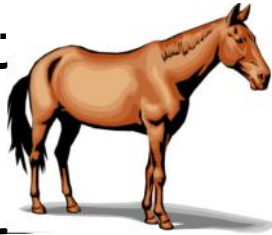


Notes from....



Serrano Creek Ranch Equestrian Center

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Some important last minute decisions have been handed down by the Court.

McGurk Ruling: The plaintiff McGurk petitioned the Court arguing that the 24 gallon trash can rule was too harsh, and because of the difficulty of finding the unusual size, the current rule effectively barred any trash can for feed being placed in the front of the stall.

The Court, leaning heavily on its continuing expansion of States' Rights, ruled that a 31 gallon trash can was similar enough to a 24 gallon trash can when placed in front of the owner's stall, and the incremental change didn't pose a threat to the Management's "clear aisle movement". The revised SCR Code of Regulations shall be amended:

You are allowed no more than one box per stall, and the box placement must be 100% in front or to the side of your stall. You must maintain your feedbox in excellent condition. Some like to keep their feed in a small metal trash can. Each stall may also have one metal trash (maximum: 24 gallon, 26" height, 20" diameter 31 Gallons 27" height, 20.5 width), in addition to the one feed box.

Dowd Ruling: This case was concerning whether the Maximum Aisle Storage Rules calculations were to include any item(s) stored within the boundaries of the stalls. Dowd argued that the interests of Management in maintaining a "clear and accessible aisle" were not detrimentally effected if some items were stored within the stall.

Citing *Poe v. Ullman*, *Stanley v. Georgia*, and *Lawrence v. Texas*, the Court opined that any items kept within the dedicated boundaries of the horse stall of the customer would not be included in the Maximum Aisle Storage Rules. Although the Court tempered its decision by agreeing, the Management still has an interest in the overall operation of the facility. As such Management retained authority in preventing any blocking of drainage, prevention of any dangers posed to adjoining users, or similar impositions of the individual's action on the general population. Further, that any additional items stored should be reasonable and incidental to the main purpose of the corral being the safe housing of a horse.

El Nino . . . and Beyond

The National Weather Service's *El Nino* prediction is becoming more confident, and the consensus among meteorologists is that the chances of above normal rain seem likely.

A little about *El Nino(s)*. The current existence is a proven fact, because ocean temperatures are measured, and there is a definite and substantial increase. What an *El Nino* actually creates is still not an absolute. Since this condition occurs on average every 4-5 years, and since proven scientific measurements have been around for only 20 years, there have been just a few *El Ninos* to extrapolate to a solid weather forecast. To go from a correlation, to cause and effect, requires many more events than what are currently available. So while heavy rain seems likely, it is not guaranteed. That being said, the stable is completing its 2015-2016 winter preparation in plenty of time. This is really the icing on 20 years of hard work to implement a master plan of drainage for the entire stable.

We completed the stall winterizations last week, and will be going through a 2nd pass in the week of December 1st. So if you want any additional material added, please contact the office so you can be put on the list. Depending on the severity of this winter, we may add another pass in late February, as a tune up for your stall to ensure that it can be the best possible condition for the late season storms.

After the 2nd pass, we will be spreading a layer of birds' eye gravel over all the common areas of the stable. This will be on top of several inches added over the years, and will insure the maximum rain resistance so that the aisles will remain open as much as possible. Once completed, our final step will be to do some minor remedial grading to the arenas to ensure they will shed water. After that we will be in excellent shape for a likely wet winter.

We've had a few requests to upsize some of the old undersized shelters. We'll be

ordering these, and expect to begin installation in January.

In the first half of 2016, we will be continuing our arena rehabilitation project by repairing the bull pen. The plan is to build a few new panels from scratch, then use these to swap out a few more damaged ones, and then rebuild those old ones. Eventually we'll work our way around the circle. Once this is done, phase two is to raise the entire structure a foot or two, so that it can more easily drain. Currently the lowest end is only a few inches above the driveway, hence it drains very slowly.

Again, congrats to Lupe's secret life. (and all the news it provides to this struggling newsletter). Remember that you read it here when we broke the story of her secrete marriage. Now we're a little late on this one, but for those who don't know, she is expecting. From Management's point of view, how great to know that the 3rd generation of stable leadership will be arriving soon!

