

Westwood Ranches Road Maintenance Co-op - Annual Newsletter -



WWR Co-op - A New Beginning



NEW BOARD WITH NEW IDEAS

First and foremost, the new Board would like to thank all previous Co-op Board members and all they have contributed to the Co-op.

The desire of the new Co-op Board of Directors is to standardize & document the business processes of the Co-op. Some steps the new Board has already taken include:

- Created a Roadwork Charter prioritizing when, where & how the Co-op funds will be spent.
- Retained a professional, licensed & bonded road maintenance contractor for all roadwork.
- Created a website for Co-op owners to have access to all Co-op news & business information, as well as all financial data, Newsletters, Roadwork Status Reports, Co-op policies & procedures and our controlling documents.

-Work close with the WWROA & roadwork contractor in planning the seasons' roadwork, minimizing contractor backtracking areas of the ranch, thus saving money.

These are just a few of the approaches the new Board has taken in managing the Co-op.

All of these enhancements will contribute to effective & efficient use of our contractor resource, keep owners informed, and provide a communication tool between the Board & owners / members.

2013 BOARD MEMBERS

- **Deonna Barraclough - Chairman**
(623) 340-1330
deonnabv@gmail.com
- **Lori Kavanagh - Treasurer**
(619) 838-7590
domesticgoddess@frontiernet.net
- **Wayne Throw - Secretary**
(602) 743-6571
throw@cox.net
- **George Altman - Director @ Large**
(602) 361-0501
geopalt@yahoo.com
- **Pearl Severe - Director @ Large**
(623) 694-2785
mapasev@yahoo.com

IMPORTANT NUMBERS

- **Arizona Game & Fish**
(800) 826-3257 - Vandals
(800) 352-0700 - Violations
- **Operation Game Thief**
(800) 352-0700 - 24/7 Hotline
<http://www.azgfd.gov/ogt.shtml>
- **Arizona State Land Dept.**
Chuck Hutson - Illegal Mines
(602) 542-2657
- **Sheriff's Office**
(928) 774-4523 Coconino
(928) 771-3266 Yavapai
- **State Fire Department**
(602) 255-4052

WWR Co-op - NEW HAPPENINGS



NEW WWR Co-op WEBSITE!

The new website gives Co-op owners access to the Co-op news & financial information, as well as Newsletters, roadwork status reports, policies & procedures and the controlling documents.

On the website, owners can sign up for the 'Co-op Email Alerts' distribution and / or join our **Green** effort by signing up for 'Electronic Distribution' of all Co-op correspondence & information, saving funds for roadwork instead of postage!



NEW ROAD CONTRACTOR!

During the Board review of the Co-op insurance policy, we were informed that we must use only a licensed & bonded road contractor to avoid personal liability to the individual Board members.

-The Co-op retained Phil Elliott Excavating as our new road contractor!

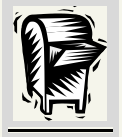
Not only can Phil handle our grading needs, he has other equipment available to do major repairs. Phil's services can be contracted by individual land owners needing work on their property or private roads. Call him at (928) 713-5409 or email elliottexcavating@commspeed.net

-For updated roadwork information, be sure to visit our website at www.wwrco-op.com. For special notices, sign up for the WWR Co-op email alerts.

INSIDE THIS ISSUE:

- A New Beginning
- New Happenings
- A Few Side Notes
- Ranch Activity
- Dirt Road Tips

WWR Co-op - NEW HAPPENINGS CONT.



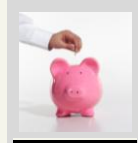
NEW Co-op PO Box

The Co-op mailing address has changed!

The new address is:

**WWR Co-op
PO Box 11714
Fort Mohave AZ 86427**

Please address all correspondence to the new PO Box, as the old address is no longer valid.



BEGINNING MARCH 1ST 2013

The Co-op will transition to one annual date for membership contributions. This date is March 1st.

One contribution date prior to the roadwork season will allow the Board to more effectively & efficiently plan our roadwork to the funds that will be available.

Funds donated any time of year are always welcome, but may not be able to be utilized until the following roadwork season.

If your membership is still active after March 1, 2013, we can calculate your prorated membership amount. Just contact a Board member via the website for new amount.

PLEASE REMIT OR RENEW YOUR 2013 MEMBERSHIP WITH \$120 ON OR BEFORE MARCH 1ST, 2013



A GREEN Co-op

The new Co-op Board wishes to spend every penny possible wisely on our roadwork, and save trees! Please help in this mission by receiving all Co-op correspondence via email.

Postage costs are \$276 to mail this Annual Newsletter to all Co-op owners. This does not include printing & prepare for mailing expenses.

Join the WWR Co-op 'Electronic Information Distribution' & help save Co-op funds for roadwork! -Go to www.wwrco-op.com and sign up today!

A FEW SIDE NOTES



2012 ELECTION RESULTS:

Elections were held Sept 2012 for a new Co-op Treasurer.

George Lamroux was elected, but requested to resign due to personal reasons. George's runner-up, Lori Kavanagh graciously accepted appointment from the remaining Board members to fill the position.

Lori has already proved to be an invaluable asset to the new Board & our mission.

Information about the WWR Co-op can be obtained thru the www.wwrco-op.com website, email contact with the Board & this annual newsletter.



EACH SPRING, via the website the Board will solicit advice from members on identifying areas of non-Exhibit-E roads which may need special attention.

The areas are then visited by a Board member and the contractor, and special projects are prioritized against available funding.

ROADWORK REQUESTS

Please note: Any roadwork requests submitted to any Board member must be reviewed & approved by a majority of the Board members prior to any work being done.



THREE TYPES OF WWR ROADS

-**Exhibit-E** roads were intended as major thoroughfares and were not designed to go to each individual property. Exhibit-E roads are **Green** on the Color Coded Ranch Map & maintained by the WWROA.

- The **Red** legal access roads on the Color Coded Ranch Map are maintained by owners or Co-op. These roads were primarily established to access state land.

-The third type of road includes private roads & driveways. Maintenance is the responsibility of the individual property owners. Find the Color Coded Ranch Map @ <http://www.wvroa.com/Maps/WWR%20color%20coded%20roads.pdf>

RANCH ACTIVITY



ACTIVITY ON THE RANCH

WWR roads are used by ranch personnel, lot owners, hunters, and the general public. All **red roads** on the Color Coded Ranch Map are legal access roads, and all **green roads** are the Exhibit-E roads for all to use.

For security, individual owners may want to fence their own lots, gate their personal driveways & put up 'No Trespassing' signage to prevent unwanted hunting or trespassing on their private property.

You are strongly encouraged to report any trespassing, illegal hunting, etc. to the proper authorities (see important numbers on pg.1). County budget monies are allocated to areas 'in need'. If we don't report, then no funding is allocated to our area.

Neither the WWR Co-op nor the WWROA have any jurisdiction to take any action on behalf of its members related to any activities taking place on an owner's private property.

AZ Game & Fish has suggested we get their official signs to help with hunter issues.

The standard signs say: *PRIVATE PROPERTY, NO TRESPASSING, NO HUNTING, etc.*

Examples of customized signs would be: *NO STATE LAND BEYOND THIS POINT, NO SHOOTING, FULL TIME RESIDENTIAL AREA, etc.*

Contact Troy Christensen at (623) 236-7492 for free G&F signs.

DIRT ROAD TIPS

It is recommended to have 4-wheel drive with at least 6-ply tires on the ranch. The suggested speed limit is a maximum of 25 mph and some areas will require slower speeds.

-Westwood Ranch is *open range* with all kinds of wildlife and livestock roaming freely! Please slow down to help prevent accidents and spooking animals.



-Ranch roads do become very precarious during inclement weather and may not be accessible 365 days a year. If planning a visit to the ranch, call a resident for road conditions.

-Try to avoid driving on the roads while they are wet. The deep ruts left will harden and remain on the road for a long time.

-Early morning driving in the winter can help you steer clear of muddier conditions.



-Resident's expecting guests without 4-wheel drive should consider having them park inside the main entrance and shuttling them up. Guests and residents alike will thank you for helping to avert broken or stuck vehicles.

-Westwood Ranch experiences higher traffic conditions during the summer months and hunting season. Drivers should remain alert and be prepared to slow down for oversized vehicles.

-At the end of the day always remember that these are dirt roads. They are not paved super highways, they are primitive and you travel at your own risk.

-High speeds not only wreak havoc on the roads but can also damage your vehicles. Let's slow down and enjoy the scenery.



A SPECIAL NOTE: Due to state budget cuts, for the 5th year in a row there will be no road grading performed by Arizona Game & Fish.

In the past, Arizona Game & Fish graded Ranch Road and provided a monetary stipend for additional repairs.

The new Co-op Board agreed to approach Game & Fish again, once the new roadwork approach shows signs of success.

G&F will be more likely to contribute to our road maintenance if we have a solid roadwork plan and a larger membership base.

Join the Co-op today!

Please join us in thanking Wayne & Pam Throw for their donation, allowing us to print this Newsletter in color!

Remember, send in your membership contributions by March 1st, 2013 so we can better plan the 2013 roadwork to the available budget funds.