

Wilderness Watch

Meeting Dates

- 1st Tues., 7:00 PM, Water
- 2nd Tues., 7:00 PM, Common Area
- 2nd Wed., 7:00 PM, Roads
- 3rd Tues., 7:00 PM, Board

April 2007 Volume XXVII, Number 4

WROA on the Web: WWW.WROA.ORG

Crossover Project Is Underway

Nearly 4,000 feet of water main line is slated for replacement this summer in what we commonly refer to as the 'crossover' project.

This line is the single artery that supplies the whole north side of Wilderness Ranch.

Approximately half of the work will take place in the common area while the remainder will be on Evergreen Place and a short section of Evergreen Drive.

Butch and I and our engineering firm (Pharmer Engineering) recently met with DEQ to discuss the project approach. DEQ submittals are pending.

Only a few residents will be directly affected by construction but all residents should expect a temporary boil order.

The work should take approximately one week to complete. Details will follow in the coming months.

Another long-term effort is coming to a close. Our Lucky Peak Reservoir storage contract has been signed by Wilderness Ranch and New Union Ditch Company and returned to the U.S. Bureau of Reclamation for final execution.

You may recall that this contract provides us with 200 acre-feet (65 million gallons) of water that can be surrendered if (or when) the Boise River Water Master requires curtailment for senior downstream users. Thanks to the many who helped on this initiative over the years.

Jeff Root, Water Committee Chair

Spring Is Here. Are You Ready?

Wow... we had quite a light winter up here on the mountain this year. Though some areas still have some icy patches in the shade, the Ranch for the most part is warming up and drying out. As the spring bug hits early, here are a few items to consider before building, planting and cleaning.

To Build or Not to Build

The WROA Covenants, Conditions, and Restrictions (CC&Rs) require that all property owners submit for approval all projects on the exterior of their homes.

This includes new construction, fences, dog runs, exterior remodels, storage sheds, barns, outbuildings, decks, or garages, exterior painting / staining (including repainting and restaining) of buildings, fences, etc. So if you have a construction project planned, you need to fill out an ACC Project Submission Form (available online at WROA.ORG).

If you have any questions or want to obtain further information, check out the Architectural Committees information online at WROA.ORG, or you can contact the ACC chairperson at 331-8238.

Breakfast on the Mountain

You're up at the crack of dawn, coffee in hand and a bite to eat. As you look out your window enjoying the view, you might discover that you're not eating breakfast alone.

While most of us are thrilled by the prospect of having the elk so close, if you're new to the Ranch, you might wonder what landscaping route you should take. Before you rush out and buy your favorite perennial, double-check to make sure that it's NOT on the buffet list of our local, furry residents, the elk and deer.

The best recommendation here is to check with your local nurseries

before buying an appetizer for our fauna. You can also cross-check prospective plants in the Sunset (Western edition) Garden Book for the most likely deer and elk resistant ones.

And, there's no better statement to what perennials and trees thrive best, than to check with your neighbors.

Just remember that nothing is fool proof. For over seven years the elk and deer didn't seem to like the variety of lawn grass we chose, and yet, over the last couple years, they've acquired quite a taste for it. A subtle reminder that if it grows, it might get nibbled on.

Not All Garbage Is the Same

We like to print this bit of information each spring as you begin to think about cleaning out the garage cabinets and potting shed.

The following items should NOT be included with your normal household garbage pick up by Boise County Sanitation: stain, paint and paint thinner products, herbicides, pesticides, fertilizers, oil, and other similar products.

For specific information on trash collection for Wilderness Ranch residents, contact Ken Wells at 344-4418.

For more information on disposing of used oil, appliances, vehicles, tires, antifreeze, paint, brush and yard waste, furniture and mattresses, call Boise County Solid Waste Department at 208-793-2447. Hours of operation for Idaho City Collection Site – Wed. and Sat. 9-5 p.m.

*Shelly Slater,
Welcoming Committee Chair*

Spring Road Maintenance Has Begun

Spring work was started last week. Some roads, culverts, and cross drains that are in shaded areas, particularly on the north side of the Ranch, were not worked on due to their still being frozen. We will be scheduling the completion of spring work in the next week or two.

Hopefully, by the time you read this, a new road contract will be completed. The proposal was given to the board at the March 20 meeting. The contract proposal was to be reviewed by the WROA attorney. As of Saturday evening, March 24, I have no word on the results of that review.

The Evergreen project does not look like it will be as extensive as originally thought. We currently believe it can be rectified without a total rebuild of the affected segment. It is still too wet and soft to do much more than has been done to date, but as soon as it dries out we will continue the work. The good news is we will have more dollars available for other maintenance projects this summer.

We are planning on completing dust abatement this year in mid to late May, if conditions permit. Those of you who wish to have the road in front of your home done need to make this known to a Road committee member. Please don't assume we know who you are just because it was done in the past. We will need your name and address.

We have a list of maintenance items to deal with this summer. We will begin those as conditions permit. Even though it has been very mild lately, it is only late March. We can still get lots of spring weather in April, and most projects will need to be done when it is dry.

That's all this month.

Tim Schaaf, Road Committee Chair

Annual Meeting Is Tuesday, June 26, 2007

The WROA board of directors scheduled the Association's annual meeting of the membership for Tuesday, June 26. The meeting will begin at 7:00 P.M.

All members are invited to attend! Your participation in discussion and your vote for new board members is important.

Expect to receive your meeting packet by the end of May. This will include the official notice of the meeting and a revocable proxy with which you can vote for board members.

Lesley Bahner, Elections

WROA Regular Board Meeting Minutes, February 20, 2007

The Board of Directors of the Wilderness Ranch Owners Association, Inc. met in regular session at the Fire Hall Training Room on 20 February 2007. The meeting was called to order by John Saucerman, chair of the meeting, at 7:05 P.M. Directors present: John Saucerman, vice president; Lesley Bahner, secretary; Dick Burgman, treasurer; and Sandy Moser, member-at-large. Paul Bucca, president, was absent.

Agenda

The agenda for the meeting was presented and approved with changes.

Minutes

The minutes of the 16 January 2007 regular board meeting were approved by unanimous vote.

The minutes of the 31 January 2007 special board meeting were approved by unanimous vote.

Request of Owner of Lot 7, Sub 4. Jack Kimbriel, the owner of Lot 7 in Sub 4, appeared before the board. He said some time ago he had asked the board and received its approval to transport water across his property and onto an adjacent parcel, Government Lot 3, which he owns, and use water from a hookup into the Association's water system on both 4-07 and Government Lot 3. Now Mr. Kimbriel is asking to modify his request: He would like to subdivide Government Lot 3 into two portions for two residences and split the water between the two houses and not use water on 4-07 through which the driveway to the two houses would pass and on which no structure would be built. If the board approves this arrangement, he would sell his Wilderness Ranch lot and a part of Government Lot 3 to Tony Sambosky. In response to a query from the board, Mr. Kimbriel said "it would

only be fair" for the owner of the other part of Government Lot 3 (himself at present) to pay the road maintenance fee for using Association roads to access his property once he, or a subsequent owner, builds on the property; he would have an easement to cross 4-07. The board said it would take Mr. Kimbriel's request under advisement with Mike Creamer, WROA water rights attorney; the board would respond to Mr. Kimbriel as soon as possible.

Water Committee Report

Butch Anderson, water supervisor, reported Evergreen Drive at the location of the excavation to find the frozen water main, is a mess and the line is still frozen. The three residences on the frozen line

WROA Important Numbers

Board of Directors

President: Paul Bucca	345-2767
Vice President: John Saucerman	336-2023
Treasurer: Dick Burgman	424-9275
Secretary: Lesley Bahner	344-9979
Member-at-Large: Sandy Moser	345-6373

Committee Chairs or Contacts

Water: Jeff Root	381-0223
Roads: Tim Schaaf	388-4686
Facilities: Linda Bucca	345-2767
ACC: Skip Wehner	331-8238
ACC: Ineke Ashley	368-0248
ACC: Paul Heim	344-5700
Welcoming: Shelly Slater	331-1369
Communications: John Fiedler	344-9979
Common Area: Mark Moser	345-6373
Elections: Lesley Bahner	344-9979

Other Numbers

Accounting: Cindy Desler	345-9797
Mail Box Keys: Cindy Desler	345-9797
Any Emergency on Ranch	911
WROA HotLine	342-4554
Water Emergencies: Butch Anderson	424-3352
Trash Collection (Ken Wells)	344-4418
Boise Cty Sheriff (non-emergency)	392-4411
Ambulance	1-800-632-8000
Life Flight	1-800-521-2444
Highway Emergencies	1-800-233-1212
Basin Elementary School	392-6631 / 392-6632
Idaho City High School	392-9948 / 392-9949

have water through other means: one from a surface line and two from tanks with pumps that get refilled once a week. One hundred and seventy-five feet of the water main was replaced. Butch said he had no plans to dig up the road again.

Butch reported fixing a nasty leak today that shut down service to those residents on Meadow Lane, Crossover, Station 2-1; the leak has been fixed and the distribution system is currently refilling. He added a blowout valve to make maintenance and repair easier in the future. He said he was aware of a small leak on Skyview.

Butch said he and Jeff Root, Water Committee chair, had met with Pharmer Engineering to discuss the Crossover project. Pharmer said they have contacted Monty Marcus at DEQ who said he would get back to Pharmer when he could get to them. Pharmer is working on what it can until they have a meeting with DEQ. Butch remarked that replacing the Crossover line will be difficult especially since there is no place to put material.

Dick said the Lucky Peak Storage contract is ready for signature based on a letter from US Department of Interior Bureau of Reclamation he received today. Lesley said she would scan the letters and distribute them by e-mail to the board and Water Committee for review.

Sandy reviewed the steps that lead up to the special meeting of 31 January, specifically noting the issue could have been addressed by the Water Committee and did not require board involvement. The board agreed that each board member who gets a complaint should pass it on or redirect it to the appropriate committee chair or board liaison.

Road Committee Report

Tim Schaaf, committee chair, reported that at its last meeting Fran Hood, a friend of the committee, presented a management plan for review. He said the plan was met with enthusiasm and assignments were made. He noted that with complaint logs, maintenance logs, and weather data, we can better anticipate maintenance problems.

Tim reviewed his proposals for relocating the sand shed to the four-corners, with a structure big enough to hold 150 to 200 yards of sand and access for a large tandem truck; relocating the newspaper boxes to the Mail Center; and building a new, aesthetically pleasing school bus shelter on Tom Nicholson's property adja-

Consider Becoming a WROA Board Member

Two directors on the WROA board of directors are completing their two-year term. Please consider serving your community in this way by running for election.

If you would like to make an important contribution to the management of the Ranch, get in touch with Lesley Bahner at 344-9979 or at lesleybahner@oreon.net.

Lesley Bahner, Elections

cent to Rush Creek Road. He said he had asked Harry Blodgett for bids on these three projects. Dick said a locked box for newspapers at the Mail Center was not feasible because the delivery person wouldn't know who was not picking up his/her newspapers. A new structure for the newspaper boxes as approved by the board is on hold pending funds from Powder River.

Tim said it could cost between \$20,000 and \$30,000 to properly repair the section of Evergreen Drive between #17 and #50 using geotextile and compaction; he plans to start as soon as the road surface dries, probably around 1 April. Tim said he plans to have the bridge at Rush Creek Road resurfaced in early June; it will cost between \$10,000 and \$14,000. He wants to apply dust abatement earlier this year, by mid-May at the latest.

Lesley asked about keeping the Middle Road open year-round for secondary and emergency access should Evergreen Drive be closed. Tim said it would be very expensive to keep the road open in the winter and it is maintained as passable from spring through fall.

Tim informed the board that the partners of Powder River may be splitting with Buck Cox, partner, leaving the area and taking much of the equipment and Tom Thomure, remaining partner, is staying in the Boise area and would maintain the Association's contract. Tom would buy new equipment and in order to make the deal financially feasible and solidify his request for financing with his bank, he would like WROA to extend Powder River's contract for another three and a half years (for a total of five years). The board asked which party is keeping the corporate entity and questioned the status of the contract should Tom start a new company, with a different name. Although the board stated its satisfaction with Powder River's performance, the board mentioned its desire to put the

next contract out for bid as members thought this would ensure the Association is getting good value and inquired if it was possible to do that and have a contract awarded by 1 August. Tim said the committee will "dust off" the previous RFP and begin to define the scope of work.

Sandy brought to the Committee's attention the filled sediment pond at Whitehawk Way, via the letter sent to President Paul Bucca from Carrie Wiss and John Kubisiak. Tim agreed to monitor the situation and arrange to have the pond dug out and the material removed from the drainage when it thaws.

Communications Committee Report

Lesley, committee liaison, said the 2007 telephone directory would go to the printer on Friday.

Welcoming Committee Report

Sandy said there was nothing to report this month.

Common Area Committee Report

Lesley reported the committee is preparing for the thinning project so that we are ready to proceed when the price of logs make the project feasible. The committee developed a list of things to do: Increase the area to be thinned to a total of 245 acres that should produce one million board feet, develop a contract for the helicopter operator, identify and prepare an area to stage logs, identify an area for equipment and helicopter maintenance, arrange for TSP to mark and cruise the additional acres, contact adjacent property owners to make sure we haven't marked trees on their property, arrange for maintenance of the Middle Road for logging trucks, and be prepared to apply dust abatement if necessary. Carrie Wiss will contact TSP; Lesley will prepare a list of property owners and draft a letter to

be sent to them.

Carrie said WRFPD has \$4,000 for Firewise projects at Wilderness Ranch. She would like to use the money to clear brush from private property along the roadways and she will contact eligible owners. Carrie will also work on identifying a new slash drop off area.

ACC Report

Sandy reported no submissions since the last board meeting although there have been several questions on ACC guidelines.

Facilities Committee Report

No report.

Financial Report

Cindy Desler, WROA bookkeeper, presented her report. She stated financial reports as of 31 January 2007 were e-mailed to board members and some committee chairs on 13 February 2007. These reports were reviewed by the board. The percentage of monthly dues accredited to Water was increased from 61% to 69% based on the budget for fiscal year 2008. Dick will ask Mary Pawek, WROA's accountant, to balance the check-book more regularly and follow up with her on the outstanding accounting questions. Cindy will distribute the separate P & L for Water at our next meeting.

Cindy reported the balances in the Idaho Independent Bank accounts as of 20 February 2007 are: checking, \$63,824.02; savings, \$140,118.19. The two CDs with Wells Fargo Bank total \$100,751.64; the two CDs with Key Bank total \$100,000. Accounts Payable is \$6,013.66. The invoice from Western States will be reallocated to different Water System general ledger accounts.

Cindy reported the past due notifications for January: ten 30-day past due notices, two 60-day letters, one 90-day letter. She

Submission Information

The *Wilderness Watch* is the primary vehicle for communications between Wilderness Ranch owners and the WROA board and committee chairpersons. It is usually published monthly.

Materials for the *Wilderness Watch* should be e-mailed to John Fiedler at johnfiedler@oreon.net and to Lesley Bahner at lesleybahner@oreon.net, faxed to 208-381-0944, or mailed to 195 Wilderness Way, Boise, ID 83716. There may be room to publish your photos, but it is not always possible. The deadline is the last day of each month for next month's issue. Submit materials longer than 75 words by e-mail, on CD, or on diskette. You should receive acknowledgment that your submission has been received.

Subscriptions are \$9.00 a year, \$25.00 for three years, payable to WROA, Inc.; please mark your check clearly.

said three owners are close to receiving water shut off notices, and, after discussion with the board, she will prepare a lien against one of these owners.

Cindy said water bills based on estimated readings would be mailed on or about 27 February 2007. Butch said once we have actual readings, he would need to make adjustments in some bills since for maintenance and repair work this winter, he has had to run a lot of water through individual meters and these owners should receive some credit on their bills. It was agreed the committee would review affected accounts and make appropriate adjustments without needing board approval.

Cindy reported unemployment insurance reported on state Form 020 and federal Form 940 were mailed on 22 January; and 1099s were mailed on 23 January. She said two properties have changed hands in January. She asked board members to let her know when they are out of town.

Old Business

Safety and Health Management Program. Finding little consensus, the board tabled discussion of the draft version of the *Safety and Health Management Program* and decided to schedule a special meeting to continue the discussion.

Publication of Delinquent Owner Names. Tabled given the late hour.

Insulation for Pole Shed. The estimate for the installation of insulation and sheet rock at the pole shed was tabled pending clarification of the \$535 estimate received.

Newspaper Boxes. The board discussed a newspaper box design that would allow it to be moved should the four-corners no longer be a suitable site and it would wait to hear back from Tim Schaaf regarding Powder River's \$500 commitment. Dick said he may be able to get more money from the Idaho Statesman.

Sand Shed. The board expressed concern about the size and appearance of a sand shed at the four corners. Board members discussed the tradeoffs between a large shed that could hold enough sand for the winter and enlarging the current sand shed which is accessible all year round by expanding into the school bus shelter and perhaps further into the easement.

School Bus Shelter. The board discussed the need for a school bus shelter, and if needed, if it should be enclosed and heated. Members also questioned

whether traffic congestion would be alleviated by putting the shelter on Mr. Nicholson's property, in the area beyond the school bus turnaround. It was decided to survey parents and involve the school district's school bus coordinator. John will follow up with Tim Schaaf about this.

Archives Update. Lesley said there was now an e-mail address — archive@wroa.org — that board members and committees could use to send her documents that should be archived. She will develop a spreadsheet for archived documents that would be available at WROA's Web site.

New Business

Wilderness Ranch Fire Protection District Lease Issues. Tabled as no one from the Fire District was in attendance.

Policy for Hiring Employees. Sandy said that hiring and firing decisions should be made by the board as board members are covered by an employment practices rider on its errors and omissions policy. She is researching an employment practices rider for its general liability policy.

Sandy also suggested setting up a job description for a part-time-helper position and establish a call list of interested and qualified individuals from which the water supervisor and board members could engage workers when needed. She suggested the Association should consider hiring a full-time person for water, instead of using several part-time assistants. Butch suggested to make this idea feasible, the Association should consider doing its own road maintenance in addition to the water maintenance. He's concerned he may not have enough full-time work for a person just assisting with water maintenance. In the ensuing discussion, the board thought it would be a good idea to have a brain storming session to discuss long-term planning and management issues at a special meeting.

Sandy made a **motion** to ratify the hiring of Harry Blodgett as a part-time, occasional employee. Dick seconded the motion and it passed unanimously.

Owner Comments

Mobile Coffee Stand CUP. Sandy said the Association had received a Conditional Use Permit application from Boise County Planning and Zoning for a mobile coffee stand to be located at the entrance to Daggett Creek Road. Lesley said she would prepare a notice for posting at the Mail Center to inform residents should

they want to comment or attend the hearing.

Executive Session

The board convened in executive to discuss legal issues.

Regular Session

The board reconvened in regular session. Lesley will ask Cindy to record the Order of Default and Default Judgment against Michael Ifft with Boise County; invoice Mr. Ifft for \$1,649 as of 8 February 2007, be prepared to file a lien against his property should he not pay within 30 days; and get his bank information.

The meeting was adjourned at 11:28 P.M.

*Respectfully submitted by Lesley Bahner,
Secretary*

Owners in Attendance: Cindy Desler, Tim Schaaf, Butch Anderson, Jack Kimbriel.

Guests in Attendance: Joseph A. (Tony) Sambosky and Bruce Worman, Mores Creek Rim HOA.

WROA Special Board Meeting Minutes, February 27, 2007

A special meeting of the board of directors of the Wilderness Ranch Owners Association, Inc. was called by the president for Tuesday, February 27, 2007 at 7:00 PM under Article 5, Section 2 of the WROA by-laws. Notice was given by e-mail to all directors on February 26, 2007.

The meeting was called for the purpose of addressing the termination of the Powder River road maintenance contract and to discuss the proposed safety and health management program.

The meeting was held at Oreon Inc., 195 Wilderness Way, and was called to order by Paul Bucca, chair of the meeting, at 7:09 PM. Directors present: Paul Bucca, president; John Saucerman, vice president; Dick Burgman, treasurer; Lesley Bahner, secretary; and Sandy Moser, member-at-large. Also in attendance were Tim Schaaf and Kiere D'Annunzio, Road Committee members; Butch Anderson, WROA Water Supervisor; and Jeff Root, Water Committee Chair.

Dick made a motion to waive the three day notice of this special meeting as required under Article 5, Section 2. The motion was seconded by John and, with all directors voting, it passed unanimously.

Road Maintenance Contract

Tim Schaaf, Road Committee chair, related his recent conversation with Tom Thomure, a partner of Powder River. Tom confirmed he and Buck Cox are spitting up as partners in Powder River and he will be forming a new company named T & S and Buck will relocate Powder River to Yellowpine. Tom said he would be working as Powder River until 31 March. Tim said he asked Tom specifically if he was still interested in the Association's business and Tom's response was "Yes." Tom explained he is currently managing the WROA contract and he has two new employees and they are learning what needs to be done. Tom said in the past he has worked on the south side and he is not as familiar with the north side. Tom told Tim he would like to have a five year contract with WROA under the current pricing schedule; this would help him secure financing for the equipment he intends to purchase.

Tim said he would like the board to consider doing some things differently when a new contract is awarded: During the five month winter season, pay the contractor a monthly retainer, estimated to be \$5,500 per month; leave a piece of equipment on the Ranch the rest of the year in order to respond quickly to seasonal situations estimated at \$3,500 per month or \$24,500 for seven months. With a retainer, Tim said the decision to call out the contractor if less than four hours of work needs to be done, is made much easier. With all the retainer fees in place, any work completed would be deducted from the already banked retainer fees.

Tim noted the rate for a grader in Boise is \$140 to \$160 per hour compared to \$95 per hour Powder River currently charges. Tim said he would iterate to Tom the specific needs of the Association to ensure T & S would purchase the appropriate type and size of equipment. Tim said T & S would be willing to use radios to establish communications between Association personnel and the contractor.

Kiere said she sees that Tom is working hard and willing to do the kind of job we want and those currently doing the job are well along the learning curve. John said he was interested in building a relationship with a contractor.

Tim said the Road Committee would also like to see new language in the contract related to BMP's as the Association adopts them and adjust billing to reflect the new

management practices the committee plans to initiate. The board said T & S would have to provide proof of general liability and workers compensation insurance as well as a contractor's license (RCE number) before being considered for a new contract.

Tim said he would request a letter from Powder River officially informing the Association it is terminating its contract as of 31 March 2007.

John made a motion to enter into negotiations with T & S for a road maintenance contract beginning 1 April 2007 and ending 30 September 2012. Lesley seconded the motion. After discussion, Sandy made an amendment to the motion adding, because the Association is facing termination of the contract by the vendor. John seconded the amended motion. After further discussion, Lesley made an amendment to the amended motion by adding, and because the Association does not have time to put out the contract for bid and award it before 1 August 2007. John seconded this amendment to the motion. The twice-amended motion passed unanimously.

Tim said he would begin developing a contract and would keep the board informed of its progress. The board expressed its desire to have a contract ready for signature at its 20 March regular meeting.

Safety and Health Management Program

Paul began the discussion by asking two questions: Do we want to have a safety and health management program; and if yes, how do we go about doing it.

John stated he has consulted with two safety people and he determined we are legally obligated to have such a program in place since we have employees; if we don't have our own policy, we could be fined and we would fall under OSHA's program which is much more stringent; he would like subcontractors to provide their safety manuals before working for WROA; and he would like the Association to provide Butch Anderson, water supervisor, with competent person training. Jeff Root, Water Committee chair, stated the law is well defined in three areas we encounter at Wilderness Ranch: trenching, chemicals handling, and confined spaces; he suggested we implement tailgate safety meetings with subcontractors. Butch said such a policy protects the board and shifts liability onto him person-

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Save This Date!
 Tuesday, June 26, 7:00 P.M.
 for WROA Annual Meeting

ally. John said the biggest item for OSHA is paperwork. Jeff said we could do an annual review for safety and many OSHA requirements, i.e., MSDS, are already in place at the water treatment plant. It was noted adherence to a program could be costly, both in terms of equipment purchases and time consuming paperwork, and many safety points are covered in WROA's personnel manual.

The board agreed to continue developing a safety and health management program. Lesley said she would edit the current working document by cutting out the parts that do not apply to Association work situations, and then pass it to John for more editing.

The meeting was adjourned at 9:36 PM.

*Respectfully submitted by Lesley Bahner,
 Secretary*

Ads et Cetera

By WROA policy, ads should be submitted by the last day of the month

preceding publication. Resubmit ads each month they are to run.

Need a Plumber? Call "Soler Plumbing." Remodels, Gas Piping, Water Heaters, Bathroom Additions, Toilet Repairs & Replacements, and Garbage Disposals. Dependable & Quality Work You Can Count On. Licensed, insured and bonded. So... if you Gotta Leak! Let "Soler Plumbing" take a peek! Call 343-1307 for service. (4/07)

Your local WROA resident 'Real Estate Agent' — Assisting you with Buying or Selling your Home, offering FULL SERVICE Listings of 4% to WROA residents. Feel free to contact me with any questions, always glad to help! Paul Heim, AllPro Realty Group. 794-8175 cell, 344-5700 home office, or visit me at www.Paulsidahohomes.com. (4/07)

Heating, Air Conditioning and Gas Appliance Repair — Ron's LP Gas Repair. Locally owned and operated. Reasonable rates. 10% discount on parts and labor with maintenance agreement. Licensed, insured and bonded. Weekday, evening, and weekend service available. Call 429-9949. (4/07)

Speak Out!

"Speak Out!" letters are published without editing (what you write is what we print!); no letter will be printed without the name and address of the writer. Topics should be of interest to WROA members.



No letters this month.