

Woodland Valley Ranch Property Owners Association

WVR 101: A guide for Perspective buyers, and (new) residents at Woodland Valley Ranch Arizona.

Introduction

Welcome to Woodland Valley Ranch, or the WVR to most folks. We have put together this short guide to help you familiarize yourself with vacationing or living on Woodland Valley Ranch. This information is provided as a courtesy to help promote enjoyment of your property. We highly recommend that you read and familiarize yourself with the WVR CC&R's and Bylaws so you are aware of both the freedoms and restrictions that are part of WVR Ranch life. The CC&Rs and WVR Bylaws can be found on our website: www.woodlandvalleyranchaz.com in the links and resources page.

1. What is "The Ranch"?

Woodland Valley Ranch is in the White Mountains of Northeast Arizona at an altitude above 5280 ft., with the town of St. Johns being its closest neighbor. While Woodland Valley Ranch is technically part of the White Mountains it is not in the piney woods around Show Low, but more of a scrub juniper and grassland area along the New Mexico state line east of the mountains themselves. The ranch encompasses approximately 200 sq. miles and is subdivided into over 1000 parcels. More than 200 miles of semi-improved dirt roads were created within the ranch to allow access to every parcel/lot. Originally WVR was owned by the Platt family and was part of a large cattle ranch that encompassed land both in Arizona and New Mexico. Currently ranchers still lease both Arizona State trust and Bureau of Land Management (BLM) lands inside the boundaries of the WVR.

There are several ways to access WVR and the privately owned parcels. The most common route into and off the Ranch is Apache County Road 6268, CR6268, which runs from AZ State Hwy 191/US 61 to the New Mexico State line. This route runs through the central part of the Ranch. The second most common route is CR6040 out of the Northeastern side of St. Johns off AZ State Hwy 191/US 61. This is the Southern route into and off the WVR. From CR 6040 take CR 6002/3 and follow it to the Ranch.

2. Roads

The Roads on the ranch are identified using County assigned N numbers (Below) and WVR Road Names. (Also, Below). The N numbers are used by Apache County Fire, Sheriff, and EMS personnel to locate you when you call 911. It is the property owner's responsibility to have a 911 address assigned. This is done through the Apache County Assessors / Engineering Dept. in St. Johns.

As you can see, both maps are difficult to read here in this small format. There is a version in PDF format that is scalable for use on either your smartphone or computer. The link to the map is located on the WVR website: www.woodlandvalleyranchaz.com and is available for download under the tab "Links and Resources".

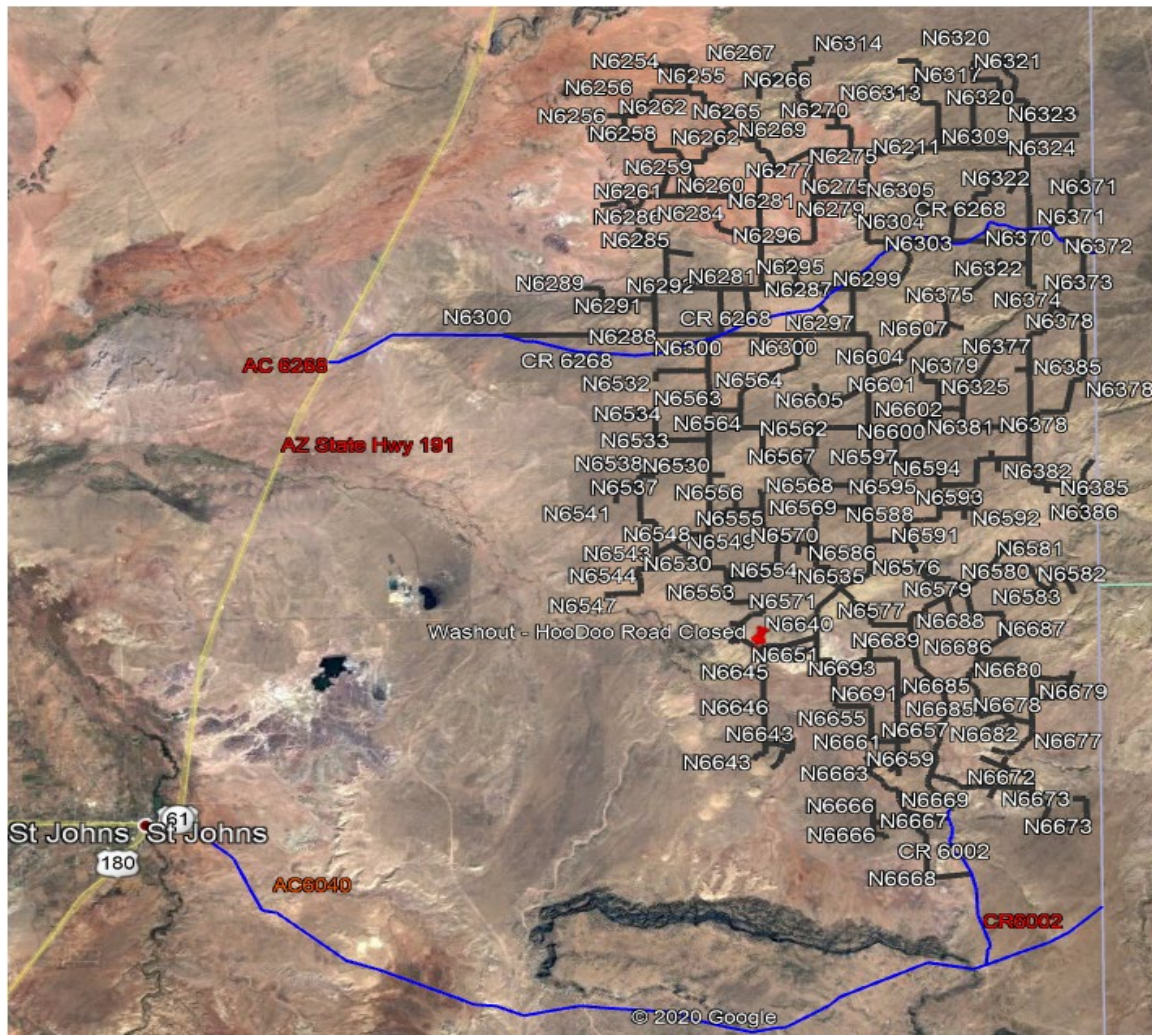


Figure 1 WVR N Numbers

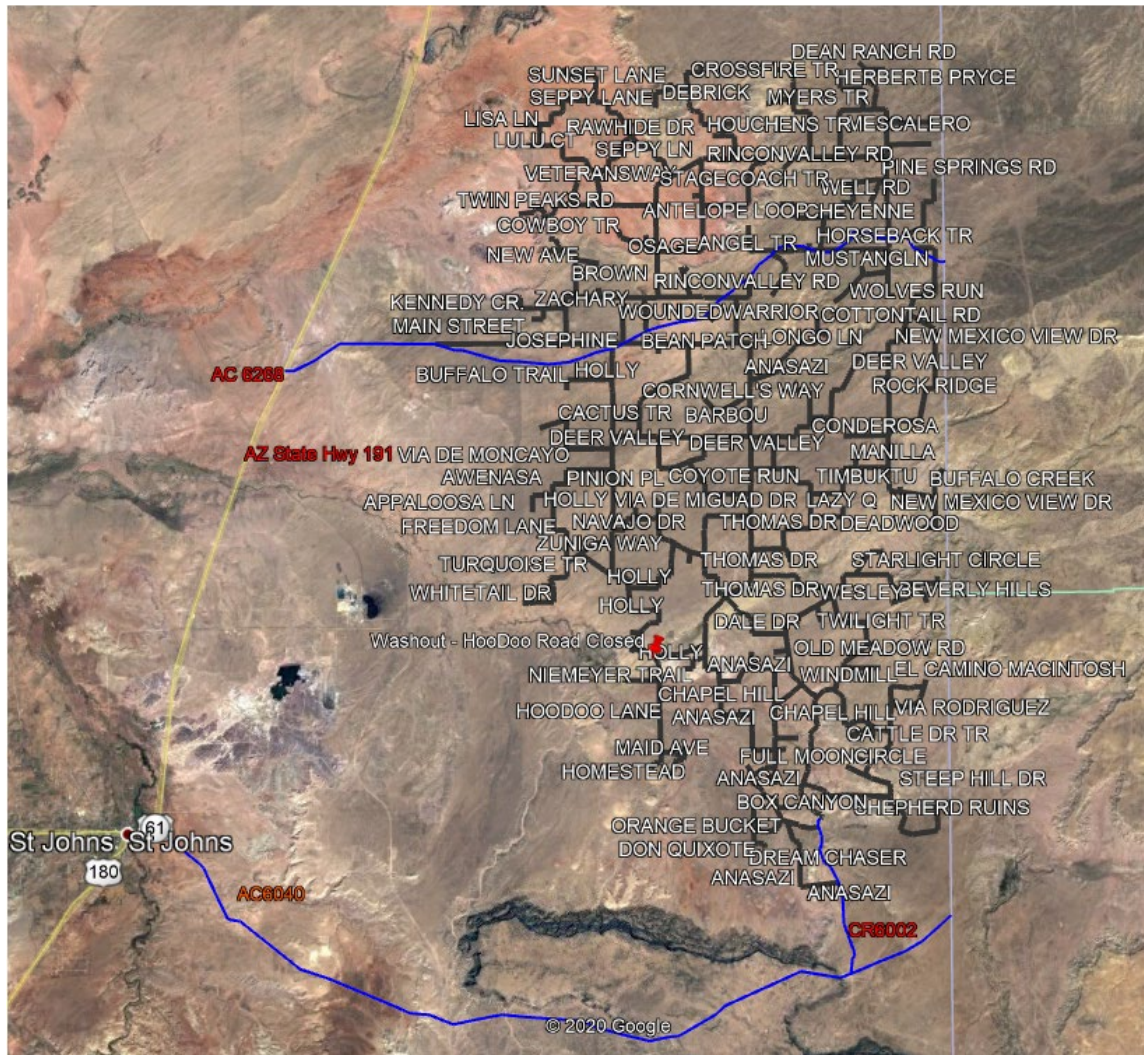


Figure 2 WVR Road Names

All of the roads on the WVR are primitive and should be considered as not maintained regularly. However: certain primary roads are graded / bladed quarterly, and all 200+ miles of road on the WVR are graded / bladed once per year if needed. During dry periods grading a road, even with grass on it, may turn a firm road into a sand trap. Because the roads are primitive and subject to weather and changing conditions at anytime (we are in the high desert), experience suggests the use of a 4WD vehicle.

Weather decides everything. Extended rain can make roads and washes impassable. It is advisable not to drive wet roads. Extended periods of dry weather will create "washboard" on the roads, sand pits and exposed rocks on the roads that can also make driving difficult. This area sometimes receives very heavy rains that cause flooding. And sometimes even heavy rains to the east of us, in New Mexico, can cause floods to occur at WVR even when it is not raining at WVR. There are many washes,

draws and streams that could be dry and passable one minute, and literally flowing with water the next. Be advised when floods occur your access to your property may be impeded. Likewise, if you are at your property, you may not be able to leave. When you visit the ranch, be wise enough to bring plenty of personal and emergency supplies with you! If you visit during inclement weather, you may be stuck for hours, or even days. *Plan ahead and use common sense.* Drive carefully always.

3. Environment and Topography

The WVR is High Desert mostly grassland and Juniper with Pinon at higher elevations. The soil is loamy sand and clay with some rocky areas. There is caliche in many areas. The geography is mixed, with valleys, plateaus, canyons, and cliffs. With elevations between 5500' and 6800' the air is clear and clean when no fires are burning.

Prescribed burns in the White Mountains can add a haze to the air.

The winds can at times exceed hurricane force out here so you are going to want to secure and batten down anything and everything that you do not want to be blown away, possibly into New Mexico.

Wildfires are an issue. More frequently up in the pine forests, but there is evidence of brushfires and prairie fires on the Ranch. Creating a clear and defensible space around your structures is another strongly advised recommendation.

Water, we all drink it and it falls from the sky if we are lucky. Most people haul their water in IBC totes, 275 gallons at a tote. WVR has one convenience well located in the north east section of the ranch. You will need a hose and a well key to get water from the well. The [WVR POA Website has information on both](#). The Monsoon season starts on June 15th and runs into September. Each year is different with worst case rains washing out roadways and creating impassable stretches of red clay roads or, as is the case the past two years (2019 and 2020) very little rain. The wet/dry cycles can span many years.

4. Purchasing Property and or Living on the WVR

It is important that you acquire as much information as possible and perhaps some equipment before you decide to live on the ranch. Maps and related information are available on the WVR POA Website. <http://woodlandvalleyranchaz.com/Links>

Your best source of information will be the people who have lived on the ranch and dealt with the challenges in their own ways. In many cases there are multiple solutions to a problem. Here are some links where these folks gather and share their wisdom.

<https://www.facebook.com/groups/240746852635818/>

<https://www.facebook.com/groups/414335949036004/>

You will be your best source of information. It is up to you to acquire the information you will need. It is up to you to apply that information as best as you can. We can help, but we cannot do your work, and that wouldn't really help you.

One caveat, Google is a wealth of information, but not all of it is true and most of it is applicable to locations far from here.

You will need to acquire tools, equipment, and materials to make your life out here livable should you decide to improve or Homestead your property. There is a saying amongst those that prepare, "One is none and two is one". This applies to living out here as there is no electrical except what you produce, no water except what you haul, drill, or receive from the great creator, and no sewer. You WILL need a backup for everything at some point; add this to your planning and budgeting. Identify your single points of failure and get two.

Vehicles with 4WD are strongly recommended and Light Truck (LT) 10 ply tires are also recommended. All wheel drive, (AWD) is better than 2-wheel drive and 2-wheel drive is better than walking. Honestly, most of the year 2-wheel drive will get you in and out of the ranch. Again, a reminder: keep in mind that when the roads are soggy, wait! Give the roads some time to dry out.

Local Resources

Law Enforcement: <https://www.co.apache.az.us/sheriff/>

Fire and EMS: <https://www.sjaz.us/ems-fire-emergency-services/>

City Government: <https://www.sjaz.us/>

County Government: <https://www.co.apache.az.us/>

An excellent resource guide has been compiled and maintained by Jim Gross

<https://www.facebook.com/groups/240746852635818/permalink/3468477263196078/>

Utilization

So, once you have gathered information, equipment and supplies, how do you put all of this together and get yourself set up out here? There are so many ways to get established it cannot all be communicated, but what can be shared here is that you must address the following "MUST DO" things to make living on the ranch on your property viable.

- Drinking Water – you must be able to provide yourself enough clean drinking water. According to the Mayo Clinic, the per day recommendation is 3.7 liters (124 ounces) for men and 2.7 liters (92 ounces) for women. Your body size, climate, level of activity and overall health can also affect **how much water you need**
- Vehicles/Transportation – You must have reliable transportation. A 4WD Truck or SUV is recommended. Many people also have ATV/Quads or Side by Sides. The nearest basic services are in St Johns, AZ 10 to 25 miles from parcels on the ranch. All but 10 or 15 miles of that are primitive roads.
- Healthcare – There are a Clinic and Mental Health facility in St Johns. Emergency medical facilities are in Springerville, AZ (40 miles from St Johns) and Show Low, AZ (60 miles from St Johns).

There are several healthcare services and providers in St Johns that can be found on Google Maps.

Here are important healthcare links

Hospital/ER

Springerville: <https://www.wmrmc.com/>

Show Low: <https://summithealthcare.net/>

Clinics

St Johns: Mental Health <http://www.lcbhc.org/>

St Johns: Healthcare <https://www.nearcareteam.net/>

Springerville: <https://northcountryhealthcare.org/locations/round-valley/>

Last word

We want you to enjoy your property. We want you to be successful. Your land is a blank canvas that you will create your masterpiece upon. To do this you will need to educate yourself and invest your time, energy, and money. In addition, you are choosing to join a community of individuals who work together when necessary. Honor that community by being reasonable and respectful of other people's time and the community resources. You will only get one chance to make a go of it off the grid.