



hla@hammondlandowners.org

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Number 1



From the Editor

This being a new year, it's a good time to remind Hammond Ranch residents of the many things available to them. The Hammond Landowners Association has a website and email address.

The email address is:

hla@hammondlandowners.org.

The website url is:

www.hammondlandowners.org.

• General information about the Ranch is available on the website, as well as Board meeting announcements, minutes, the newsletter and a bulletin board. All Ranch residents are welcome to attend Board meetings. The bulletin board is there for sharing information with your fellow Ranchers.

• There is also a roster of residents and their contact information on the website. If you would like to be included on the roster, just email the HLA a note to that effect.

• Recently posted to the bulletin board is a link to a forum for our volunteer snowplowers and road users to coordinate and keep up to date on the current condition of the roads. That forum's url is: www.hammond ranch.proboards.com. Click on the forum name, "Hammond Ranch Plowing and Road Conditions." All are welcome to participate.

• The HLA has available to residents a trespass authorization form. This form is necessary for the Sheriff to pursue any trespass issues in an owner's absence from their property.

• A portion of members' dues goes towards reimbursing road committees for maintenance and improvements to the Ranch roads. There is a specific formula for reimbursement, which is going to be reviewed again by the Board this year. Below is the present reimbursement schedule. All road committees should submit receipts for expenditures regardless of the amounts no later than October 31, as there frequently are left-over monies to be distributed according to the percentages set out in the detailed schedule.

<u>Road Name</u>	<u>2008 Allocation</u>
Aspen	\$ 150.00
Black Bear	150.00
Dale Creek	2,400.00
Dogwood	700.00
Elderberry	150.00
Grey Fox	150.00
High Meadow	700.00
Maple	150.00
Muledeer	150.00
Oak Ridge	150.00
Ponderosa	150.00
Red Fir East	150.00
Red Fir West	150.00
Rocky Road	150.00
Sugar Pine (East)	550.00

• Also available to members is reimbursement for road signs, such as speed limit signs. HLA will reimburse 50% of the cost of approved signs. Just submit a request to the Board and they will advise what signs will be reimbursed.



Our Mission Statement: To provide information, to assist in the coordination of group actions, to determine guidelines and make suggestions in matters relating to development and use of property on Hammond Ranch.

2009 Membership

It is time to renew your membership in the HLA, and if you have not been a member before, to join the Association. Membership dues are \$55 per year, which covers the period from January 1 to December 31.

Please fill in the attached Membership Application, detach and save the Membership Card, and return the Application and your check (made payable to the HLA) in the enclosed envelope.

131 families joined the Association last year, 15 more than in 2007. It would be great to have a larger membership this year. The more the merrier!



From the Chief

HRFC Fire Calls

This quarter, October 1 to December 31, the Hammond Ranch volunteer fire department responded to 16 calls, which consisted of: 9 cancels en route, 3 vegetation fires, 3 medical calls and 1 animal rescue.

Seasonal Fire Safety

Here in Siskiyou County the fire service has two basic seasons, summer (wild fire season) and winter (structure fire season). Fire prevention is important in all seasons. I would like to take a few moments and focus on the present season, winter. According to the U.S. Fire Administration, each year fire claims the lives of 4,000 Americans, injures 20,000, and causes billions of dollars worth of damage. People living in rural areas are more than twice as likely to die in a fire than those living in mid-sized cities or suburban areas. The misuse of wood stoves, portable space heaters and kerosene heaters are especially common risks in rural areas. The United States Fire Administration (USFA) believes rural fire problems can be reduced by teaching people to recognize the hazards. By following some of the outlined precautionary steps, individuals can greatly reduce their chances of becoming a fire casualty.

Wood Stoves

Wood stoves cause over 4,000 residential fires every year. Carefully follow the manufacturer's installation and maintenance instructions. Look for solid construction, such as plate steel or cast iron metal. Check for cracks and inspect legs, hinges and door seals for smooth joints and seams. Use only seasoned wood for fuel, not green wood, artificial logs, or trash. Inspect and clean your pipes and chimneys annually and check monthly for damage or obstructions. Be sure to keep combustible objects at least three feet away from your wood stove.

Electric Space Heaters

Buy only heaters evaluated by a nationally recognized laboratory, such as Underwriters Laboratories (UL). Check to make sure it has a thermostat control mechanism and will switch off automatically if the heater falls over. Heaters are not dryers or tables; don't dry clothes or store objects on top of your heater. Space heaters need space; keep combustibles at least three feet away from each heater. Always unplug your electric space heater when not in use.

Happy New Year to You



Happy New Year to you!
May every great new day
Bring you sweet surprises —
A happiness buffet.

Happy New Year to you,
And when the new year's done,
May the next year be even better,
Full of pleasure, joy and fun.

By Joanna Fuchs
www.poemsource.com

Kerosene Heaters

Buy only heaters evaluated by a nationally-recognized laboratory, such as Underwriters Laboratories (UL), and check with your local fire department on the legality of kerosene heater use in your community. Never fill your heater with gasoline or camp stove fuel; both flare-up easily. Only use crystal clear K-1 kerosene. Never overfill any portable heater. Use the kerosene heater in a well-ventilated room.

Fireplaces

Fireplaces regularly build up creosote in their chimneys. They need to be cleaned out frequently, and chimneys should be inspected for obstructions and cracks to prevent deadly chimney and roof fires. Check to make sure the damper is open before starting any fire. Never burn trash, paper or green wood in your fireplace. These materials cause heavy creosote buildup and are difficult to control. Use a screen heavy enough to stop rolling logs and big enough to cover the entire opening of the fireplace to catch flying sparks. Don't wear loose-fitting clothes near any open flame. Make sure the fire is completely out before leaving the house or going to bed. Store cooled ashes in a tightly sealed metal container outside the home. Finally, having a working smoke alarm dramatically increases your chances of surviving a fire. And remember to practice a home escape plan frequently with your family.

On behalf of your fire department, I would like to wish everyone a safe and prosperous new year

Dave Jenkins, Chief
Hammond Ranch Fire Company



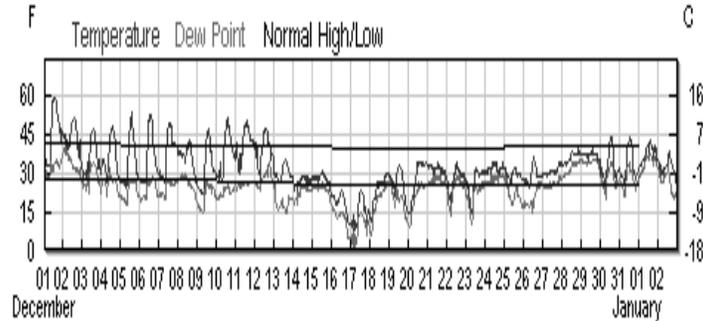
New Year's is a harmless annual institution, of no particular use to anybody save as a scapegoat for promiscuous drunks, and friendly calls and humbug resolutions.

- Mark Twain

Dan's Weather Report

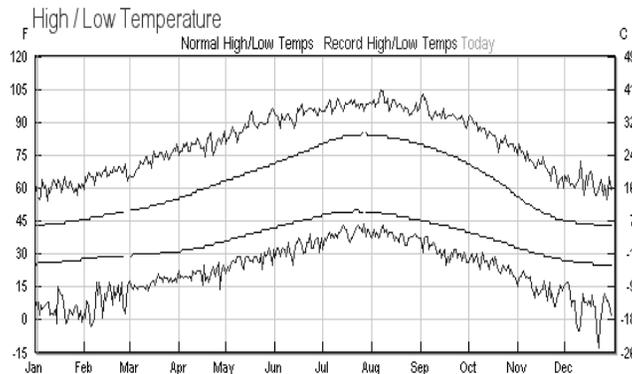
How are the two most distinctive features of winter, snow and cold, shaping up so far this winter? Up through January 3, 2009, snowfall in Hammond Ranch has been less than in any year since at least the winter of 2003-4. At the 4200' elevation, a total of only 37" has fallen, compared to 76", 141", 102", 60", and 66" to date in the each of the preceding winters. Of course, snowfall comes mainly "chunky-style" here and a single storm can convert a previously light winter into a heavy one. There is still a lot of winter yet to come. On the average (based on those previous winters), the total snowfall by January 3 is only 35% of what might be expected for the whole winter.

The temperature, on the other hand, has been unusually cold, particularly in the stretch from December 13 to December 29. In that period, the maximum daily temperature was always below normal and frequently below freezing, and the minimum low temperatures were in the teens or less. See the graph below, a continuous trace of the temperature for December (heavy squiggly line), as recorded in Mount Shasta City. As usual, subtract a couple of degrees for the corresponding readings in Hammond Ranch, due to the higher altitude here.



The meaning of "normal high/low" (straight heavy lines) is just the average over many years. Exceeding the normal range in either direction is completely "normal". In fact, *never* exceeding the "normal" would be highly *abnormal*. Likewise, record-breaking deviations are common. For example, if temperature records had been kept for 100 years, the chances of setting a new temperature record on any given day would be 1%, and three or four such "record-breaking" days would be entirely expected each year. A year in which no records are broken would be highly unusual, perhaps even "record-breaking" by itself.

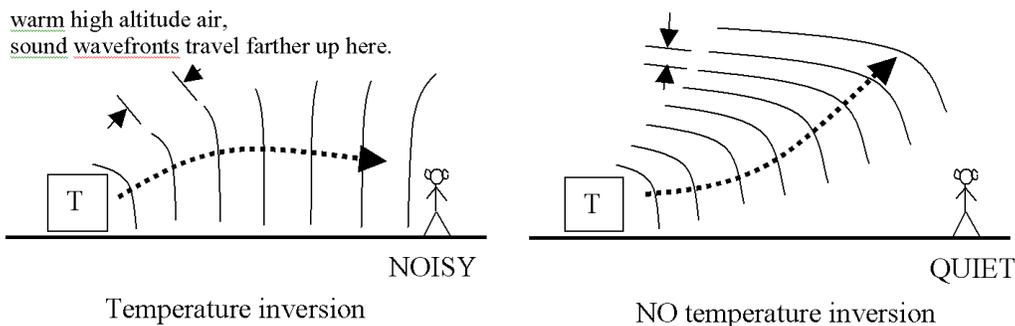
"Normally," the coldest temperatures of the year occur here in the last week of December and the first week of January (see graph below). The normal low temperatures do not rise very rapidly until the beginning of April. This accounts for common heavy snowfalls well into April. But the longer daylight hours and the more rapidly rising normal daytime temperatures melt the snow more quickly in mid and late winter than in December and January.



The late December cold wave this year followed a long stretch of above normal temperatures in November and early December. One interesting feature of such warmth, particularly common in November, is a temperature *inversion*. In November, the low sun does not do a good job of heating the ground, which then cools off a lot at night. The cool air then flows down the mountainsides and accumulates in the valleys. But the air at higher altitude, not near the ground, remains relatively warm. Normally, as the sun heats the ground the next day, the air at ground level heats up too. Then that air rises, expands under the lower pressure of higher altitudes and cools down. But if the air already above is relatively warm because of a temperature inversion, the rising air will find itself cooler (and thereby denser) than its surrounding and sink back down. The result is very little vertical mixing of air.

This process has an unpleasant consequence: it traps in smog. This is a real problem in the Central Valley and especially around Medford. Fortunately, it is not a big problem here because there are fewer sources of air pollution to be trapped; it just looks a little hazy. But another unexpected consequence of temperature inversions is quite noticeable here: it makes the freeway (I-5) sound louder!

The reason is that sound waves travel slightly faster in warm air than cold air. If the air is warmer at higher altitudes, the upward-angling part of a sound wave emitted from a big truck (T) on the freeway travels faster than the part of the wave that stays in the cooler air near the ground (see diagram below). This curves the sound wave back toward the ground, where we can hear it. Conversely, if there is no temperature inversion, the upward-angling part of the sound wave travels more slowly in the colder air up there, and this curves the sound wave upward and out of earshot.



Hammond Landowner Road Easement Rights

[A Hammond Ranch landowner recently asked whether Hammond landowners may travel anywhere they wish on our private road system. The rights of landowners to use the road easements is a concern to many. The conventional wisdom has been that ownership of an easement does not include the right to use all of the Ranch roads generally, that easement rights are only from the property owned to the closest public road, that is, for ingress and egress. The following information has been discovered and is reported here.](#)

Historically, Hammond Ranch lots were sold by deeds which described the lot by reference to a parcel map. The parcel map showed the lots and the roads. The roads are described on the legend of the original Hammond Ranch parcel map as "Permanent Road Right-of-Way".

Miller & Starr's California Real Estate 3rd (a respected California treatise), Section 15:26, states that when a lot conveyed by a deed is described by reference to a map, the grantee (owner) has an easement across other streets in the subdivision that are material to the granted parcel. The extent of the private street easement is not limited to the streets immediately adjacent to each lot. The lot owners have private easements in all of the streets depicted on the map that may be convenient for their use. (The authorities cited are the cases of [Danielson vs. Sykes](#) and [Tract Development Services vs. Kepler](#).)

[Danielson vs. Sykes](#), 157 Cal. 686, is a 1910 California Supreme Court case. In that matter, a landowner of two lots put a fence across an alley that ran between the two lots. The Supreme Court ruled that the owner had no right to close the alley. The Court said if a map exhibits streets and alleys, it necessarily implies or expresses a design that such passageway shall be

used in connection with the lots and for the convenience of the owners in going from each lot to any and all of the other lots in the tract. The Court also said the prevailing doctrine seems to be that the technical right extends to all the streets and will be enforced with respect to all the streets which a particular owner has occasion to use, but that the closing of a remote street which can be of no material benefit to the particular lot in question will not in general be enjoined.

[Tract Development Services vs. Kepler](#), 199 Cal. App. 3d 1374, is a 1988 California Appellate Court case. In that matter, a landowner claimed an easement over a street over which another owner had built a fence down the middle. Relying on [Danielson](#) and other authorities, the Court ordered removal of the fence and damages. The Court said that if the map exhibits streets and alleys, it necessarily implies or expresses a design that such passageway shall be used in connection with the lots and for the convenience of the owners in going from each lot to any and all the other lots in the tract. The making and filing of such a plat is the equivalent to a declaration that such right is attached to each lot as an appurtenance.

This newsletter and Hammond Ranch Landowners Association cannot give legal advice. There is no known court case involving Hammond Ranch road easements. However, this unofficial reading of the materials is the best information we have today, and they certainly suggest that the answer to the question is, Yes, landowners can travel anywhere they wish on Ranch roads.



In case you are wondering what that big green fence is in the meadow off Old Stage and Dale Creek Road, it's a snow fence. Karl Tiefert was kind enough to do a lot of research and headed the project to install it. Below is his article explaining the fence.

Thank you, Karl, for all your efforts.

Snow Fence

Well, it finally happened. We installed 600 feet of snow fence in the big meadow northeast of Dale Creek Rd. The impetus to this experiment was last winter's huge snow drift that covered (blocked off) Dale Creek Road and required heavy equipment to be brought in at the cost of almost \$1,600. At this point, it is still subject to a "real-time conditions evaluation" and perhaps adjustments.

Snow fences, to protect roads and highways from being covered by snow drifts, have been used in Europe, Asia, and in some US and Canada States/Provinces for a long time. Because of this, there is lots of how-to information available, which helped significantly in designing our fence. All available sources are in agreement that snow fencing can prevent snow drifts from forming on unwanted areas and also increase visibility and safety on roads. A well-planned/installed snow fence provides a cost-effective solution to blowing snow problems and can be an excellent long-term investment. Records show that mechanical snow removal costs many times more than trapping snow with fences.

How a Snow Fence Works...

A snow fence does not block the snow. It creates drifts rather than prevent them. Snow drifts form wherever wind speed decreases. So the basics of drift control is to slow the wind speed down in the area where one wants the snow drift.

Very important in designing the snow fence is choosing the correct fabric. For best performance, it should have a porosity of 40% to 50%. This pattern causes most blowing snowflakes to slow down and fall to the ground, on the upwind as well as the downwind side of the fence. Most of the snow deposits (about 85%) occur, however, on the downwind side. Another critical factor is the set-back distance from the road that needs to be protected. This should be at least 35 times the height of the snow fence.

Now we have to wait for a significant winter storm and evaluate the performance of our snow fence. This will tell us what changes (if any) are needed. I am confident, however, that even if changes are needed, with a few iterations, we will end up with an effective, well-working snow fence.

Thanks are due to the volunteers who helped building the fence: John Brennan; Pat Olson; Paul, Bennett & Lindsey Zwetsloot; Markus Tiefert; Tom Wearing and Janet Zaleski.

Last, but not least, we need to complete the financial part the project. Overall, there are 49 landowners who will potentially benefit from it. The total material cost came to \$ 1,590. The contributions from those landowners to date are just shy of half of this amount. A big "Thank You" to all who already mailed their share. If you haven't sent your contribution yet, please do so at your earliest convenience.

Karl Tiefert



Calendar

HLA Board Meeting – Second Tuesday of every month, 7:00 p.m. The location is available on the website or from any Board member.

HLA Annual General Meeting – First Saturday in November 2009, 11:00 a.m.

Siskiyou County Board of Supervisors – First, second and third Tuesdays of every month, 10:00 a.m., County Courthouse, Yreka.

Weed Planning Commission – First Wednesday of each month at 7:00 p.m. at City Hall, Weed.

2009 Board Members

President	Erich Ziller	938-4993
Vice President	Pam Scott	938-3700
Secretary	Tom Wearing	938-4288
Treasurer	Sally McGraw	938-4326
At-Large	Dan Axelrod	938-1859
	Sal Cutrona	938-0777
	Eric Ricohermoso	859-0792

The HLA Board of Directors cares about and wants to hear members' opinions, suggestions and ideas. We invite you to attend any meeting and address any issue.

We also encourage members to write to us and create a dialogue on topics of interest to Hammond Ranch landowners. The Board members can be reached by phone at the numbers listed above, by snail mail c/o HLA, P.O. Box 795, Mount Shasta, CA 96067, or via email at hla@hammondlandowners.org.



Caution! Do not read this newsletter and drive at the same time. Our icy roads are very dangerous at this time of year!



Moving?

*Please send changes of address
to ...*

The Shasta Scene
c/o HLA
P.O. Box 795
Mt. Shasta, CA 96067-0795