June. There will be another \$12,000 to \$14,000 more in attorney fees that will be easier to pay off.
4. **Website Update** - Swanberg reported how the website is more user friendly. There are still more updates to come. Having to rewrite each page and are halfway through it. There will be some aerial photos added to the website page. The trade show pictures will also be added. Owners have not been able to get on the website or log in. Dennell explained there was a glitch when Laurel transferred everything over but owners should be able to log back in by November 1st.

Motel Style Room Update – Swanberg reported he did get help to work on the rooms in the Bunkhouse. The BARR Club donated \$2,000 towards the room updates. One room is completely finished, second one is 90% done and the third one will be for the handicap with one queen bed. When all rooms are complete by December 1st, they will each have a queen size bed, with all linens, and air conditioning. It will be a three night minimum at \$20 a night for owners and \$40 a night for guests, no charge for the handicap room. Swanberg is hoping to have a total of six rooms completed by the first of May. There was discussion on whether the rooms should be pet friendly because of the Comfort Companion Pet permits. Audience felt the Board should not allow them, but the Board feels they may have to. They will discuss the pet issue further at a later date.

Video and Trade Show Update – Swanberg reported the video is done and up on the website. Carpenter reported the Trade Show will be January 20 – 28, 2018 in Quartzsite, Arizona. A group will be caravanning down on January 18th. The plan is to sell some shares for \$1800 to \$2000 if the Board approves.

Audience members wanted to know if Klamath Campground was going to be cleaned up before tours were done for new owners. Baudek explained that a lot of the run down trailers have been moved and they are still working on some areas.

New Business

Board Vacancy – Chase reported Dave Weiler resigned in August and the Board has decided to appoint a replacement during elections. She encouraged audience members to think about joining the Board. Baudek mentioned it would be nice to have a Klamath representative; there hasn't been one in awhile.

Temporary Closure of Cottonwood Lodge – Baudek reported the temporary closure to the Cottonwood Lodge is for new linoleum to go in and to deal with the septic issues. The Board has tasked Baudek with three items for repair. The first project will be repairs to Cottonwood Lodge in January and February, second project will be the Bunkhouse at the end of February beginning of March, and third project will be the old Welcome Center built up into a rental in March or April. New lighting and patio furniture will be added to Klamath Lodge. Lighting at Klamath can be done without closing. Staff will be making all the repairs.

Upcoming Budget Meeting – Swanberg reported there was a preliminary meeting yesterday to go over the budget. A lot of money was spent in 2017; need to be more conservative in 2018. The budget will be approved by the Board

Audience asked about getting wifi for the Gun Club and an extension for wifi in the Bunkhouse. The board will discuss this during the Executive Session.

Brown Book Changes - Each section of the Brown Book changes were approved separately.

A rule change was made to Section Four, (Campgrounds), Item 1.

Entry to the campgrounds is by way of an electronic key card, clicker, or the use of the key pad. Tailgating is strictly prohibited and violator's will be fined \$25 per occurrence. Each owner must record his or her entrance into any of the R-Ranch areas that have security gates. (Carson/Carpenter) moved to approve the rule change as stated above. Aye: All, Nay: None

A rule change was made to Section Four, (Campgrounds) Item 8. ***Only one RV is allowed per campsite for Owner or their guests or family. Additional storage trailers and tent combinations are determined by the area manager and staff. Overflow parking and storage areas are available for extra equipment or vehicles. A fine of \$25 per day will be charged for any additional RV occupied by another owner/guest in the same site.*** (Wever/Carson) moved to approve the rule change as stated above. Aye: All, Nay: None.

A rule change was made to Section Four, (Campgrounds) Item 9 (3 Consecutive Nights – Effective Mother's Day to Labor Day). ***Title will change to "5 Consecutive Nights – Effective Mother's Day to Labor Day"***

A rule change was made to Section Four, (Campgrounds) Item 9a. ***A campsite may not be unoccupied overnight for more than five consecutive nights without permission from R-Ranch Campground manager, Supervisory Staff or Ranch General Manager. Owner's exceeding the five consecutive nights rule will be fined \$25 per additional day.*** (Swanberg/Carpenter) moved to approve the rule changes as stated above. Aye: 6, Nay: 1. The audience encouraged the board to not change this. The board stated this rule change was only for one year and will be reviewed again in October, 2018.

An amendment was made to the rule change in Section Four, (Campgrounds) Item 9a. ***A campsite may not be unoccupied overnight for more than five consecutive nights without permission from R-Ranch Campground manager, Supervisory Staff or Ranch General Manager. Owner's exceeding the five consecutive nights rule will be fined \$25 per additional day. To be reviewed again, October, 2018.*** (Swanberg/Carpenter) moved to approve the amended rule change as stated above. Aye: All, Nay: None.

A rule change was made to Section Four, (Campgrounds), Item 12a & 12c (Cottonwood Campgrounds). ***Thirty (30) day sites: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12 and 13, 14, 16, 18, 20, and***

149, 149A, 149B, 149C. (Carpenter/Carson) moved to approve the rule change to read as stated above. Aye: All, Nay: None.

A rule change was made to Section Four, (Campgrounds), Item 13a (Klamath Campgrounds). **Thirty (30) day sites: 1, 2, 3, 4, handicapped sites 49 and 50, site 74 and all but 5 river campsites (see "b" for exceptions).** (Swanberg/Wever) moved to approve the rule change to read as stated above. Aye: All, Nay: None.

A rule change was made to Section Four, (Campgrounds), Item 13b. **River sites 240, 241, 242, 243, and 244 plus all other electrical sites are 120 sites, along with site 11 (handicap).** (Swanberg/Wever) moved to approve the rule change to read as stated above. Aye: All. Nay: None.

A rule change was made to Section Twelve (pets), Item 5. **Owners are responsible for their pets. R-Ranch staff has the authority to request the removal of a pet that cannot be restrained or is creating a nuisance to others. First Time Offense: verbal warning, Second Offense: \$25 fine. Any further offenses will result in board action such as additional fines, pet removal and/or owner suspension.**

An addition was made to Section Fifteen (Fee Schedule) Fines.
Exceeding the five (5) Consecutive Night Rule - \$25 per additional night
Tailgating through any R-Ranch Security Gate - \$25 per occurrence
Additional RV in single campsite - \$25 per day

A change to 3rd Pet Offense was made.

Pet Offense - \$25 plus additional fines and/or actions for further offenses.

(Carson/Husted) moved to approve the changes and additions to Section Twelve, Fifteen and 3rd Pet Offense. Aye: All, Nay: None.

Chase informed the audience if pet fines are not paid, then the owner's key card would be shut off until resolved.

Baudek noted the septic is being worked on at site 13 ½.

Trailer Storage Fees – (Wever/Carson) moved to increase Trailer Storage Fees from \$100 to \$120 a year or \$10 to \$15 a month. Aye: All, Nay: All. This increase will help cover the cost for the storage area addition/improvements and security. An announcement will be in the newsletter.

Dam Removal – Baudek reported on a phone call he received about the Dam Removal. The dams are scheduled to be removed in January and February, 2020. There will be a town meeting in Hornbrook on October 18, 2017 at 6 p.m. to discuss the dam removal. He encouraged everyone to attend.

Set Next Quarterly Meeting Date – The next Quarterly Meeting will be held on February 10, 2018 at 10 a.m. at the Cottonwood Lodge. (Swanberg/Wever) moved to approve the next Quarterly Meeting date. Aye: All, Nay: None.

Public Comment – Robert Patterson, owner #2368, would like to see a manager brought back to Klamath to help with maintenance and reporting issues. The Board will look into it.

Gary Horne, owner #502, shared his concerns about owners staying as long as 210 days and making the R-Ranch their permanent residence. He would like to see this issue be resolved. The rule states you can stay 120 days and 30 days off site. Chase says this is an ongoing issue, but \$45 fines and eviction notices have been issued. This has helped reduce the number of owners staying to long. Horne would like to see five to six campsites updated a year and more trees planted for shade. He feels the Ranch is in much better shape now with Baudek as the General Manager.

Mikayla, owner #2114, would also like to see more shade in campsites and more landscaped areas to keep it cooler.

Marty Lane, owner #277, would like to see the candy machine repaired or replaced. She also thanked the Board for serving.

Cindy Campbell, owner #1212, would like to see some changes made to the cabins at the lodge, such as raising the bar area and fixing sinks. Some cabinets block one of the sinks, which make it unusable. The BARR Club is willing to match funds to help fix the issues. Chris came up with a design and a cost to do it. Baudek asked for that again.

Adjourn Meeting to Executive Session – (Carpenter/Husted) moved to adjourn to Executive Session. Aye: All, Nay: None

Minutes submitted by Carie Shaffer

January 20-28, 2018, we will be in Quartzsite, Arizona at the ***35th Annual Sports Vacation and RV Show***. Any one interested in attending please email the Headquarters at hq@r-ranchca.com with the dates you could help us tell new prospective owners about our hidden gem in Hornbrook, California. Come down and be apart of your Ranch!

2018 Budget

Income

Assessment Revenue	\$ 1,161,600.00
Late Fees	\$ 16,000.00
Prepaid 2017 Assessments	\$ 20,000.00
Kitchen Revenue	\$ 25,000.00
Notary Services	\$ 1,000.00
R-Store	\$ 4,000.00
Gun Range	\$ 8,500.00
Lease Revenue	\$ 38,000.00
Special Event Revenue	\$ 7,200.00
A*Frame Revenue	\$ 9,000.00
Utilities Fees	\$ 20,000.00
Campground Fees	\$ 7,500.00
Bunkhouse Fees	\$ 7,500.00
Guest Passes	\$ 23,000.00
Honey Wagon	\$ 11,000.00
Ice	\$ 8,000.00
Trailer Storage	\$ 25,000.00
Rent Revenue	\$ 4,200.00
Candy	\$ 1,500.00
Washers & Dryers	\$ 7,500.00
Drinks	\$ 5,100.00
Coffee	\$ -
Interest	\$ 1,000.00
Stables Revenue	\$ 26,700.00
TOTAL INCOME	\$ 1,438,300.00

Expenses

Kitchen Purchases	\$ 29,000.00
Prepaid Assessments	\$ 20,000.00
Trailer Storage	\$ 25,000.00
Ice Expense	\$ 2,000.00
R-Store Expense	\$ 3,000.00
Candy	\$ 1,200.00
Washers & Dryers	\$ 500.00
Soda	\$ 4,000.00
Coffee & Hot Chocolate	\$ 2,000.00
Payroll	\$ 620,000.00
Contract Labor	\$ 40,000.00
Human Resources	\$ 3,600.00
BOD	\$ 2,000.00
Staff	\$ 1,600.00
Entertainment	\$ 18,100.00
Insurance	\$ 75,000.00
Legal & Professional Fees	\$ 62,000.00
Collections	\$ 8,000.00
Recording Fees	\$ 2,000.00
Copier Lease	\$ 7,000.00
Headquarters Office	\$ 45,100.00
Repairs & Services	\$ 40,850.00
Honey Wagon Repairs	\$ 500.00
Laundry	\$ 150.00
Klamath Supplies	\$ 4,100.00
Cottonwood Supplies	\$ 4,100.00
Bunkhouse Supplies	\$ 4,100.00
Ranch Supplies	\$ 15,800.00
Fuel - Diesel - Oil	\$ 33,000.00
Utilities	\$ 190,100.00
Taxes	\$ 57,000.00
Potty Truck	\$ 20,000.00
Money to Reserve	\$ 5,000.00
Stables	\$ 50,900.00
Gun Range	\$ 9,000.00
Water Projects	\$ 3,000.00
Wall - Gun Range	\$ 1,500.00
Flooring Cottonwood Lodge	\$ 9,000.00
Lighting - Ranch	\$ 3,100.00
Carpet Bunkhouse	\$ 4,000.00
Pool Furniture	\$ 7,000.00
Deck Furniture Klamath	\$ 5,000.00
	\$ 1,438,300.00

Cottonwood Club

Hey everyone! I hope you are all doing well as Winter approaches! I just wanted to say a huge THANK YOU to everyone that helped with the Cottonwood Club events over the Summer season. We couldn't have done everything we did without those of you that volunteered your time selling tickets, bringing deserts for the cake walk, helping at the swim nights, giving donations and bringing ideas to the table. As we make plans for this upcoming year we could use more volunteers! I am so excited for the next season at the Ranch and with your help we can make it the best one yet! Looking forward to seeing all of you this upcoming Summer!

Erin Kauffman
Cottonwood Club President

Sportsman Club

We had a great season! Thanks to all who came out to donate time to improve the Gun Range. A big thanks to Ross & Kim Wicks and the boys for donating targets and prizes for the Turkey Shoot and the installation of the lighting for the 5-Stand; to Roy Meyer, President of the Sportsman Club, for organizing the work to repair the trap house and leading the way to improve and continue the success of the Gun Range. We also want to thank all the volunteers who continue to support us each year! We look forward to next year and will all a Wonderful Holiday Season

BARR Club



BAY AREA

R-RANCH CLUB

Winter is here!!! It's been a great year at the R-Ranch. The BARR Club and the Ranch Crew made Oktoberfest a great success this year. THANKS to Dave and the Ranch crew and Cindy Campbell, Tomi Jackson, Jackie Darby for all their help. We are looking forward to another good year in 2018. Starting with the Crab feed in February. The next BARR Club meeting; Sunday May 27th 2018. New members and guests welcome. See all you partners at the Ranch soon.

**Liz Baty,
BARR Club President**

R-Ranch

P.O. Box 71
Hornbrook, CA 96044

Tel: (530) 475-3495
Fax: (530) 475-0902
E-mail: gm@r-ranchca.com

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Please be aware that starting now and going forward, all guest passes and owners IDs will be checked.

If you call or email in a request for a trailer pull, and your trailer storage is not paid, your trailer WILL NOT be pulled.

Please call 72 hours in advanced for all trailer-pulls and 24 hours in advance for bunkhouse reservations.

Have a fabulous day!

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