

Ranch at the Canyons ~ Q & A

The HOA is \$1,525 per month. What does that fee cover?

All farm and ranch activities on 600 acres of irrigated EFU zoned land owned tenancy in common with 46 land holders. This maintains the low assessed value of Landholders homes and acreage. The monthly assessment provides upkeep on three public buildings; the Old Winery Clubhouse (OWC), our wedding and agri-tourism venue, Tuscan Stables (TS) and the Cavallo Equestrian Center. It pays for one to two full time employees plus seasonal irrigators.

How many employees are at the ranch?

One to two full time and up to three or four during the irrigation season.

What is the cost of keeping a Horse at Cavallo?

Currently \$110 per month. Costs are adjusted based on a yearly appraisal. Owners take care of their own horses including feed and cleaning. Ten stalls are available. Five or six are occupied now.

Who manages the HOA at RATC?

We are currently self managed. We have a board of directors consisting of five land holders.

How many acres is the ranch?

1,700 acres including 600 acres irrigated on the west side of the Crooked River and 550 acres on the north side of Smith Rock state park which is co-managed by the Deschutes Basin Land Trust. We own 2 ½ miles of the Crooked River.

How many miles of Trails are at the Ranch?

Too many to count. Probably around 20 miles of trails and many acres of irrigated pasture you can ride across to access trails, ditch rider roads, cross the river in two locations, and 550 acres of private land trust acreage on the north side of Smith Rock.

How many homes are built at the ranch?

27 of the 46 home sites are built on plus two under construction, and two in Design Review.

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What percentage of owners are full time at the Ranch?

About one-half.

What is the process to reserve an event space at the Ranch?

OWC can be rented at favorable rates for Landholders. Carrie Blunt, a Landholder, manages agri-tourism events and bookings at OWC. Our association has two websites; ranchatthecanyons.com for events and theranchatthecanyons.com for owners.

How many public weddings are allowed at the Ranch each year?

Our permit allows for six events per year. This generates over \$120,000 a year income for the association.

How many acres of water rights do you manage?

Six acres. The ranch provides irrigation water for five acres including pop up rotators to the east of our home that we can turn on and off. We irrigate one acre from our domestic well around our Building Zone..

How many animals are allowed at the Barn at this property?

We are the only land holding ranch property in the canyons which is permitted to have a barn. Article III, Section 3, page 11 of the CC&R's states that; "the owner of such landholding shall have the right to use the barn to keep a reasonable number of such owners' horses. "

What is your favorite thing about your home?

We feel like we are living in a national park. Hand stacked rock walls and stone steps lead to 360 degree postcard views. We are a fire-wise home surrounded by green irrigated pastures. Our Norman designed and built home is a western lodge with a historic barn and bunkhouse.. Master on main with private access upstairs for guests or boomerang kids. Abundance of wildlife including bald and golden eagles, peregrine falcons, red tail hawks, Canadian geese, ducks, blue herons, deer, coyotes, bobcats. We are in the Pacific flyway.