

Westwood Ranch

Road Maintenance Co-op

Annual Newsletter

Important Numbers

- ◆ Arizona Game & Fish
(800) 826-3257 - Vandals
(800) 352-0700 - Violations
- ◆ Operation Game Thief
(800) 352-0700 - 24/7 Hotline
www.azgfd.gov/ogt.shtml
- ◆ Arizona State Land Dept.
Chuck Hutson - Illegal Mines
(602) 542-2657
- ◆ Sheriff's Office
(928) 774-4523 Coconino Co.
(928) 771-3266 Yavapai Co.
- ◆ State Fire Department
(602) 255-4052
- ◆ Juniper Woods Fire & Rescue
(928) 606-0134

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Roadwork on the Ranch

The Big Question:

“Who Maintains Westwood Ranch Roads”?

Many believe ‘someone else’ is responsible for WWR roadwork.

We've heard the County, the original ranch owner, Game & Fish or the State is responsible. Some must think a fat purse of cash is available for our roadwork. All are far from the truth.

The fact is ‘WE, the lot owners of WWR, are responsible for the road-work on the ranch’.

When the original lots were sold, lots 1-545 (Phase I-V), it was thought the owners would maintain the roads. But, many owners had no interest in doing road maintenance, & the roads began to deteriorate. The State land became difficult to access, so the State of AZ intervened. Beginning with Phase VI, lot 547, a road maintenance contract was instated.

This contract required all new lot buyers, Phase VI forward, to be part of a new road maintenance Association (WWROA). This requirement is written into these lots' deeds. The State designated & assigned the new Association the responsibility of once a year maintenance on what is now referred to as 'Exhibit-E roads'. These

are the green roads on the Color Coded Ranch Map.



However, the Exhibit-E roads account for only roughly half of the roads on the ranch.

For the remaining ranch roads surrounding lots 1-545, maintenance is still the responsibility of those lot owners.

This area includes major arteries roads like Ranch Rd beginning @ MM14 & going north, Noseeum & other secondary roads.

Because these roads continued to deteriorate, the WWR Co-op was created.

The purpose of the Co-op was/is to coordinate these lot owners, collect contributions & facilitate roadwork for the 'Co-op' roads.

Co-op contributions are voluntary, & unfortunately most owners still do not participate.

Some of these roads have deteriorated so badly that it will take considerable repairs to get them where they can be 'maintained'. You cannot 'maintain' a road that is riddled with rock, no ditches or lower

than the surrounding land.

With limited funds available, the Co-op has only been able to maintain some of the main artery roads.

To get these bad roads fixed, the owners that use it to access their lots need to split the repair expense. If requested, the Co-op can help facilitate this process. Once the road is repaired, & if those owners continue to contribute yearly, at least enough to cover the cost, the Co-op can then include that road in the yearly maintenance.

If the owners are unwilling to share the cost of road repairs, then a few other options for roadwork are:

- 1) Hire Elliott Excavating while he's on ranch, or hire your own contractor to perform roadwork
- 2) Purchase heavy equipment & do roadwork
- 3) Get your Phase Annexed into the WWROA^(FAQ #3)

The Co-op Is a cost sharing arrangement where costs incurred to achieve the common goal are divided among participating parties.

As of this writing, 52 out of 508 owners, or 10% have contributed.

Without cooperation & contributions, there is no road-work. It's simple as that!

Membership & Contributing

What Does It Mean to Be a WWR Co-op Member:

The only thing 'membership' means is 'you are a Co-op contributor', & 'you have voting rights'. There is no other required 'member' obligation.

Because of this, we would prefer to refer to members as 'contributors'. You contribute to road main-

nance, & you also contribute to voting for Board members, & vote for any changes to the Co-op By-laws.

Contributing to road maintenance is voluntary. However, we strongly encouraged you to contribute & **'be part of the solution'!**

Your contribution adds to the solution for better ac-

cess & safer ranch roads, & helps to protect your investment.

Yearly contribution is only \$120. That is \$10 a month!

The number of contributors directly effects how much roadwork can get done. So, your contribution decision affects approximately half of all ranch roads!

Mail your contribution of \$120 Today!

PO Box 11714

Fort Mohave AZ 86427

About May 30th, 2016 the **'Member Density Map'** will be updated to help determine where roadwork will be considered (See the **'Roadwork Charter'** for details).

WWR Co-op Board: What We Do

The WWR Co-op is administered by a voluntary Board of Directors

who are member-elected lot owners. Basically, they collect contributions, & coordinate the roadwork.

They keep contribution accounting records, file yearly taxes, mail yearly postcards to owners, write Newsletters, maintain a bank account & PO Box & they also maintain an informational website to keep owners informed.

They partner with the Game & Fish in the Landowner Relations Access Program where Game & Fish contribute towards our road main-

tenance, subsidizing us for road damage caused by hunters.

For each of the last three years, Game & Fish have contributed as much as the owners have contributed.

We also answer a lot of emails & have many phone conversations with owners, & even potential owners, with a gamut of questions regarding the ranch.

The Co-op is regulated by, & strictly follows its' 'Roadwork Charter' when determining where the contributions are spent, & how to coordinate that roadwork.

The Co-op works closely with the WWROA & our

road contractor to plan & schedule roadwork efficiently, helping to greatly reduce our roadwork costs.

The Biggest Challenge to the Board is that only 10% of all lots 1-545 owners are contributors.

The Co-op does not have funds for roadwork without owners contributing. We have a few corporate sponsors that contribute (see *Other Contributors section*), but more contributing owners is needed if we are to 'fix' more roads.

The Board challenges all owners of lot #'s 1-545 to **'be part of the solution'** for better, wider & safer roads.



Labor Day Weekend
2013



Board of Directors & Elections

WWR Co-op Board Of Directors:

The co-op activities are managed by a small group of member-elected lot owner volunteers from the current co-op 'contributor' pool.

The Current Board of Directors

Has:

- ◆ Standardized & documented business processes of the Co-op
- ◆ Created a Roadwork Charter to

prioritize the roadwork

- ◆ Retained a licensed, bonded & insured road contractor
- ◆ Created a new website to make information available to owners & contributors
- ◆ Created close working relationship with the WWROA & road contractor to aide planning & scheduling the roadwork for lower costs

Elections: Elections are held late in the 2nd quarter, after the yearly contributions are finalized.

If you wish to be a Board candidate, you must **notify the Co-op Secretary by May 30th**.

Only paid members as of June 1st will receive election notification & a voting ballot, as well as be eligible as a Board candidate.

Distribution Of Co-op Information

Once a year the Co-op Board mails out a postcard to each of the owners for lot #s 1-545.

The postcard informs owners to go to the website to see the updated Annual Newsletter, & for all other WWR Co-op information.

The postcard is also a reminder that it is time to mail in yearly contributions.

The Co-op happily accepts contributions any time of year.

However, If a contribution is received after the yearly deadline, the contribution may not be used until the following year. The contributor also forfeits their voting rights for that year.

The wwrco-op.com is your best resource for Co-op information.

We encourage you to sign up for 'Electronic Distribution' on the wwrco-op.com website to stay abreast of all Co-op happenings.



Phil & Ed Elliott working on Garrett Hill



A very rough section of Elk Horn Trail

Ranch Activity

Ranch Robberies: Luckily, no ranch robberies, except one, have been reported this year.

However, with the one robbery that was reported, it seems thieves are getting much bolder & braver!

In this recently reported robbery,

perpetrators used a grinder & possibly a generator & cut their way into a secured steel storage container!

They took tools & other small stuff.

Please report all robberies! (See *Important Numbers on Page 1*)



WWR Co-op 'Roadwork Charter' & Membership Density Map' Determine Where, & How Much roadwork can get done

Ranch Road Driving Tips

4-wheel drive with at least 6-ply tires are recommended for driving on ranch roads.

The suggested speed limit is 25-30 MPH, with some areas requiring slower speeds.

WWR is Open Range with various wildlife & livestock roaming freely. Help prevent accidents & spooking animals by slowing down.

WWR roads can become very precarious during inclement weather & may not be accessible 365 days a year.

If possible, avoid driving on roads when they are wet. It can be very dangerous, &

also creates deep ruts that may not be fixed until the following spring.

In winter, early morning driving can help steer you clear of muddier conditions.

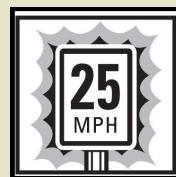
WWR experiences more traffic during the summer months & hunting season. Drivers should remain alert & be prepared to slow down or stop for other vehicles.

Driving at higher speeds wrecks havoc on the roads, can damage your vehicle or it could cause an accident.

Remember, these are primitive dirt roads, & you travel at your own risk.

Slow down & enjoy the scenery!

Please Drive Carefully!



**Mail Your \$120 Contribution Today to:
PO Box 11714 Fort Mohave AZ 86427
Be part of the solution!**

Other Contributors

Game & Fish contribute funds toward our roadwork via the Landowner Relations Access Program.



These funds help subsidize road damage costs caused by hunters. However, a new Game & Fish contract/contribution is not anticipated

to be received until August 2016.

Diamond 7 Ranch.



Just Ducky Homes & Land Real Estate Agency contributed



toward road maintenance, as he said, "he uses the roads when he shows properties" & "he appreciates the work we do in keeping the roads as good as we can".

A big "Thank You" to all these folks for being part of the solution!

Litter on the Ranch

Littering Westwood Ranch is

Sad! Some people seem to think it is OK to treat our ranch as a trash can. These people are not showing any respect for our ranch!

It would be very easy to blame 'the hunters' or 'others'. But, this is not totally the case as new litter appears even in the off season!

It is very disheartening to think that any lot owners would be littering.

I have personally spent more than a

few Sundays with garbage bags, doing nothing but picking up trash. I know of a few other lot owners that also spend time picking up trash.

If you have a piece of trash in your car, it belongs in a trash can & not on the side of our roads!

If you see a piece of trash, pick it up if you can! Help keep our ranch trash-free!

A few 'No Littering' signs from Game & Fish will be acquired & posted soon!

2016 Board Members

- Deonna 'Dio' 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 (602) 361-0501 geopalt@yahoo.com
- Pearl Severe, Director (623) 694-2785 mapasev@yahoo.com

Northern Arizona Wildlife

Potentially Dangerous Wildlife Encounters should always be anticipated on the ranch.

Potentially dangerous wildlife on the ranch include: Mountain Lions, Bats, Bobcats, Coyotes, Javalina,

Bears & Rattlesnakes.

The following link is for the Game & Fish 'Living With Wildlife'. There you can find links that explain these animals, & what to do if you encounter them:

<https://www.azqfd.com/wildlife/livingwith/>



For all WWR Co-op News & Information, Please visit www.wwrco-op.com

AZ Game & Fish Recommends Their Official Signs Where They Are Needed.

Standard signs: Private Property, No Trespassing, No Hunting, etc.

Customized signs: No State Land Beyond This Point, No Shooting, Full Time Residential Area, etc.

[Click here to see sign samples](#)
Contact Troy Christensen at (623) 236-7492

These G&F signs are FREE

Be part of the solution!

Frequently Asked Questions

Questions received via email & phone calls have prompted this FAQ section.

FAQ #1: Why wasn't my road graded?

Answer: The #1 challenge for the co-op remains 'member density'. Having only 1 or 2 members in a section of 16 parcels does not provide enough funding to initiate roadwork.

FAQ #2: I own one or more of the co-op lots (lot#s 1-545) but I don't drive on the 'Co-op Roads' - Why should I contribute?

Answer: For half of the WWR lot owners (lot#s 547-1112), road maintenance contribution is mandatory.

Many of our current & potential co-op contributors travel 14+ miles of WWROA maintained roads for free. A lot of these owners do not contribute.

If more co-op lot owners (lot#s 1-545) became co-op contributors, our co-op roads could be greatly improved with grading & gravel.

FAQ #3: Can co-op lot owners join, or be forced to join the WWROA?

Answer: Can, yes. Forced, No. Deeds to lot#s 1-545 (Phase I-V) do not stipulate mandatory membership to road maintenance.

However, per the WWROA REMO contract, Addendum I with the State of Arizona, for Phases I-V, annexation into the WWROA can occur under the following conditions:

1) Annexation is done by 'Phase'. Individual lots, or small groups of lots cannot annex into the WWROA, it must be a whole Phase at a time.



2) 60% of the WWROA members & 60% of the co-op lot owners of the Phase wanting to become WWROA members must vote 'Yes'.

The WWROA would then file Declaration of Annexation & document which roadways are to be maintained pursuant to the terms of the REMO

Currently, it is unknown what expenses the WWROA &/or WWR Co-op would incur to successfully annex a Phase into the WWROA

FAQ #4: Why did we go to a 'once a year' contribution, instead of 'any time of year'?

Answer: With a one contribution time frame (April), prior to the roadwork season, we can better plan the seasons roadwork to the funds available.

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

FAQ #5: Why do you want my email address?

Answer: Mailing contributors & owners is expensive. This leaves more money for the roadwork!

FAQ #6: What happened to the potlucks we used to have?

Answer: The Board struggles with this, but honestly, due to insurance reasons we cannot put the WWR Co-op at risk of the potential consequences if someone gets hurt.

Please sign up for Email Alerts / Electronic Distribution!

For Updated roadwork Info, Sign-up for Email Alerts /Electronic Distribution & Access Other Co-op Information, visit wwwco-op.com



Elliott Excavating

Phil's services can be contracted by individual lot owners needing work on their property or private roads

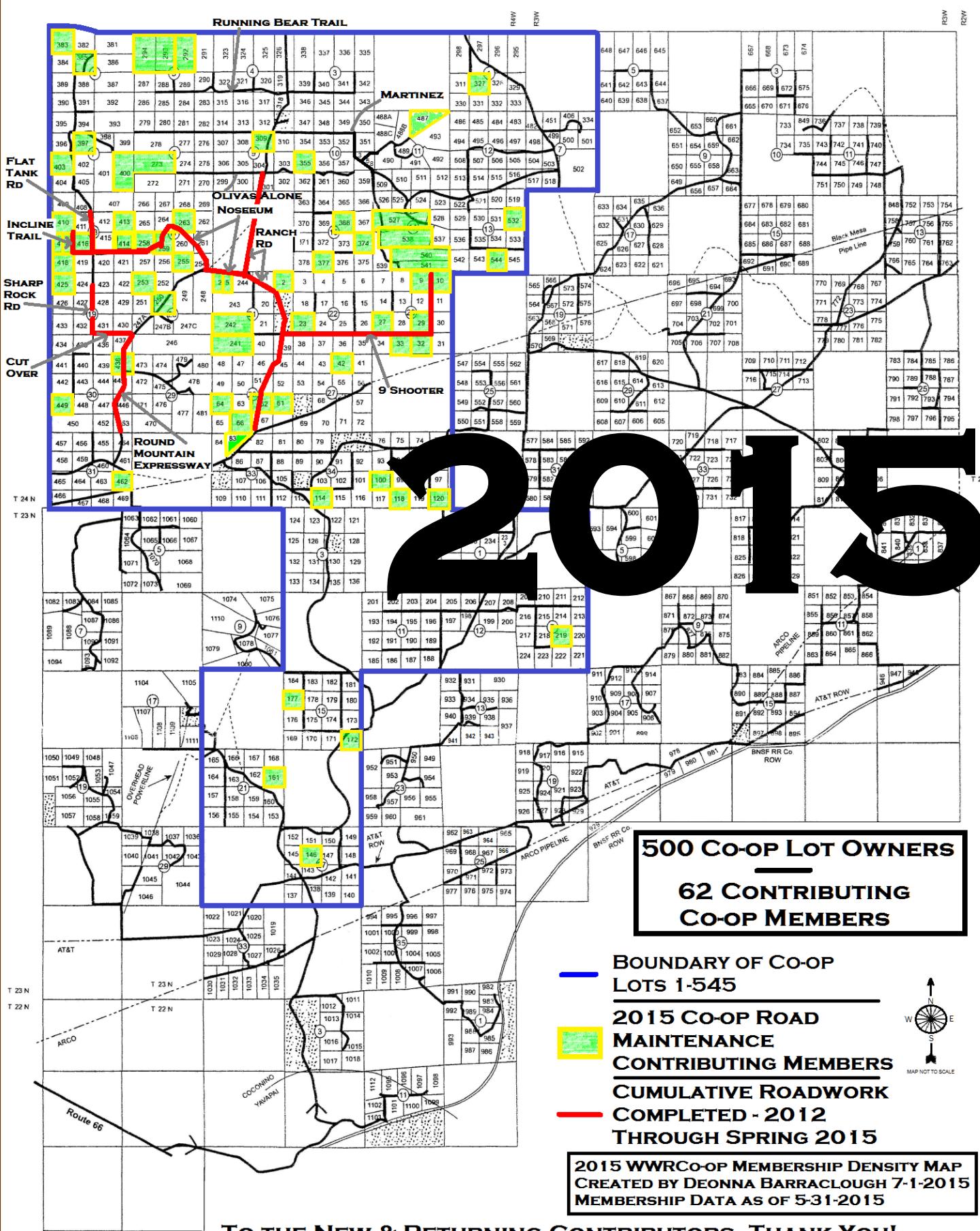
Phone
(928) 713-5409

E-mail
elliottexcavating@commspeed.net

Website
www.elliottexcavating.net



2015 WWR Co-OP MEMBER DENSITY MAP

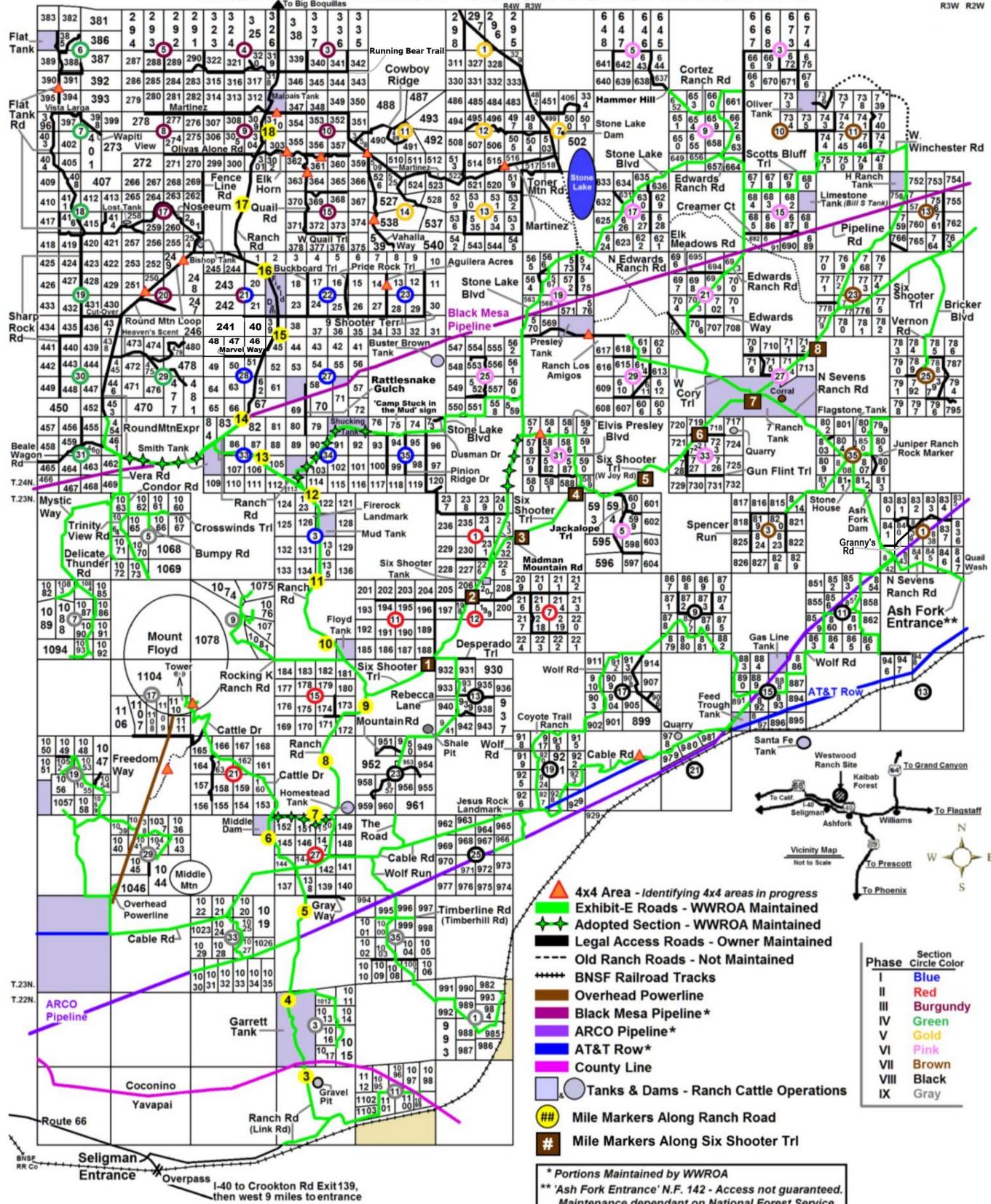


TO THE NEW & RETURNING CONTRIBUTORS, THANK YOU!

NOTE: This map is modified to correct a road error on the original map. Change @ Elk Horn, Martinez, Vahalla & Cowboy Ridge roads at lot# 358. Deonna Barracough - May 2014

WESTWOOD RANCH - COLOR CODED RANCH MAP

R3W R2W



UNOFFICIAL MAP

Deonnab@gmail.com Rev 9.30.2015
<http://www.wwrco-op.com/Maps/WWR%20NewColorCodedMap.pdf>