

THE R-RANCH ROUND UP!!



2022 4th QUARTER

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THE R-RANCH ROUND UP:

The season is quickly ending, and we are now on winter hours. Thank you to all the owners, staff, and volunteers for all your hard work to make this 2022 season great.

HEADQUARTERS:

We are open Monday – Saturday 8:00am to 4:00pm *Closed Noon-1:00pm For Lunch*
Please call 530-475-3495 if you have any questions. Thank you!!

COTTONWOOD:

The office and lower campground are closed for the winter. Please call or come to HQ to register guests or pay fees. Thank you!!

KLAMATH:

The office and lower campground are closed for the winter. Please call or come to HQ to register guests or pay fees. Thank you!!

STABLES:

We will be open Thursday – Monday with daily trail rides at 8:00am, 10:00am and Noon **WEATHER PERMITTING**. Arena rides are at 8:30am, 9:30am and 10:30am **WEATHER PERMITTING**. Please call HQ by Noon at least a day in advance to schedule your ride 530-475-3495. Thank you!!

GUN RANGE:

We will be on call. Please call HQ 530-475-3495 or 530-842-0811 to schedule a time to shoot. Thank you!!

OWNER SERVICES:

Available after hours 530-598-6079

BOARD OF DIRECTORS:

Please email board@r-ranchca.com if you would like to contact the board or email them individually at:

President: markosborne@r-ranchca.com

1st VP: markgrenbemer@r-ranchca.com

2nd VP: roberttennies@r-ranchca.com

3rd VP: donfukushima@r-ranchca.com

4th VP: jasonadams@r-ranchca.com

Treasurer: curtishancock@r-ranchca.com

Secretary: emiliesimmons@r-ranchca.com



President's Report:

10/12/22

Another season at the R-Ranch has come to a close. This season was filled with major challenges such as: the completion of the Cottonwood lodge taking longer than we hoped, the loss and replacement of the trap machine at the gun range, fires threatening the R-Ranch which caused heavy smoke, evacuation of the string horses, cancelation of some events and a budget crisis due to insurance rates that nearly tripled. The good news through all the challenges were amazing such as: the R-Ranch staff stepped up and provided owners with great service. This was a year we had fewer employees than in any year I can recall, yet they were able to keep the events running smoothly. The grounds of the R-Ranch are looking good. The dedication the employees have shown should be commended by all. The dinners and dances were well attended and the bands this year were amazing. The stables events were well attended & again, the stables staff did an amazing job working shorthanded.

Then we have owners who stepped up volunteering time and materials to help make improvements at both campgrounds. The trap machine was beyond repair and the board voted to replace it. Again, many owners stepped up and donated money to help cover the cost of the replacement. Together, owners and employees make the R-Ranch work.

The Cottonwood pool lodge is now completed and open and many have enjoyed what it brings to the R-Ranch. We will be having meetings to determine what we can do with the remaining funds to enhance what this beautiful place has to offer. We must look to the future for what will continue to attract new owners.

This year's marketing efforts have been successful. The sale of shares from R-Ranch to date are at 35 in comparison of last year's 15. What this says to me is that people are recognizing what a great value the R-Ranch is, even in this economy.

If we as owners continue to work together, I see even greater things to come. New ideas bring more happy people to the ranch.

**Mark Osborne
President**



BANK BALANCES

10/11/2022

Tri Counties Operations [9622]

\$214,114.67

TC Trailer Storage [9609]

\$27,889.03

TC Money Market [2641]

\$344,755.76

Edward Jones [5256]

\$42,508.76

Edward Jones [9066]

\$1,305.850.53

GM Report

10/12/22

As the R-Ranch is heading into winter, we have a lot of work to do. The campgrounds, both Klamath and Cottonwood have stayed consistent with owners this season, especially this October. It looks like we had a great beginning to the deer season, and it sounds like the fishing season is going well also. We have started to winterize water lines, tanks, and the wells. Here in the next week or so, we will start working on getting the water ways cleared on the Klamath River and Cottonwood Creek. We will also be pulling the irrigation pumps for the winter. I have still been in contact with Cal Fire and Hornbrook Fire Department about coming in and burning the slash pile behind the stables and the cat tails on the pond above the pool. They are waiting to do this until after the first two rains come.

We are excited to have the pool lodge done, up and running. S & B James will be back a few more times to do some touch ups and miscellaneous things before we send them their last payment. Once the line shack use slows down, we will continue to work on them and get them all redone. We will also be turning the Cottonwood Welcome Center into a two-bedroom, one bath rental this winter. The River House and the A Frame have been constantly booked this summer and if you would like to make reservations for any of the rentals, I would say to try to do it as far in advance as possible due to them booking up so quickly.

We will be down to twelve employees by 10/17/22 and we will be starting up Owner Services again. Thank you to all the owners this year that have helped keep an eye out on the property so we could try to save as much money as possible.

As of 10/11/22 we have sold 35 new shares from HQ. This time last year there were 15 new shares sold. Thank you to all the owners for getting the word out!!

Most of the tours I do, hear about the R-Ranch by word of mouth.

Finally, I want to say thank you to all the owners that have volunteered their time and money this year to help make the R-Ranch look better. Thank you to all!!

**Heath Kauffman
General Manager**

THE R-RANCH RENTALS:

THE RIVER HOUSE

Side #1 One bedroom, one bath (No kitchen) microwave, mini fridge, coffee maker, fully stocked with linens and towels \$70 per night or \$400 weekly.

Side #2 Two bedrooms, one bath, full kitchen, fully stocked with dinnerware, utensils, pots, pans, etc. linens and towels \$85 per night or \$500 weekly.

You can also rent the whole house for \$150 per night or \$900 weekly

THE A-FRAME

Three-bedroom, one bath, full kitchen, fully stocked with dinnerware, utensils, pots, pans, etc. linens and towels \$85 per night or \$500 weekly.

*All rentals require a two-day minimum stay, a \$100 refundable deposit when you make your reservation and have a strict **NO PETS ALLOWED** policy. Please call HQ at 530-475-3495 as far ahead as possible to make reservations as they book up quickly. Thank you!!

LOOKING AHEAD

COTTONWOOD RENTAL

Single wide, two-bedroom, one bath trailer across from the pool will be cleaned and furnished as a rental.





R-RANCH HISTORY

Did you know the R-Ranch was once called The Bray Ranch? In 1912, 640 acres where headquarters and the stables are, was once owned by Walter Bray and his family. He and his wife Verna raised 9 children on the property. They all worked hard raising cattle, gardening, planting trees, milking cows, and harvesting hay and grain on the land. They also piped in the water from a spring to the house (Headquarters). Walter Bray and his wife sold the ranch in 1936 due to ill health. Mrs. Bray and one of her sons visited the ranch in 1972 and couldn't believe how beautiful it was. They were reminded of all the wonderful memories they had being fortunate enough to call it home at one time.

R-Ranch POA
Po Box 71
225 Ditch Creek Rd.
Hornbrook, CA. 96044

HQ 530-475-3495
Fax 530-475-0902
hq@r-ranchca.com

HEADQUARTERS:

The office has begun to wind down from the busy season. Thank you to all the staff members, owners and volunteers who helped make it go so smoothly. We would like to introduce our new AP/Collections employee Molly Schalow to HQ. She will be helping obtain lost revenue on collection accounts and doing the accounts payable for the ranch. We are happy to have her here with us. The HQ maintenance crew has been busy winterizing pipes, hoses, and pumps for the cold weather. We would like to remind everyone to please stop in the office and get your owner's ID card if you haven't already, they must be presented at all R-Ranch events to attend. Please call us at 530-475-3495 if you have any questions. We are open Monday – Saturday 8:00am to 4:00pm. HAVE A WONDERFUL HOLIDAY SEASON!!

Tanya, Robin, and Molly

COTTONWOOD:

We are very excited to have our new pool lodge built and were able to use it in full effect for the last few months of the season before the season ended. If you haven't gotten a chance to see it for yourselves, hopefully you will get to soon. We will be using it next season for some brand-new events that are in the works for the 2023 season like the Polar Plunge, Bunko, Pool Games, and more!! Hunting season was a huge hit this season and the campground was fuller than ever before. Please remember to call HQ before 4:00pm on Mondays to pay and schedule a potty pump for the week and please wrap your septic lines/water hoses to keep them from freezing. The lower campground is closed as of October 31, 2022.

Thank you!! Cory

KLAMATH:

Hello pardners from the R-Ranch Klamath campground. We had a wonderful season with you guys. We would like to thank you for your willingness to support the ranch. We hope you had a very enjoyable stay. The lower campground, bathroom and laundry room are closed for the winter as of October 31, 2022. Please remember to call HQ at least 72 hours in advance for any trailer pulls 530-475-3495. We look forward to seeing you again. Have a safe winter!!

Your friends at the Klamath, Marvin, Bob, and Paula

STABLES:

Hello, I'm Jade Mederios the new Head Wrangler at the R-Ranch. We had a wonderful, busy 2022 season!! I want to thank all the owners, guests, and volunteers for all their help at the stables. We have a new wrangler helping this winter, her name is Kahlena Hayes. She looks forward to meeting all of you. This fall and winter will be beautiful, and we will be doing trail and arena rides Thursday – Monday **WEATHER PERMITTING**. Please call HQ 530-475-3495 at least a day in advance to schedule a ride. The rides may consist of going down Ditch Creek Rd. or the old bunk house road if the trails are too slippery. We are excited about the new "SPONSOR A STRING HORSE" program which will allow owners to care for an R-Ranch string horse as their own. Please contact Robin at HQ if you are interested. We look forward to seeing all of you next season!!
Happy Holidays!! Jade and Kahlena.

"STORMY"



"WILDFLOWER & GURTY"



"SWEETPEA"



NEW EVENTS FOR 2023!!

Polar Plunge

Bunko & Potluck night

1st Annual Chili Cookoff

Stables Clean Up

80's Theme Party

Movie Night & Smores By The Pool

Wine Walks

Slip-n-Slide (After Horse Camp)

Pool Games

Kid's Fishing Derby at HQ

1st Annual KL River Raft/Tube Decorating Competition/Race

Haunted Stables

Ugly Christmas Sweater Contest

Sink The Battleship Pistol Competition

Shoot For a Turkey Competition

R-Ranch 50Year Event

GUN RANGE:

We had another fun filled season and we look forward to starting the 2023 season with our scheduled events: Competition Shotgun Shoots/Sink The Battleship Pistol Competitions/Celebrating White Flyer Winners/The Best Of The Best “Hot Shot” Shooters and Shoot For A Turkey Competition. Our dinners will resume in May and continue through September. All dinners and events will be posted in the R-Ranch activities calendar for 2023. Our new trap machine is up and running and ready for the upcoming season. Thank you to all at the range for the upkeep and maintenance. We will be ON CALL starting October 31, 2022, so please call HQ 530-475-3495 or call 530-842-0811 to schedule a time to shoot. WE look forward to seeing everyone again next year!! Have a safe and happy Holiday season!!
Cinde and Andy

GUN RANGE COMPETITION WINNERS:

“HOT SHOTS” SCORE OF 20 OR HIGHER!!

Mark Chavez, Andrew Pacheco, Greg Pohl, Mark Osborne, and Lloyd Miglio

WE WILL HAVE 5 “HOT SHOTS” EACH MONTH STARTING April 2023

“WHITE FLYER CLUB” WINNERS!!

Owen Allsup, Jason Allsup, Johnny Bega, Bill Bennett, Carl Rogerds, Braeden Sisson, and Gary Higuera.

“COMPETITION SHOOT” HIGH SCORE WINNER THIS SEASON!!

Braeden Chavez

CONGRATULATIONS TO ALL THE WINNERS!!!



Please come to HQ to purchase a:

Gate Key \$10

Gate Code \$25

Gate Key Fob \$50

R-Ranch T Shirt \$22

R-Ranch Sweatshirt \$55

R-Ranch Coffee Cup \$20

Guest Pass Wrist Band \$10 per guest, per day

ATV Registration Band \$3 a year

Potty Pump \$20

Emergency Potty Pump \$40

Guest Trail Ride \$25

Guest Arena Ride \$15

Horse Riding Lessons \$30 per lesson



We want to thank owner Vickie Mattingly, for donating the beautiful flag for the Cottonwood Pool. The flag is over 50 years old and belonged to her stepfather Frank Trivet who was a vet in the Korean war. Vickie and her late husband Woody Mattingly have been owners at the R-Ranch since the year 2000. The flag was put up in August 2022 and will fly high for the R-Ranch in honor of truck drivers everywhere. Thank you, Vickie!!

(The flag was taken down and a replacement was put up for the winter months, but will be put up again next summer to enjoy)

SEASONS GREETINGS FROM OUR MARKETING COMMITTEE!!

Marketing committee highlights 2022: Our goal was to promote the increase of shares sold from 16 in 2021 to 40 in 2022. We're almost there and to date 39 shares have been sold!! This is quite an accomplishment, and we still have the rest of December to officially achieve this goal, and perhaps go beyond. Several factors that have contributed to this selling success include:

- An open house in May
- The share selling contest
- An updated website and increased social media presence
- Regular committee meetings and marketing plan reviews
- Continued ranch support by our wonderful GM, HQ, and all the ranch staff
- Support and input from our hard working, dedicated Board of Directors
- Ongoing positive word of mouth promotion by owners
- Many committed volunteers promoting the ranch by participating in events and ranch beautification
- The uplifting sense of community that potential owners see when they tour the ranch

Next steps for the upcoming year:

- We've bolstered our committee with talented professionals with diverse areas of expertise that we think will prove to be good for the committee and ranch overall
- The Board approved the committee's budget request of \$6,400 and funds will be used for paid advertisements and marketing event expenses
- Continued review of the marketing plan which includes promotional event planning for 2023 and the ranch's 50th anniversary
- Develop promotional packets/materials targeting recreational and family friendly businesses/organizations (RV, OHV dealerships, equine facilities, hiking, gun clubs, camping, etc.)
- Strategic advertising of target audiences
- Coupon distribution of target audiences

**BEST WISHES TO YOU AND YOUR FAMILY THIS HOLIDAY SEASON!
WITH GRATITUDE, THE MARKETING COMMITTEE**

2022 R-RANCH VOLUNTEER REPORT

By Georgette Bales (Volunteer Coordinator)

Volunteering is done in 3 different ways: 1. Doing the work on a project 2. Donating materials to complete a project 3. Donating money to the Materials Fund so the materials can be purchased to complete a project. There were over so many volunteers that contributed to make improvements this year, saving the R-Ranch a lot of money.

*These were the projects that were completed:

HQ fence from freeway to main gate, Electrical pedestals, The River house & the A Frame rentals were decorated & refurbished, CW frisbee golf baskets were painted, Help at HQ (stuffing invoice envelopes, addressing newsletters & other admin work), Line shack #1 refurbished, CW pool flag pole painted, CW guard pole painted, CW & KL campground entry blocks repaired/painted, rice box for KL irrigation built, 12 picnic tables were repaired/painted, KL swamp cooler repaired, wild horse poo was picked up daily, bags of garbage picked up on the 3000, new trap shooter was bought & installed, No Trespassing signs put up, various R-Ranch events had volunteers that were needed, the big R-Ranch sign was moved from one area to a better area, stables events & help at the stables had volunteers that were needed.

*These were the items donated to the Material Fund:

5 gallons of red paint, 2 gallons of white paint, hardware for the picnic tables, painting supplies, wood, pool noodles & pool toys, CW flag, new laptop for HQ, money, and 10% discount at Home Depot.

THANK YOU TO ALL THOSE WHO VOLUNTEERED TIME, MATERIALS, AND MONEY. WE COULDN'T DO IT WITHOUT YOU!!!

If you want to be included in my email list, please email me your name, phone # & email address to georgettebales@gmail.com

If you would like to contribute to the Materials Fund, simply call HQ 530-475-3495. We are working on setting up Venmo & Zelle.

Thank You SO Much!!!

Georgette

“SPONSOR A STRING HORSE PROGRAM”

This unique opportunity allows R-Ranch owners privileges and one on one time with a string horse chosen for them. All our string horses are amazing, beautiful, loveable and each have a story of their own. They are here 365 days of the year to provide trail/arena rides, lessons, R-Ranch events (Gymkhanas, overnight rides, sack lunch rides, Mother's Day rides, Easter celebration pony rides, 4th of July parade rides, horse camps, and stables harvest games) and LOTS of love and memories to last a lifetime. If you can sponsor a string horse for \$50 a month, \$300 for 6 months or \$600 a year, you will be given the special privilege of grooming, saddling, feeding, riding, giving/receiving one on one attention/love to your horse, learn your horse's unique story, a sponsor certificate, and you/your horse's name/picture on our "Sponsor Wall" at the stables. Sponsoring a string horse also ensures your horse to get the extra grain, vitamin supplements, more frequent vet and farrier care, treats, medicinal items, and grooming supplies it needs. These horses give so much love and have shown many owners, their children, and grand children how to ride over the years. There are many more owners than there are horses so please take this opportunity while you can. Call Robin at HQ 530-475-3495 to start your sponsorship!!



*BOARD MINUTES CAN BE VIEWED IN
THE OWNER PORTAL OF OUR WEBSITE, OR
TO REQUEST MINUTES TO BE MAILED TO YOU,
CALL HQ AT 530-475-3495*

REBUILD COMMITTEE

On November 19th there was a special meeting for owners about the rebuild. Due to the increased costs of construction, the \$1,305,850 that remains of the insurance payout will not be enough to rebuild the planned bunkhouse at this time. A Rebuild Committee has been formed to look into the price, permitting requirements, and feasibility of many ideas that were generated by owners. The Rebuild Committee will provide the board with the best suggestions for what to do with the insurance payout, and then a vote will be sent out to all owners, and we will do whichever option that the majority of the owners vote for. A 50-year survey has been emailed to all owners and posted in the member portal of the website. Please take a few minutes to complete the survey so that the Rebuild Committee will know which projects to research. If you would like to be on the Rebuild Committee, please email BOD Secretary Emilie at:
emiliesimmons@r-ranchca.com.

We're on the web!!

www.r-ranchca.com

Find us on Facebook!!

R-Ranch Hornbrook POA

#rranchhornbrook

GIVE THE GIFT OF A SHARE

To celebrate over 50 wonderful years in operation, R-Ranch is offering a special 50/50 sale!! Enjoy 50% off the regular share price, and 50% off the annual assessment amount. For a limited time, \$1883 can buy you an owner share and cover the entire 2023 assessment. Shares are a deeded 1/2500th undivided interest in R-Ranch Property Association, and this promotion is only valid between December 1, 2022, and March 31, 2023.

Howdy pardners!

- Do you love the ranch and want to continue its legacy of outdoor recreational enjoyment for your family and friends?
- Do you wish to contribute to the ranch's longevity for a new generation of owners?
- If yes! Please consider the purchase of a share for a loved one during the 2022 holiday season. As a one-of-a-kind gift that keeps on giving. Giving a gift of a share will create memories for a new generation of owners for years to come.

Step 1. While we think it would be an amazing gift and one heck of a surprise, we do request that you discuss R-Ranch ownership with the adults prior to making a purchase. If the adults would love to receive the **GIFT OF A SHARE**, please proceed to step 2.

(If the adults are not ready at this time for the responsibility of owning a share, perhaps the current owner could arrange for them to take a tour)

Step 2. Kindly make an appointment with HQ to complete necessary paperwork for the new owners to be.

Step 3. Make your payment of \$1883 to R-Ranch POA, and the share and entire assessment for 2023 are covered!!

Step 4. Enjoy the R-Ranch!! Bring your new owner friends and family with you to enjoy and experience all the wonderful adventures that await at the Ranch.

R-RANCH STRATEGIC PLAN FOR 2023

The R-Ranch is moving forward with developing a strategic business plan with the recent approval of a charter forming a committee to undertake the task. Strategic planning will be a great opportunity for R-Ranch to look into the future and determine directions in which we want to go.

The first step is forming a committee and the Board is looking for owners interested in participating on that committee. We are looking for people who have had experience working on strategic or business plans as well as those who are interested in using this as an opportunity to develop some experience that would lend itself to future Board service.

If you are interested, please send me an email to markgrenbemer@r-ranchca.com with your contact information and a bit of information on your background and interest in serving on the committee. I would also urge you to please take a few minutes and fill out the survey located in the Owner Portal of our website, or by using the following link:

https://docs.google.com/forms/d/e/1FAIpQLSeMnyql0c8h6iiEjjCSRSfcUglbIV9bL0gBgHon2kkDYA8R7g/viewform?usp=sf_link

THIS INFORMATION WILL HELP US IN FRAMING THE STRATEGIC PLAN

Thank you in advance!! Mark

***WE ARE SENDING OUT 2023 TRAILER STORAGE
AGREEMENTS. PLEASE FILL THEM OUT & SEND THEM
BACK ASAP TO AVOID FINES ***

THANK YOU!!