



## **4th Quarter 2019 R-Ranch Round Up**

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# President's Report Fall 2019

Lots of positive feelings from summertime on the R-Ranch carried over to the October board meeting. Again, it is evident that owners are enthusiastic about the ranch's future. There's excitement in the air that things are happening. Yes, shovels are turning and dirt is moving to complete the infrastructure and plumbing for the pool. Color coordinated concrete, tile, and grout have all been ordered for the pool. Even the weather has been cooperating. So far, so good. Later, some of the owners accompanied the GM on a tour of the pool site to see the progress firsthand.

During the board meeting there was talk from the audience about having a volunteer coordinator and reviving the Garden Club from years ago plus the need to have volunteer days again. When board members discussed setting up committees to assist in a storage plan for Klamath and the continued monitoring/removal of unlicensed or derelict trailers, owners nodded in approval and some even volunteered on the spot. Since the GM and the board will continue to be absorbed in the rebuild, volunteers and committees will become vital in moving the ranch forward next season. Please consider setting up a committee to complete a pet project or offer to join an established committee in the future. There's a note about committees later in the newsletter and on the website.

When the GM mentioned that ranch finances had been in the black for 5 consecutive years despite the fire and insurance setbacks, there was an audible "Yes" from owners. And when the board confirmed that assessments would remain the same as the previous year, owners smiled and nodded appreciatively. Careful budgeting, a reduction in seasonal staff, owners paying assessments in a timely manner, and the GM's watchful eye all contributed to this welcome trend. The margin of black is small, and the board needs to be financially prudent, but it's there. Hopefully, that margin of black will swell even more as an influx of new owners joins the R-Ranch family not only because of its intrinsic value but also because of its future value.

Once again, owners, thank you for your understanding and continued support during the rebuild. You are the reason that we are R-Ranch strong.

Pat Chase  
R-Ranch Board President

## *R-Ranch Board of Directors*

<b>President – Pat Chase</b>	<b>1<sup>st</sup> Vice President – Dave Carpenter</b>
<b>2<sup>nd</sup> VP – Rod Carson</b>	<b>3<sup>rd</sup> VP – Heath Kauffman</b>
<b>4<sup>th</sup> VP – Barrie Swanberg</b>	<b>Secretary – Peggy Crosby</b>
<b>Treasurer – Shelley Sarason</b>	

## *Next BOD Meeting*

*January 25, 2020 10am at the  
TV Room at Headquarters*

# WANTED

Volunteers to establish a committee to monitor unregistered / derelict vehicles at Cottonwood and Klamath storage areas. Leave your contact information at Headquarters.

530.475.3495

hq@r-ranchca.com



# WANTED

**VOLUNTEERS!**

To help design a mobile BBQ for ranch events. Leave your contact information at Headquarters.

530.475.3495

hq@r-ranchca.com

# WANTED!

**LOOKING FOR**

**VOLUNTEERS!**

To establish a committee to design and plan future storage areas for Klamath. Leave your contact information at Headquarters.

530.475.3495

hq@r-ranchca.com

## General Manager's Report Fall 2019

Fall is upon us, leaves are changing and the temperatures are chilly in the morning and warmer in the afternoons. We had a couple mornings of 18\* and 19\* and a few afternoons of low to mid 70s; typical Siskiyou County fall weather! The Old Farmer's Almanac says our area is going to have an average rainfall winter, but it is hard to tell exactly what that means.

We are utilizing these warm days to cut down dead juniper and oak trees from the fire, because we still have the TV Room, A-Frame at Headquarters and the Klamath Lodge so that our owners can enjoy a nice fire in the fireplaces while they are using them. It's nice to be able hear the chainsaws again, reminds us all of Nick up there cutting trees and clearing trails – may God rest his soul.

Maintenance is getting everything winterized. Both the lower Cottonwood and Klamath campgrounds are closed and winterized, along with heat lamps in the well houses, coffee cans with insulation over the water faucets and pipes wrapped. As some of you may know, most of our water for Cottonwood and Headquarters comes from well #2 above the stables area. When the snow flies, we are unable to get up the road to wells #3 and #4 for water for these areas.

Guiton's Pool Center of Redding, CA, was finally able to get our massive pool project started. Completed to date is:

- \* Trenching all around the pool, finding all the inlets, drains and back flush piping and replacing it all.
- \* All this new piping has been stubbed into the new chlorination/filter/heater building.
- \* Our first inspection – PASSED!!



Just last week, we were able to pour the footings and slab for that building. We were trying to get bids from two local contractors to pour the slab, but they were too busy with other customers.



As for the electrical, Welburn Electric of Medford, OR (our electrical contractor) put up huge electrical panels; got them all grounded and passed their first inspection. Next it was our R-Ranch staff that completed approximately 60-yards of deep trenching for the electrical conduit, as well as digging a very large hole for the transformer vault to be set in. Once our staff completed this trenching, the electrical contractor set the electrical vault (5900-pounds!), put in 4" conduit from the vault to the power pole across the road next to the Welcome Center and four 3" conduit lines from the vault to the electrical panels.



R-Ranch staff bedded the entire piping with two dump truck & pup loads of sand and we are waiting for inspections on the trenching that should happen this week. After this inspection, we will set the 5000-pound lid on the electrical vault. When this is all complete, PP&L will come in and pull all electrical wire through the conduit from the power pole to the vault and from the vault to the electrical panels. PP&L will then be able to set the transformer on top of the electrical vault and Welburn Electrical can come back and set up their electrical panel and finally, finally we will have power to this area again!

All the pool chlorination/filter/heater equipment will be drop shipped and stored here on the ranch. We will be completing as much as weather will permit this fall and we'll be pushing hard again in Spring 2020, as weather permits, to have a 10,000 square foot patio and pool completed by early June 2020!

I have already started attending some meetings, with plans for more, with different organizations and Siskiyou County supervisors to get everyone caught up on what is going on with the dam removals. I will hopefully have more to report as I know more.

I want everyone to have happy and joyous holidays.

Dave Baudek  
General Manager



## Headquarter News

As we work on getting assessments and vehicle storage invoiced and mailed out, we would like to remind owners to please put your share number on all correspondence and update us with any address, phone number or email changes. Have a wonderful holiday season and we will see you in 2020!  
Chevell & Jenee



## Klamath News

Just getting all the summer items put away for the winter season and getting all the winterization done before the real cold hits. Remember to call at least three days in advance for trailer pulls. Enjoy

Klamath  
Campground as  
the fall leaves are  
changing.

Marvin



## Cottonwood News

We are busy with getting as much done on the rebuild as we can before the wintery weather puts a stop to our forward progress. The anticipation of next spring and the “rebuild” is growing with each trench dug and pipe laid. We can’t wait for the 2020 season!!

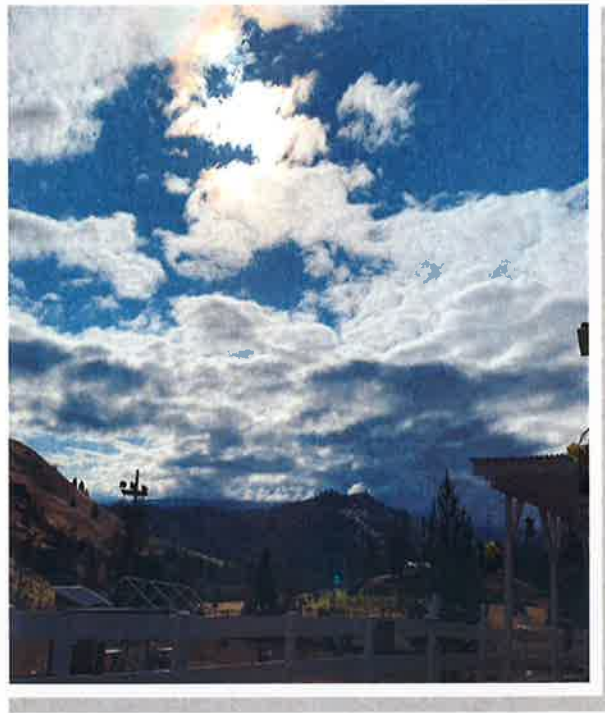
Carl & Cory & John & Artie



## Gun Range News

As we end the 2019 Season we want to thank everyone for coming out to the Gun Range. Through out the winter months we will remain on call for owners who would like to schedule a shoot. Have a wonderful Winter Season and we will see everyone again in 2020.

Cinde & Andy





## **BARR Club**



### **Hello BARR Club Partners:**

**Our Octoberfest was a great success, in conjunction with the last dance of the 2019 season. The next BARR Club meeting will be Memorial Day weekend 2020. Can't wait to see everyone next summer!**

**President  
Tomi Jackson**

## **Sportsman's Club**

**As we end the 2019 summer season we want to thank everyone for coming out to the gun range. The moments, the memories, the laughter, the fun, the food, "The shooting" will forever remain with us and we look forward to spending many more fun times in the future. Throughout the winter months we will remain On Call for owners who would like to schedule a shoot. Have a wonderful winter season and we will see everyone again in spring 2020!**

**Cinde & Andy  
Pacheco —**

## **COTTONWOOD CLUB**

**We had a great summer and soldiered ahead without the lodge. We are all looking forward the cake walks, raffles, ice cream socials, hot dog feeds at Cottonwood as well as snow cones at the gymkhanas. We'd like to tentatively schedule our next meeting for Memorial Day weekend (maybe May 21st or May 22nd) in the TV Room at Headquarters. More information will follow as we get closer. Have a great winter and we will see everyone in Summer 2020!!**

**COTTONWOOD  
CLUB  
MEMBERS**



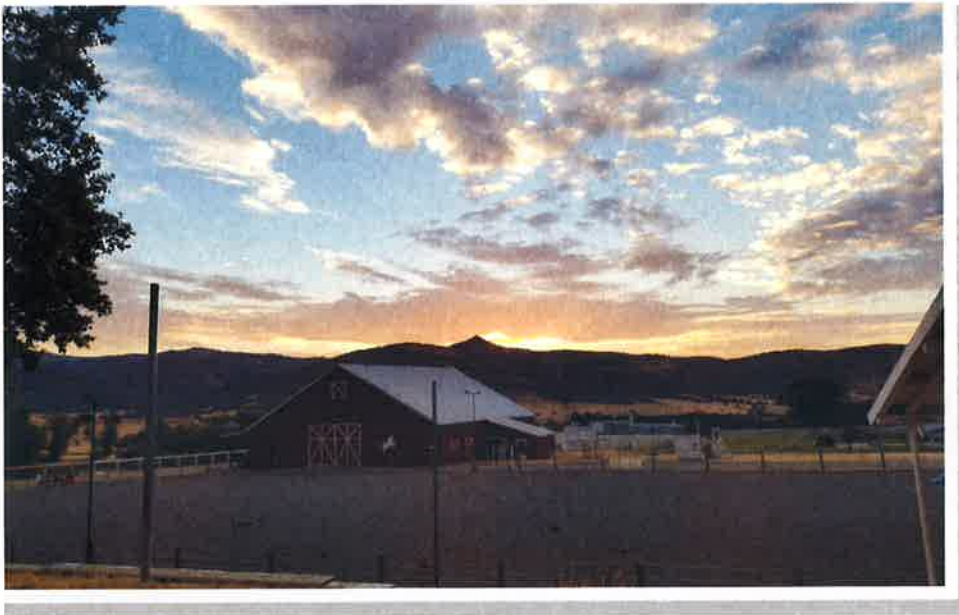
## Stables News

We are getting started on some much needed repairs to the stables area. The front of the barn, drainage, etc.

As stated at the last BOD meeting and in the minutes in the newsletter, there are a few horses that are older and in need of a human of their very own. Please see our R-Ranch Property Owners Association Facebook page and our website for pictures of the horses available for adoption. Horses will need extra care, so they must go home with their new families.

Thanks for another great summer / gymkhana season! The stables are open for limited hours / days during the winter months, check the website or ranch bulletin boards for current hours. We will see you all again next year for a new decade and more fun at the stables!!

Jay & Shawna





# 2019 GYMKHANA SEASON RESULTS

## STRING      OWNER

### **BEGINNERS 17 & UNDER**

1ST COLE LINDSEY  
2ND GAZELLE ULLOA  
3RD ANDREW ULLOA

### **INTERMEDIATE 17 & UNDER**

1ST JORDAN LINDSEY  
2ND CORRINA McAMIS

### **18 & OVER**

1ST HEATHER PORTER  
2ND HEATHER HINSON  
3RD LISA POHLL

### **LEADLINE**

RAYLAND SANDAHL  
JUSTIN COSTALES  
CARSON COSTALES  
KENNEDY ROBINSON

### **10 & UNDER**

1ST BRAXTON STEGALL

### **11 TO 13**

1ST EMILEEPORTER  
2ND & 3RD ROXY BAKER

### **14 TO 17**

1ST CADEN ADAMS  
2ND HAYLEY BOYD

### **18 TO 54**

1ST SAMANTHA ROBINSON  
2ND LAUREN WATSON  
3RD DANI LEMOS



### Howdy Partners

We would like to introduce ourselves. At the October 26<sup>th</sup> BOD meeting we volunteered to be the volunteer coordinators. I am Georgette Bales and my husband is Larry Bales. We have been members of the R-Ranch since 2012. Because of the fire last year and being 210'ers, we have decided to step up and contribute to the R-Ranch. Larry is a retired electrician and I am still working but have done much volunteer work in the Ashland community where we lived. Sandy Smith and I raised \$840 for the Cottonwood Club this past summer (which will go to buy things for the kid center) and Larry and I helped the ranch acquire a much needed used 40-foot shipping container now parked behind the pool and presently being used to store construction materials.

As many of you know the pool is underway getting rebuilt and the building will begin April/May. There is much to do to get our ranch back in shape and there are numerous projects needed to accomplish this. I will be helping to coordinate volunteers who can help with many of these projects. Many of those projects are listed here in this newsletter. We know many members come to the ranch to have fun with their friends and families and really do not have the time or capability to do such voluntary service. We want you to know we are only looking for those that are willing and able. The key words here are willing and able.

Some of the possible projects that are slated for the future are as follows: horse trails cleared up, burned trees cut up for firewood, prime and painting shipping container, landscaping and gardening projects and collecting memorable pictures to decorate the lodge.

After the buildings are built we are going to need to acquire refrigerators, freezers, stoves, microwaves, cook grill for the cook shack, wood burning stove, furniture, bar stools, tables, chairs, bunk beds, beds, book shelves, fireplace tools, flat screen TV's, DVD player, pool table, ping pong table, darts, indoor shuffle board, air hockey, foosball, games, board games, toys, books and everything else that burned up in the fire. Just think about all the things that were in the buildings we need to replace.

We are so grateful for the generous donations of toys, board games, puzzles, kitchen items, pots and pans, book shelves, bins and other items that have come in thus far. We have limited space to store these things at our storage unit in Hornbrook Mini Storage so if you have items to donate or know of anyone giving away anything mentioned above it would be great if you could keep it until our buildings are finished or if you are coming this year contact headquarters so we can accommodate storage for these items.

It is important that anything being donated be in near perfect shape. Nothing broken or game pieces missing, that kind of thing. We are only looking for complete, almost new merchandise.

A new life is being breathed into the R-Ranch and many of you are excited to help participate in the rebuild. Many of you want to help but do not know what to do. You have skills that can contribute and we would love to know how you can help. We love our ranch and all that it stands for and would love anyone willing and able to help in the cause of rebuilding. The R-Ranch is going to be an even better place for all of us to enjoy once it is put back together.

Please leave your contact information at Headquarters 530.475.3495 or [hq@r-ranchca.com](mailto:hq@r-ranchca.com)

<p><b>NOTICE: Please have a photo ID and proof of physical address when picking up or renewing your R-Ranch ID.</b></p>	
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	<p><b>REMINDER: Please provide a copy of your current registration with your trailer storage agreement. Otherwise, the \$5 fine per month or \$15 fine per quarter will apply.</b></p>



# **R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES**

**OCTOBER 26, 2019**

President-Pat Chase 1<sup>st</sup> Vice President-Dave Carpenter Secretary-Peggy Crosby  
Treasurer-Shelley Sarason 2<sup>nd</sup> Vice President-Rod Carson  
3<sup>rd</sup> Vice President-Heath Kauffman 4<sup>th</sup> Vice President-Barrie Swanberg

## **1. WELCOME AND INTRODUCTION**

President Pat Chase called the meeting to order at 10:00 a.m.

## **2. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Dave Carpenter.

## **3. ROLL CALL**

Roll was taken by Secretary Peggy Crosby.

Five board members and a quorum were present.

Members present are:

President – Pat Chase

Dave Carpenter – 1<sup>st</sup> Vice President

Barrie Swanberg – 4<sup>th</sup> Vice President

Peggy Crosby – Secretary

Shelley Sarason – Treasurer

Members absent are:

Rod Carson – 2<sup>nd</sup> Vice President

Heath Kauffman – 3<sup>rd</sup> Vice President

## **4. REVIEW AND SET AGENDA**

4<sup>th</sup> Vice President Barrie Swanberg makes a motion to approve the Agenda as set. Said motion was seconded by Treasurer Shelley Sarason. Motion carried unanimously.

## **5. REVIEW AND APPROVE JULY MEETING MINUTES**

4<sup>th</sup> Vice President Barrie Swanberg makes a motion to approve the July Minutes with one correction as follows: Section 18 (Public Comments) second to last answer stated Mark “Greenburg”. Correct last name to be “Perry”. Said motion was seconded by Treasurer Shelley Sarason. Motion carried unanimously with correction.

## **6. PRESIDENT’S REPORT**

There has been a lot going on with the volunteer program, wine tasting, corn hole tournament, etc. The Board has been coordinating with other R-Ranches to start an annual R-Ranch meeting with board members and managers. So far R-Wild and Sequoia are going to do so. Had it all set up for a meeting and then the fire broke out down there and had to cancel. The purpose of these meetings would be to help each other out and get new ideas. R-Wild has gone through a couple of fires and rebuilt.

There were questions from the floor:

Q: Would we have access to their R-Ranch?

A: Possibly four people to a family for a maximum of 14 days. May be difficult due to legalities.

Q: Are board members paid for these trips or are they volunteers?

A: Strictly volunteers.

Discussion was held.

## 7. **FINANCIAL REPORT**

Barrie Swanberg went over the financial report.

Chase Bank – \$66,347.00

Chase - Business CD - \$200,000.00 (fire account)

Tri-Counties – Trailer Storage Account – \$28,095.49

Tri-Counties – Money Market – \$32,631.20

Total Reserve Accounts – E. Jones - \$340,491.34 (with correction)

Total Fire Accounts – E. Jones - \$2,377,336.18

Barrie announced a correction to the Financial Report which was handed out at this meeting. The CRC Select Fixed Annuity of \$112,341.03 which was listed should have been shown as a closed account and listed as a “zero” balance. That entire account balance of \$112,341.03 had been moved to, and is included in, the account balance of the Edward Jones-Money Mkt. account reflecting a total balance of \$133,553.54 (this balance includes the CRC Select Fixed Annuity funds).

Treasurer makes a motion to accept the Financial Report as reported with the correction. Said motion is seconded by 1<sup>st</sup> Vice President Dave Carpenter. Motion carried unanimously with correction.

## 8. **GENERAL MANAGER’S REPORT**

Ranch has lost quite a few owners and is down to 1,110. Even with the 90 owners who have not yet paid (some have made payment arrangements), we are in the black for the fifth year in a row. The Ranch sold water to the forest service for fire. The A-frame has been busy. We had budgeted \$1,290,000 and made \$1,296,000. That put us \$6,000 in the black not counting what we have saved in expenditures which is minimal. A big thank you to Georgette for her hard work in finding the Ranch a storage container. Also, the Ranch bought a riding lawn mower. A big thank you to Eunice for all the mowing she has done with it. Our revenue line has been

a little higher for the cell tower than expected. We have cut back on employees this time of year. All the wood has been purchased, have put down gravel, rain gutters, etc. to give the stables a face lift. The Klamath lodge patio is sloping and needs repair very soon.

9. **REBUILD UPDATES**

Board decided to go with S&B James Construction Company out of Medford, Oregon. They made a tough decision and decided to go with a design build versus an architect. We are now in the process of getting estimates on each trade (i.e. roofing, plumbing, flooring, etc.). Should have those estimates in approximately one to two weeks.

All of the below-ground work on the pool is done. Had trouble finding a Delta Wye transformer. On Monday we will be pouring a 19' x 26' pad with footers. This pad will be used for pool equipment only.

We will have to reinstall eight lights in the pool which is going to cost \$20,000. The Board will need to approve this expense.

We will be putting stain in the pool patio instead of painting it. This will save the cost of having to paint it repeatedly in the future.

The electrical panel is up for the pool building and is piped for the new building from the pole to the transformer.

At this point the pool is one-half done and, if no complications arise, is expected to be completed by June of 2020.

10. **INSURANCE UPDATES**

General Manager Dave Baudek addressed a question as to why the pool and patio was not insured. You cannot insure those things. It cannot be done. Insurance companies are fighting this, but at this time it cannot be done.

Greenspan has come down and revalued all of the buildings. Has asked \$600,000 more for the bunkhouse. The insurance company has denied that request. The Ranch needs this insurance money and is fighting for it. We have renewed with Philadelphia insurance this year.

11. **LITIGATION UPDATES**

We are still in limbo with the 2012-2018 election appeal. It is in the hands of the

Siskiyou County Court. Mr. Goguen has recently asked the Court for extra time to grieve for the recent loss of his home. The Court has granted his request.

The Ranch received bids on a piece of property to lease and accepted a bid from a suitable bidder (who was an owner). However, another owner who also put in a bid and was not chosen has now sued the Ranch and served the Ranch with an Injunction. He is claiming we had to accept “sealed bids”. We did not. Because of this, we are now having to accrue additional lawyer fees for this legal matter as well at this time.

12. **TRAILER STORAGE UNREGISTERED VEHICLES**

Former board members have spent thousands of hours and narrowed down the trailer storage area to 35 unregistered vehicles. Now Barrie is continuing to work on this matter. There will eventually be changes made to the Storage Agreement. If you have an unregistered trailer the Ranch will not pull it, so there may be a tow charge. If you no longer want your trailer you should contact Ranch Headquarters about the possibility of turning title over to the Ranch. New owners are coming in and we need more room.

13. **TRAILER STORAGE COMMITTEE FOR KLAMATH**

President Pat Chase announced that long term planning is needed. We need owners to volunteer to form a Trailer Storage Committee. If you are interested, please contact a Board member.

Owners had some questions.

Q: What gets paid out of the trailer storage fees?

A: Trailer removal, security. Letting it build up to focus on Klamath improvements.

Q: Will trailer storage assessments be going up?

A: No.

14. **SET NEXT QUARTERLY MEETING**

Secretary Crosby proposes the next Board of Directors’ meeting be held at 10:00 a.m. on Saturday, January 25, 2020 at TV Room by Headquarters.

15. **PUBLIC COMMENTS**

Share #145 Laurel Truan

Laurel has been volunteering and cutting weeds around trailers.

Wants to thank Georgette Bales who goes to yard sales and gathers items for the children’s center.



R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 26, 2019

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Share #153 Mac McLean

Q: Why are there 45 horses on the Ranch and only 20 rideable?

A: Per Dave Baudek those numbers are not correct. There are six or seven ready to adopt out. If not adopted they need to go down the trail. Pat Chase suggested putting the available horses on the Ranch website for owners to have first chance to adopt based on wrangler approval.

Share #1327 Wes Husted

Q: The bottom was closed October 22. Has that changed?

A: No.

Q: Then why are there six trailers down there?

A: Trailers that are there are in the process of moving. Some are more difficult than others.

Q: You've been talking about putting a cell tower close to the Klamath. Would the gun range be a suitable location?

A: Per Dave Baudek all areas have been checked. The Ranch wants a tower, but the phone company has dropped this for now.

Q: The handicap porta-pottys were supposed to get cobblestone and sand. Looks like the project stopped. What's the status?

A: Started the project and discovered something was being done wrong. Had to stop. Now have to dig the work out. Will get started again on it.

Q: The Welcome Center seems to be being used as a breakroom. Can someone check into this?

A: Dave Baudek will check on this.

Q: Are you still doing camp count?

A: Yes.

Share #1050 Georgette Bales

Acknowledged what a great job the board does.

Announced she and her husband have the 8'x9'x40' storage unit ready for the Ranch to use. Has an estimate for the paint. Has raised \$840 for the Cottonwood Club. Georgette is willing to be a volunteer coordinator and have information put out in Ranch newsletter and website. She will talk with a board member further about this.

Share 153 Mac McLean

Q: Has the Ranch sold any of the trees for lumber?

A: No. The Ranch has let some of the owners cut some of the P-pine trees for wood. May think of selling some trees in the future. There are some trees next to the pool area that the Ranch will need to hire a professional to cut down. Dave Baudek will look into this for potential revenue.

Share #836 Jack Thompson

Q: Does the Ranch has a wildlife control plan for the gophers and ground squirrels?

A: We can get exterminator and put out poison.

Share #1051 Larry Bales

Q: Would the Ranch be interested in starting a Vegetable Garden Club? It would need a fairly large fenced space. If so, Larry would volunteer to organize such a club. Is this a possibility or not?

A: Per Pat Chase a volunteer coordinator would need to run the idea by the General Manager who would then bring the idea to the Board so that there could be a space set aside. Because anytime that there is fencing involved we have to look at the CC&R's. Also, it cannot be a private one-person; it has to be a communal situation.

Share #2368, Russ Patterson

Thanked Cindy Baudek for cleaning toilets and keeping Klamath Lodge kitchen clean.

16. **ADJOURN MEETING TO EXECUTIVE SESSION**

Barrie Swanberg makes a motion to adjourn the meeting at 11:50 a.m. Said motion is seconded by Dave Carpenter. Motion carried unanimously.

*Minutes taken by Georgia Toms*





*Not sure of the date, found in an old box of pictures at the Welcome Center*

**Please register yourself and your guests! ID cards and guest passes will be checked!**

**Remember to keep current on assessments, electrical and any fines. Gate cards / access codes will not work if you are delinquent.**

**Please call 72 hours in advanced for all trailer-pulls , trailers will not be pulled if storage is not paid.**

**R-RANCH QUARTERLY ROUND-UP PHOTO CREDITS**

**R-Ranch Staff \* Jenee Oliver \* Dennis Ryan \* Chad Layne**

# R-Ranch POA

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225 Ditch Creek Road  
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(530)475.3495 phone  
(530)475.0902 fax  
hq@r-ranchca.com

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### A-Frame Booked?

2 Bedroom, 1 Bath house with Living Room and  
Rec Room with Pool Table available on  
Front St. in Downtown Hornbrook!  
2 Day, 3Day and Weekly Rates available  
Discounts for R-Ranch Hornbrook Partners.  
For Availability Contact:  
Richard Barney (#2153)  
541 821-2169 \* rjbarney@gmail.com

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