

2018 FLYING X RANCH FAQ

The Flying X Ranch Frequently Asked Questions and Answers, 2018 Edition

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Note: Here are the frequently asked questions and the answers (FAQ) you were seeking about the Flying X Ranch, compiled by Partners for Partners, guests, and folks considering purchasing an available share.

This FAQ is not, however, an instrument of either Guide Rock, Ltd or the governing Board of Directors and any opinions or comments expressed in this document are purely the responsibility of the editor and do not represent Guide Rock or the BOD policies or procedures.

The final arbiters of any issue addressed here are the Partner Handbook, the Ranch Manager, and the Board of Directors.

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Introduction

This *2018 Flying X Ranch FAQ* document attempts to answer, in short and breezy Q&A style, many of the questions you may have about life on the Flying X Ranch. This document is not intended to replace or supersede the *Partner Handbook* you receive and sign when you become a Partner, but is instead an attempt to quickly give you basic answers to help get a leg up on what the Flying X Ranch (also known as FXR) is all about. In any question of authority, always refer to the *Partner Handbook*.

The FAQ is divided into major sections to help you locate the piece of information you need, quickly. As this FAQ will be updated on a semi-regular basis, always check this title page to make sure you have the most current version.

Please do note that this FAQ is a “*Gospel According To Ross*” compilation of information gathered, researched, and edited by Partner Ross Flaven and does *not* represent any position by the Board of Directors or Guide Rock. Partners can log into www.flyingx ranch.com and download all official Flying X Ranch documents from the *Resources* section, under the *Partners* menu. Any questions or comments about *this* FAQ, therefore, should be directed to Ross at flaven@comcast.net, who will also gladly and gleefully accept new submissions for future revisions. Cash works well, too.

A huge and generous thank you to the dozens of Partners and FXR guests who provided questions they wanted answered and the equally large group who helped provide answers.

Thank you, and enjoy. *Think Ranch.*



Overview

Q: What is the Flying X Ranch?

The Flying X Ranch is a Limited Liability Corporation (LLC) owned by 311 shares. It is **not** a time-share operation. It is designed to provide a wide variety of outdoor experiences to the members in a beautiful, safe, well-maintained environment at a reasonable cost (an annual assessment, usually paid monthly, plus fees).

Q: What recreational experiences are available at the Flying X Ranch?

- Horseback Riding
- Fishing (eight stocked lakes)
- Hunting (in season)
- ATVing
- Mountain Biking
- Hiking
- Target Shooting (rifle, pistol, shotgun ranges)
- Rock Climbing
- Bird Watching
- Photography
- Swimming (lakes and indoor heated pool)
- Happy Hours
- Occasional Get-togethers Including Group Meals, Dancing, Socializing
- Game Room (pool, ping-pong, board games, and so forth)
- TV Room

Other Ranch activities are shown on the Ranch Calendar at: www.FlyingXRanch.com/calendar.

Q: How does the Ranch operate?

The Ranch is run by a nine-person Board of Directors with three Board members elected by the Partners each year for a three-year term. The Board makes and interprets Ranch policies and provides budgets for Partner approval. There are also several regular, full-time staff including a Ranch Manager, an office ad-

ministrato, someone in charge of the horse herd, and someone focused on Ranch maintenance. A number of additional seasonal workers are also employed during the busier times of the year, primarily as wranglers.

Q: Who can use the Ranch?

To use the Ranch you must 1) be a Partner, 2) be the guest of a Partner who is *on site at the Ranch* with the guest, or 3) lease a Partnership from a Partner.

Q: Can I live on the Ranch year-around?

Naw, you can't. We have staff living on the Ranch year-around, but Partners cannot make the Ranch their *primary* residence from October through March. It's a safety issue, for both staff and Partner. You can visit the Ranch during the winter months when the weather is "good"—to ice fish, hunt, and so forth—but weather conditions are quite often severe and staff may be unable to provide emergency or other assistance.

Q: How do I get to be a Partner?

There are a fixed number of Partnerships (311) and no more will ever be available. To get a Partnership, you must buy the Partnership from an existing Partner. Partnerships for sale are listed under the *For Sale/Wanted* tab at: www.fxpartner.com/sales.html.

The Ranch staff do *not* participate in the sales of Partnerships. These sales are handled exclusively between the buyers and sellers themselves. To buy an available Partnership, contact someone selling a Partnership on the site above.

Q: After I buy a Partnership, what other costs are involved?

There is currently an assessment of \$160 per month paid by each Partnership (\$1,920 per annum). There





may be infrastructure costs—such as electrical, depending on your situation (RV lot, mobile home). Any other costs (such as having guests stay on the ranch, buying ice or snacks, and so forth) are discretionary.

Q: What does my annual assessment pay for?

Good question: bottom line is, it pays for *everything* that doesn't otherwise come with a use fee (e.g., ice cream, electricity, ball caps, BBQs, propane, guest fees, and so forth). It pays for full and part-time Ranch staff, horses, fish stocking, operations and maintenance of infrastructure, trail maintenance, assorted taxes and insurance, water, road maintenance and heavy equipment, pool maintenance, barns and tack rooms, gates, fencing, and a host of other facility repairs and upkeep...that \$160 a month covers a lot of ground. As a Partner, you will have access to the annual budget and monthly P&Ls. Study those documents for the full story of how your assessment is spent.

Q: Where is the Ranch located?

The Ranch is in Wyoming, about 20 minutes from the Hwy 34 exit on I-25. This exit is about 18 miles north of Chugwater, 60 miles north of Cheyenne, and three miles south of Wheatland. From I-25, go west at the Hwy 34 exit. After about 17 miles, look for Hwy 165, Halleck Canyon Road and the Flying X Ranch sign. Turn right and follow this dirt road for about eight miles. The Ranch can also be reached from Laramie. Take Hwy 34 from Laramie and turn left at Hwy 165.

Q: Is this a dude ranch?

Good grief, no. If you come here expecting to be waited on hand and foot, you will be sorely disappointed and probably the laughing stock among the Partnership. Think *rustic*. And DIY recreation.

Q: Is the Flying X Ranch a time-share?

No! When you purchase an available share (remember, there will never be more than 311 shares), you become a 1/311th owner of some 24,000 acres. Well, you bought a license to *use* that land, but only if you play nice. You will use, in common with your shareholder brethren and sisthren, a herd of horses, eight fishing lakes, and miles of hiking, riding, and ATving trails and roads; but, you will never receive a deed to any *individual* portion of the Ranch. If that disappoints you, you are welcome to sell your share at any time.

Q: Is this one of those survivalist operations?

No. You are thinking Montana.

Q: Well, what is it?

The Flying X Ranch is not like a typical guest ranch. A guest ranch is owned by someone who runs the ranch for a profit and staff are evaluated by how much profit is made. The Flying X Ranch is owned by the Partners and is operated for the *satisfaction* of the Partners, *not* for profit. Staff are evaluated on how well they provide the recreational experience we are all wanting. This means costs are kept down and the priority is providing that experience.

Q: Am I welcome if...

Not to worry. The Flying X Ranch is inclusive and has a Partnership that encompasses all backgrounds, political bents, religions, and sexual and cultural identifications. We like it that way.





Q: If this Ranch is so great, why are shares available for purchase?

Think of it this way: you own a unit in a 311-unit condominium complex. At any point in time, other owners die, relocate across the country for a variety of reasons, or are no longer able to afford the monthly HOA assessment of *only* \$160 (as of the current budget year). The Ranch is no different. If you are lucky enough to snap up a share, count your blessings. Several years ago during the housing crash, a lot of shares were available and prices were depressed; now, not so much and demand is beginning to exceed supply. You know what that means.

Q: How do I lease a share?

Keep your eye on www.FXRPartner.com for postings on available leases. Alternatively, send the Webmaster contact information for a *Wanted* ad to post on the site. If you know a Partner, ask them to keep an eye on the Ranch House bulletin boards. Lease prices and periods are negotiated between you and the share owner based on the pro-rata assessment and usually include all typical Partner rights and obligations, excluding voting rights, and often also excluding hunting rights. Make sure you understand what you are getting when you purchase a share lease.

Q: What is "43"?

The "43" refers to the original 43 families that had the foresight, fortitude, resource, and guts to take on the debt from the mid-80s and create the Ranch structure we know today. Without them, there would be no Flying X Ranch.

Q: Where can I find out more about the history of the Flying X Ranch?

The volunteer maintained website at www.FlyingXRanch.com will soon have a bevy of historical documents to give you a sense for how the Flying X Ranch came about. Serendipity comes to mind. Also, the *Flying XTRA*—the Ranch newsletter—is a great

source of information about the Ranch and its history; paper copies are stored in binders next to the fireplace in the Ranch House and you can download copies from the www.FlyingXRanch.com site and the Happy Trails Facebook page.

Activities

Q: Can I swim in all the lakes?

Yes, but be considerate of fisher people if present.

Q: Where can I ATV?

The Ranch has literally hundreds of miles of dirt track for you to enjoy. Stay on the tracks and do not create new tracks. A lot of the Ranch supports fragile meadows and grasslands, not to overlook 10,000 year old tipi rings. Respect our Ranch.

Q: Where are the tipi rings?

Tipi rings are circular sets of rocks that were used to hold down the bottom edges of native-American animal skin tipis. They are very cool to see. They are all over up top (what we call the western half of the Ranch, accessed via Cottonwood and Bull Pasture roads). When you see one, the rest magically pop into focus. If you need directions, ask a Partner. These rings have been estimated to go back some 10,000 years: treat them with respect and do not leave the existing dirt tracks in your ATV or other vehicle. And, *please*, take only photos! **DO NOT** take any kind of souvenir from our tipi rings or any other cultural site.

Q: Where are some local points of interest I can explore?

You are in luck. Many Partners before you and me have taken the time and great effort to track down and provide GPS coordinates for many areas of interest on the Ranch. Ask around (and read the newsletter).





Q: Do I have to wear a helmet when riding my ATV or motorcycle?

Generally no (see following question). But, it is your head and you did sign an indemnification agreement for which 310 other shareholders are grateful. If your mom or dad are concerned about your bloody remains and insist on you wearing a helmet, do it. You might also want to review this site for ATV safety information: www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/ATV-Safety-Information-Center/.

Q: Do my kids age 12 and under have to wear a helmet for Ranch-sponsored ATV or motorcycle events?

Yes.

Q: Can I drink and drive on the Ranch?

Don't be silly. Operating anything while impaired is dangerous and can be deadly. That's why it is against the rules (and, against the laws of Wyoming). Plus, keep this in mind: cell coverage is minimal, at best, on the Ranch. If you flip your ATV up top because you are seeing quadruple, and you have a couple greenstick fractures, who you gonna call?

Amenities

Q: Whoa! You have a swimming pool?

We do. It is enclosed and heated and rather large. There is also a kids' wading pool inside. The pool is open for use from sunrise to 10:00 PM. There is no life guard on duty, so children should be supervised by parents or other responsible adults (remember that *Indemnification Form* you signed?). Normal good pool behavior is required (e.g., no running, pooping, or urinating in the pool) and a shower and bathroom are adjacent for your use as needed.

Q: How much is the ice cream?

There's a self-service ice cream freezer in the Ranch House. Currently at \$1.00 a pop (or a cone), it is a bargain. Drop four quarters in the bucket on the nearby table for each or sign your Partner name and quantity on the clipboard. Enjoy.

Q: Is there a store at the Ranch?

No. The nearest services are in Wheatland, some 34 miles away. Come prepared. There is a locked freezer in the Ranch House stocked with Schwan's frozen foods at a reasonable price in case you come up short. Get the key from the Ranch Office.

Q: Where can I get ice?

There's an ice freezer located in the Ranch House filled with good-sized bags of ice at \$1.25 a bag. Leave your cash in the nearby bucket for each bag or sign your Partner name and quantity on the nearby clipboard.

Q: Can I use the Ranch Kitchen?

Yes. It is a professional-level kitchen stocked with Wolf ranges and appliances. If you like to cook, you will love the kitchen. Clean up after. There is no kitchen faerie to do that for you.

Q: Are there organized activities at the Ranch?

Oh my, yes. Ranch-sponsored activities include BBQs, dances with live bands, overnight trail rides, trail ride brunches, movie nights, potlucks, garden activities, and much more. Additionally, Partners sponsor special events such as bingo, dessert parties, elk rib dinners, family days, and much more. Go to www.FlyingXRanch.com/calendar to download the current and previous years' activities calendars to get a feel for what goes on.





Q: Has Mike Saylor run out of dangerous critters to write about?

Probably not. To understand, download and read previous issues of the *Flying XTRA*, our newsletter, available from the [Happy Trails](#) Facebook group.

Q: Where is the closest place to get great, homemade fried tacos?

The Shamrock Saloon on Tuesday nights from 5:00 PM on. Go back to Hwy 34, turn right, and at about a mile down the road park wherever you please. Do not forget to tip generously.

Q: What kinds of accommodations are available?

The Ranch has a cluster of "sleeping cabins" (no water or bathrooms *in* the cabins) surrounding a bathhouse. Most are readily available for \$30 a night and provide beds, linens, and heating and cooling, but *no* cooking inside or on the porches. You can BBQ in the common area or fix up your gourmet dinner at the Ranch House Kitchen. Contact the Ranch Office to make a reservation. There are also a couple standalone houses with full baths and kitchens: contact the Ranch House for current costs and availability.

Q: Are pets (e.g., boa constrictors and so forth) allowed in the cabins?

Some cabins allow for pets, some don't to keep them relatively allergen-free. Make sure to specify if you have a pet when reserving a cabin. Gold fish are usually a safe bet, just don't dump it in a lake.

Q: Good grief, you even have a library?

Yep, open 24/7: honor system for borrow and return, the library is organized and maintained by Partner volunteers. There are a thousand or two volumes. Revel.

Q: Bet you don't have a game room.

Downstairs at the Ranch House. Full-size pool table, foosball table, and other games to while away your time when you are not fishing. Most of the games

have been donated by Partners over the years and you are welcome to donate more.

Q: Does it cost anything to use the showers in the bathhouse?

No. But if you were willing to pay for a shower, you have waited too long. It is on the house.

Q: Are there laundry facilities?

Yes, in the bathhouse. Bring quarters.

Q: Can I take produce from the garden?

Yes, there is a garden. It's full of flowers, veggies, and other lovely stuff, all maintained by Partners. Social events are held there and it's a great place for a Happy Hour. Use it whenever you'd like. Volunteers are always welcome to help till and plant in the springtime. Come, exercise your green thumb.

Q: Speaking of volunteering, how do I go about volunteering for stuff? I like to contribute to the community...

For Partners (and guests) who want to volunteer their help or just want to join in the fun of assisting with an event, check out the new *Partner Volunteer*





White Board in the kitchen hallway. This is the spot where notices will be posted for volunteers needed for Ranch-sponsored activities or Partner-sponsored events. The “ad” will contain info and the person to contact. Want to help? Just look for the red chicken on the wall.

Q: I absolutely have to watch the Broncos game tonight and there is no OTA (over-the-air) signal at the Ranch.

We understand your sense of urgency. Fortunately, there is a TV *downstairs* in the Ranch House with satellite reception where you are usually guaranteed a raucous crowd of fellow addicts. Broncos games do have priority over other TV fare. Note that the large TV screen *upstairs* is for special events only (coincidentally, yes, Broncos games are considered special...).

Q: What do I do with my trash?

You have several options: take it home with you, haul it up to Wheatland, or deposit it in the locked garbage dumpster across from the Partner Storage building (but, absolutely **no** construction waste). The garbage dumpster is not a free service: get the key and invoice ticket from the Ranch Office and account for how many equivalent 40-gallon bags you deposited. If you threw away boxes or shot-up satellite dishes, you will need to honestly estimate how many bags’ worth that was. You will be charged \$5.00 per bag. Alternatively, purchase an annual trash permit for \$180 and you get your very own key.

Q: How about construction trash?

You will have to haul all construction trash and debris off-Ranch. This includes used water heaters and other appliances.

Q: What is the check-in counter?

The check-in counter is located in the Ranch House just inside the front door. Here you will find the *Indemni-*

fication Form you must complete yearly and Partner and guest check-in and check-out slips. Information important to you during your stay is located on the boards surrounding the check-in counter. Take a few moments to review and understand what may have changed since your last visit.

Q: Can I buy fuel on the Ranch?

Yes. The Ranch sells unleaded gasoline and street (and off-road) diesel. Go to the Ranch Office and obtain an invoice ticket and the key to unlock the appropriate nozzle. On the invoice, write your name and the starting count from the dispensing meter. Fill your tank and write the ending count from the meter. Your Partnership account will be invoiced at the rate the Ranch paid for the fuel.

Q: Can I buy propane on the Ranch?

For portable tanks, such as commonly used for BBQs, write your name on the tank using an indelible marker and leave the tank outside the large propane tank by the Ranch Garden entrance. You will be charged the market rate on your Partnership account. Because staff is busy with other stuff, they will fill the tank when able, but will not necessarily track you down to let you know it is filled. So, check by a day later—if it is not filled, let the Ranch Office know you have left the tank. For more information, see the FAQ “*Is this a dude ranch?*”





Q: The www.FlyingXRanch.com website is a great source of information, but some pages require me to login. How do I get an account?

The website has a public and private “face” to it. Information of a general nature is open to the public, but to access the private areas you need to be a Partner in good standing. If you are a Partner and need access, go to www.FlyingXRanch.com/user/register and complete the form. It may take a couple of days for your account to be authorized (the website is run mostly by volunteers who have other things to do...like fish, ride, dance, and otherwise enjoy Ranch life).

Equine

Q: What is a Ranch horse?

Ranch horses are owned collectively by all Partners and can be reserved for wrangler-led trail rides or, at the discretion of the Head Wrangler, personal use.

Q: At what point can I reserve a Ranch horse for personal use?

You will have to show a familiarity with handling and tacking horses of various dispositions and attitudes. Wrangler-led trail rides are a great way to build your confidence around horses. Volunteering to help tack the horse you will be riding is a good way for a wrangler to observe your willingness to learn and correct any mistakes. Ultimately, for your safety, the decision to allow you to reserve a Ranch horse for personal use is up to the Head Wrangler and that decision is absolute.

Q: Is there a dress code for riding Ranch or program share horses?

Yep: for your safety, you must wear long pants and closed-toe shoes. Shower flops are not closed-toe. Shirts are optional, but you would look really silly without one.

Q: I'll bite: what is a program share horse?

Program share horses are provided (via an application process) by Partners for the Ranch to use on generally a 50/50 basis. In exchange, the Partner boards their horse for free, including shoeing, and generally splits vet bills with the Ranch. It is a great deal for Partners who own horses, but may only spend a couple of weeks a year at the Ranch. Applications are available on the www.FlyingXRanch.com website and must be completed each year in the spring.

Q: When is the latest I can reserve a Ranch horse?

Currently, you can reserve a Ranch horse by 12:00 noon the Friday before you need it for the upcoming week. For special circumstances, always consult with the Head Wrangler. She/he does not bite.

Q: Do I need to wear a helmet when horse riding?

If you are 12 or younger and riding a Ranch or program share horse, yes. It is an insurance requirement, as well as a safety measure. Helmets are stored in the cabinet by the guided ride mounting area and you are welcome to borrow a helmet even if you are not riding a Ranch horse. Just return it.

Q: How do I get a space in the Partner saddling tack rooms?

Look for an empty spot, ask other horse-owning Partners if anyone else is using it, and then take it. Unless, of course, someone else is using it.





Q: What are the fees for keeping my horse at the Ranch?

As a Partner, you can choose to board your horse at the Ranch year-round (you, on the other hand, cannot stay at the Ranch year-round). The monthly fee during most of the year is \$25. Compare *that* to what you are paying now. During the winter months when haying the herd is required, the fee increases to \$50. Additional costs include necessary worming and inoculations, farrier and shoeing services (\$75 or so about every two months), and incidentals. Vet bills are your responsibility, of course. Some Partners have bought a share for the purpose of boarding their horses here: even with the \$160 monthly assessment, it still beats boarding in Denver (\$400+ a month) and they get the Ranch for free. If you look at it that way.

Q: Can I trot or canter a Ranch horse?

No. You can do whatever you want with your own horse, but our insurance generally forbids trotting or cantering of Ranch and shared program horses. Exceptions are sometimes made, such as with structured horsemanship events, but you need to check with the Head Wrangler first.

Q: Can I ride a Partner's horse that is not in the shared horse program?

Yes, if you have a signed letter of permission from the owner Partner stating when and under what conditions you are permitted to use the specified horse. Present the letter to the Head Wrangler for filing.

Q: How much does it cost for my guest to go on a trail ride?

\$20. Compare that to Marble, Colorado where it is \$95 for about an hour, and they just ride you around a meadow you can walk in 15 minutes. The FXR has several hundred miles of maintained and potential horse trails.

Q: How much does it cost me, as a Partner, to go on a trail ride?

\$0. Compare that to Marble, Colorado where it is \$95 for about an hour, and they just ride you around a meadow you can walk in 15 minutes.

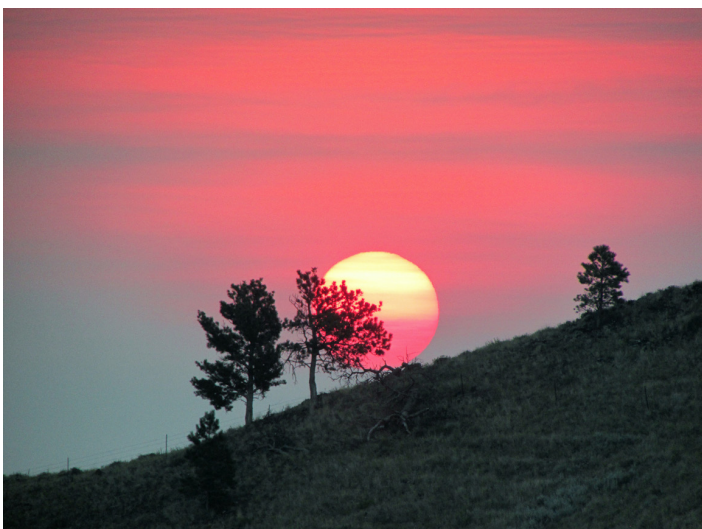
Q: Should I tip the wranglers?

As a general rule, there is no expectation of tipping. Partners have been known, however, to fight vigorously to pick up the taco tab at the Shamrock, bring over a six-pack to *adult* staff, and otherwise show their appreciation for a good season and good staff with a gift card or more at some point. That said, a genuine *thank you* is always appreciated.

Q: Can I ride a Ranch horse without the tapadero?

No. It is an insurance requirement. A tapadero, sometimes referred to as a "hooded stirrup," is a leather cover over the front of a stirrup on a saddle that closes each stirrup from the front. A tapadero prevents the rider's boot from slipping through and also prevents brush encountered while on a trail ride from poking through the stirrup, injuring or impeding the horse or rider. We do not want you injured or impeded.





Q: What do I do when in a vehicle (car, truck, ATV, and so forth) and come upon horse riders from the front or the back?

The protocol is to *immediately* stop your vehicle and leave your engine running. Wait for the horse riders to either wave you on, meaning they have secured their horses and are aware of you, or to move a safe distance away. When in doubt, just stop and wait.

Q: I'm on a horse and an ATV or other vehicle is approaching close-by?

All motor vehicles, if close-by, must stop and wait until you are out of the way or have waved them on. If they do not stop, make sure you and your fellow riders are as secure as possible on your horses and note the vehicle details to report to the Ranch Manager. This is a huge safety issue and may lead to the vehicle driver losing Ranch privileges or worse. If the vehicle has stopped and you and your fellow riders have your horses secure, you may wave for the vehicle to proceed. Be sure to shout out a "thank you".

Q: Can I ride my horse on the roads?

Preferably not. We have a lot of blind corners and speeding Razors. Most of our roads will have adjacent trails for horse riding that are far safer. If you must use a piece of road to get from Point A to Point B, use *great* caution.

Fishing

Q: Where can I fish?

You can fish any of the eight lakes on the Ranch without having a Wyoming fishing license. If you want to fish the streams, you must have a current Wyoming fishing license. Wyoming considers all moving water a stream, no matter how small.

Q: What does it cost for a guest to fish?

To help offset the great cost of stocking our lakes, guests intending to fish the Ranch lakes must obtain a Ranch permit when checking in. The permits are a very reasonable \$5 per week per person or \$25 per annum per person. Children under the age of 12 fish free of cost. You do have to comply with our fish limits per Partnership (see *What is the fish limit?*, below).

Q: What about catch-and-release?

A couple of the lakes are designated as catch-and-release and noted as such at the check-in counter. Use barbless hooks (and only flies and single-hook lures: *no* bait) and be responsible about putting the fish back into the water as quickly as possible to reduce trauma to the fish.

Q: Can I ice fish?

Yes. Normal cautions apply (e.g., wait for ice to solidly form, dress warmly and then add more clothing, make sure everything is staked down well, and determine beforehand if this is something you *really* want to do). There is a regular contingent of ice fishers at the Ranch; just be sure to call the Ranch Office beforehand to check on road and weather conditions.

Q: What is the fish limit?

Currently, the fish limit to take is **two** on any particular day *per Partnership* with a maximum of **four** in possession at any one time (e.g., you have two in the frig from yesterday). That means if you have a guest and he or she catches and keeps two fish and you have two in the frig, you are out of luck: until they are eaten, that is it. You can, on the other hand, catch-and-release all day long (use barbless, single-hook lures or flies—no bait).





Q: Are the lakes stocked with fish?

Yes, usually twice a year in the spring and summer. Because of issues with pelicans (yes, we have pelicans on the Ranch), we stock the lakes with fish larger than the pelicans can handle. Bummer, eh?

Q: Where do I go for more information on Wyoming fishing regulations?

You can download the current fishing regulations brochure by following this link: https://wgfd.wyo.gov/Regulations/Regulation-PDFs/WYFISHINGREGS_BROCHURE.

General Questions

Q: What are some typical costs for guests and Partners?

For a complete list of costs, review the posted document at the sign-in counter. Here is a short list of the primary costs:

- Guest daily fee per 24-hour period or portion thereof: adult (13+), \$20; child 6 - 12, \$10; child 5 and under, free.
- Horseback rides: guest child (6 - 12) through adult, \$20; Partner, no cost. No-show fee is \$20 per person, Partner or guest (no-cost cancellation is required 24-hours prior to scheduled ride).
- Cabin rentals (plus lodging tax): range from \$30 - \$150 with available extended stay discounts—contact Ranch Office for current prices.
- RV space rental (limited number of spaces available): nightly (electricity included), \$15; monthly (electricity value added), \$100; yearly (electricity value added), \$500.
- Miscellaneous: fuel and propane, current Ranch cost; ice cream, \$1; soft drink cans, \$1; ice (per bag),

\$1.25; fishing fee (per guest if fishing), \$5 per week or \$25 for the season.

- Trash: \$5 per 40-gallon bag (obtain key from Ranch Office to unlock trash container); annual, \$180 (annual subscribers will receive their own key).

Q: I saw trash on the ground.

Pick it up and dispose of it appropriately. This is our *home*. Sometimes trash gets blown out of a saddle-bag or pickup truck bed or ATV milk rate. Sometimes it is intentionally tossed. If you see trash intentionally tossed, report it to the Ranch Manager. All other Partners will back you up. So will the Board, I swear.

Q: What is the Flying XTRA and how do I get a copy?

The *Flying XTRA* is a regularly published, award winning (this editor is continuously bestowing awards on it) newsletter containing articles and information about Ranch life and history. Partners have a choice to receive it via email or can request a hard-copy mailed to them. Guests and other interested parties can download issues from the [Happy Trails](#) Facebook page or from www.FlyingXRanch.com.

Q: What is the Happy Trails Facebook page and how do I access it?

The [Happy Trails](#) group is intended as a meeting place for Flying X Ranch Partners and friends. Feel free to exchange civil comments, photos, and chit-chat about the FXR experience. The Happy Trails group is not, however, an instrument of either Guide Rock, Ltd or the governing Board of Directors and any opinions or comments expressed on the page are purely the responsibility of the commenters and do not represent Guide Rock or the BOD policies or procedures. To access





the [Happy Trails](#) page, logon to Facebook (you will need a Facebook account, of course) and search for **Happy Trails**. It is a “closed group”, which means you need to request admission the *first* time you access the page. A volunteer will usually provide that within a few hours.

Q: Can I get married at the Ranch?

Sure. You would need to coordinate with the Board if you plan on bringing in a large (15+) group of guests, though. You would also have to provide your own catering or cooking and cleanup—the Ranch does not provide those services.

Q: Why are all the homes and RVs clustered together in one location? I want to put a home up top!

Tough. Except for a few outliers that were grandfathered in, all human habitats and clutter are localized to prevent eyesores on every ridge, canyon, and view sight on the Ranch. When you leave the housing community proper, all you see is nature and vast views in every direction, unbroken by someone’s unschooled notion of what an ideal structure should look like. You leave the urban cityscape behind when you visit the Ranch.

Q: What is “up top”?

That is Ranch lingo for the area *up top*: about a thousand feet higher and to the west, consisting of thousands of acres of high plains, rocky outcroppings, and five lakes. There are two vehicle routes up top: Cottonwood, which is maintained and can usually be driven with most but the most exotic vehicles, and Bull Pasture—to the north—which is a bit thrilling and best navigated by ATV or high clearance vehicle only.

Q: What’s with all these gates across the road?

These gates keep cattle and horses on one side and us humanoids on the other. If a gate is closed, close it when you pass through. If a gate is open, and the sign

on it indicates it should be closed, close it. If you are not certain, leave it as is and let the Ranch Office know.

Q: What can I volunteer to do to help out?

Anything you’re qualified for: haying, BBQ, grading, running big equipment, fish stocking, willow cutting, wine tasting, garden events. Consult with the Ranch Manager; we’re always looking for volunteer help to reduce costs and make our community a special place to stay and recreate. Also, look for the red chicken in the Ranch House to review the *Partner Volunteer White Board* for opportunities to pitch in.

Q: With all these talented folks on the Ranch, there should be a crafts fair of some sort...

Right you are! There is often a Peddler’s Faire held in July. Keep an eye on the bulletin boards and *Flying XTRA* for more information as the event draws nearer.

Q: What types of insurance does the Ranch carry?

If you ask this question, you know the abbreviations: the Ranch carries D&O coverage, but not E&O. The Ranch has general liability coverage, also. When you become a Partner, you have to provide proof of insurance for any vehicle you bring onto the Ranch. And, of course, you must complete and sign an *Indemnification Form* annually.

Q: How can/should I contact the Board?

If you see a Board member wandering around, start talking. If you prefer email, send your questions and comments to fxrboard@myfxr.com. Be gentle: these are all volunteers working free on your behalf.

Q: What is up with the pink flamingos?

They started mysteriously showing up several years ago. No one knows who planted them or why, but the recipients jealously protect and proudly display them.





Q: The Flying XTRA is a fantastic newsletter! Can I contribute articles and photos?

You betcha! Send your submissions via email to: editor@myfxr.com.

Hiking/Camping

Q: Where can I camp on the Ranch?

Pretty much wherever you want to tent camp by foot (leave your vehicle on or adjacent to the road: do not make a new track!). Tents must be at least 75 feet from the edge of lakes. RVs and motor homes have some restrictions on where they can be set up, so check with the Ranch Manager first.

Q: Can I have a campfire?

Because of winds and dry grasses, in most cases **no**. Check with the Ranch Manager for exceptions.

Q: Where can I hike on the Ranch?

With about 37 square miles or so that *you* own the right to use, you can hike wherever your happy feet take you. Just keep an eye out for rattlers and our local ticks, which can carry Rocky Mountain Spotted Fever. Or, go ask Mike Saylor about all the things to watch out for that will kill or maim you...

Q: Can I mountain bike on the Ranch?

You bet. *Plenty* of great rides to satisfy all experience levels. Do stay on existing tracks, however.

Hunting/Shooting

Q: How much does it cost to use the pistol range, the rifle range, or the skeet range?

Nothing. Just clean up after yourself and always use safely (e.g., no alcohol, no showing off, no unsafe range practices).

Q: Can I target shoot anywhere on the Ranch?

No. Target shooting is only allowed on the established gun and archery ranges. You can fire weapons elsewhere on the Ranch *only* if you have a valid animal tag and *only* after participating in the required Hunter

Orientation at the Ranch House. If you target practice anywhere else on the Ranch, you risk losing your Ranch privileges or worse. Is that worth it?

Q: What is hunting orientation?

All hunters on the Ranch must attend a regularly scheduled hunting orientation prior to the hunt. This is not only a safety exercise, but also helps create a good hunting experience by allocating hunting areas to reduce impact. You can download and review the latest hunter orientation document (you have to be a Partner in good standing and logged into the site) at www.FlyingXRanch.com/resources—you *must* read this document prior to hunting.

Q: Can I drink beer and shoot at the ranges?

No. Are you nuts? Guns and alcohol do not mix. End of discussion.

Q: I like plinking at glass bott...

No. And, if you plink anything else—including beer cans, satellite dishes, and tires (paper targets are preferred: target *nothing* that can generate a ricochet, but you know that)—haul them and your paper targets out when you finish. The trash bin is along the way.

Q: There's a lot of brass lying around on the ranges and I reload. Can I collect the brass?

You betcha. It is yours and thank you. All shooters are encouraged to clean up their brass and shells (the shotgunners get it: notice how clean their area always is?), but rifle and pistol shooters are still catching up on the concept.

Policies

Q: What is the Partner Handbook?

You are given a printed copy of the *Partner Handbook* when you purchase an available Flying X Ranch share.





It contains documents including terms, the Limited Partnership Agreement, the Articles of Incorporation, the by-laws and rules and regulations, and other documents governing behavior on the Ranch. When purchasing a share, you will agree to abide by all the rules and regulations; if you cannot, do not buy a share.

Q: Why is there a Board of Directors?

The Board is composed of nine Partners, three of whom are elected or re-elected each year at the Annual General Meeting (AGM). The Board is the legal entity representing Guide Rock LTD (the General Partner) and is charged with the overall management of the Ranch and its interests. The Board resolves disputes, approves annual budgets, oversees the hiring of

staff, and manages the distribution of Ranch resources as required.

Q: Are open fires allowed?

Open fires, such as wood—inside or outside the home—or briquettes, are at the discretion of the Ranch Manager and based on weather and fire conditions. Gas fires, such as gas fireplaces or barbecues, are allowed except in extreme circumstances. Fire conditions are posted at the check-in counter. If you have questions, ask the Ranch Manager.

Q: What is a “guest”?

A guest is someone you bring to the Ranch who is not your designated secondary Partner (as stated on the required *Family Use* form) or child under the age of 21. You are responsible for all unpaid guest fees.

Q: What are the guest fees?

Each adult guest is charged \$20 per 24-hour period or portion thereof on the Ranch; for example, your guest checks in on Friday at 2:00 PM and leaves Saturday at 6:00 PM: that’s one full and a partial day and is billed at two days. If that drives you nuts, encourage your guest to leave the Ranch prior to 2:00 PM on Saturday. Guests also pay \$20 per horse trail ride. See the fee schedule list at the sign-in counter for specifics. Guest fees must be paid at check-out. You may not impose an additional charge on a guest.





Q: I have some guests coming up that I would like to charge extra for...

No! You may not personally profit from the use of the Ranch or its resources that all Partners have paid for to provide.

Q: Why are there guest fees? I pay my assessment—I should be able to bring however many guests up that I want for free.

The fees help to pay for expenses in maintaining the facility, grounds, and activities that *all Partners* collectively support and have already paid for. Guest fees are a very reasonable cost to alleviate the extra wear and tear caused by additional persons on the Ranch *who do not* otherwise have a financial stake in its maintenance or continuation. The guest fees also help to moderate the number of people on the Ranch at any one time (if you have a large contingent coming up, Ranch Management or the Board will need to authorize an exception). Think about it: how many free guests are you permitted to put in your paid hotel room?

Q: Why do I have to check-in and check-out?

In large part for your safety. In case of emergency, such as fire or blizzard or family, the information you provide at check-in and check-out lets the Ranch Manager and staff know who is on the Ranch and respond accordingly.

Q: Why am I financially responsible for my guest's misdeeds?

Do you really expect other Partners to pay for *your* guest ramming a 640-HP QuadraTank through a fence line? If we cannot get the guest to pay up, you are at bat. All Partners are responsible for their guest's behavior on the Ranch, especially if it involves destruction of Ranch property or resource (yes, it has hap-

pened). It is in your best interest to make sure your guests know that. Give them a copy of this FAQ—I'll autograph it for you so it's worth something...

Q: Can I fly my drone on the Ranch?

No. Because of Partner concerns of privacy and safety issues with horse rides, let alone the nuisance and noise factor, drones are prohibited on the Ranch.

Q: Are dogs welcome?

Yes. Owners must ensure their dogs are not a problem for others; many Partners are comfortable having dogs off-leash, many are not. Be sensitive. Dogs are not, however, allowed in the Ranch House because there are folks on the Ranch with canine allergies. You might also consider getting rattlesnake vaccine shots for your pups. Just saying. And yes, keep them out of the horse saddling areas.

Q: What's the speed limit?

Around habitation (Ranch House, RV park, mobile home parks), the speed limit is 10 MPH, *especially* with ATVs. Otherwise, use common sense (you never know when you will come up on horse riders or a stubborn cow in the road).

Q: Where can I drink alcohol on the Ranch?

There are few restrictions on drinking your refreshing beverage of choice, except at the shooting ranges (are you nuts?) and certainly *not* while riding a Ranch or program horse. However, drink responsibly. If you fail to do so in public, you may suffer unintended consequences, up to and including losing your Partnership. Remember: Wyoming laws and punishments are still in effect on the Ranch. The Wyoming Alcoholic Beverage Code is longer than our *Partner Handbook*, so be mindful. This includes your guests.





Q: Can I provide alcohol to minors under the age of 21?
No.

Q: Can I provide a soothing, chilly beer to a sweaty, dehydrated wrangler or other staff member under the age of 21?
No.

Q: Can I hit on a staff member?
No.

Q: Can I hit on another Partner?
Maybe. It is complicated. There is a short list of Partners who might be interested in being hit on, and it is kept behind the bar at the Shamrock Saloon and is only available for review on Tuesday nights. Sorry, Chef Tommy is not on the list. Just kidding: there is no such list. Probably.

Q: Can I boss a staff member around? After all, I am paying for their salaries.
No. There are only two bosses on the Ranch and you aren't either one of them, unless you are the Ranch Manager or President of the Board of Directors. If you have an issue with a particular staff member, address that with the Ranch Manager or the Board President. Partners **do not have the legal authority** to command staff and can lose their privileges, or Partnership, if they attempt to do so.

Q: What is the Indemnification Form and why do I need to sign one?
The *Indemnification Form*, available at the check-in counter, must be completed *each* year on your first visit to the Ranch that year. It indemnifies the Ranch against stupidity, error in judgment, and other issues that may arise during the course of your stays throughout the year. Some 290 or so Partner families appreciate your willingness to not sue the Ranch for any type of personal failing. All members of your family and every guest you bring up must sign an *Indemnification Form* (you would sign for your minor children, of course).

RVs/Mobile Homes

Q: How do I sell or buy an RV or other Ranch-related items?

You can leave an ad on the bulletin board near the check-in counter or email Webmaster@FXRPartner.com and have an ad posted on the wildly successful www.FXRPartner.com site developed and run by Partners. Be sure to include all details, such as description and contact information.

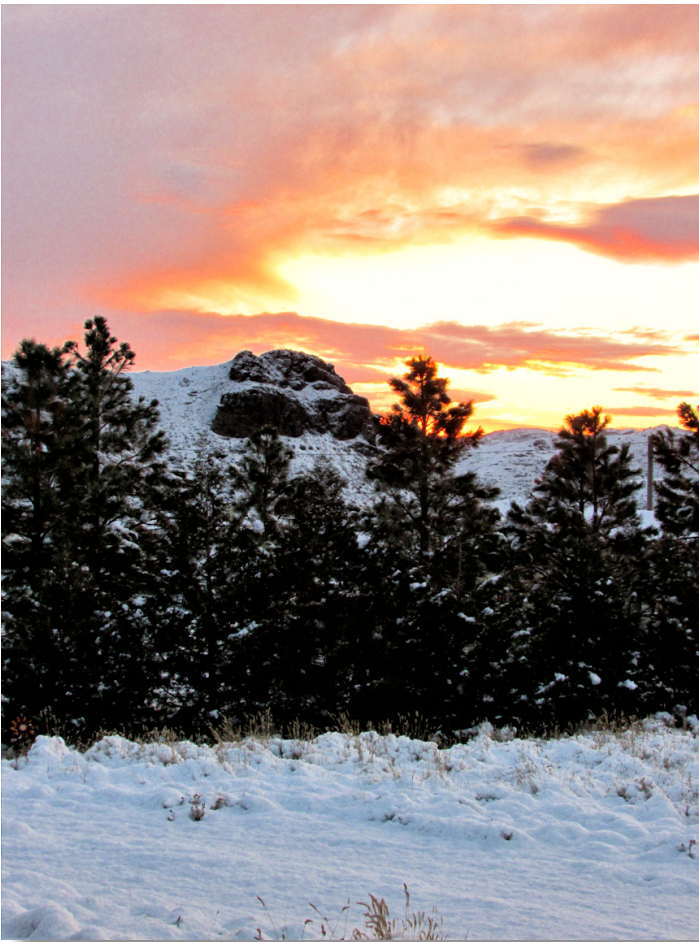
Q: How do I get an RV lot?

There are a limited number of RV lots available for your use and all existing lots are exchanged via one Partner to another for a price you negotiate. Create a network of friends—they will let you know if one becomes available. Keep an eye on www.FXRPartner.com and the bulletin boards at the Ranch House, also.

Q: How do I get a mobile home lot?

There are a limited number of mobile home lots available for your use and all existing lots are exchanged via one Partner to another for a price you negotiate. Most existing lots already have a mobile home on them; you would have to determine if the mobile home meets your needs or if you will want to scrape and bring in a new one, which will require permitting from Albany County and approval from the HAC (see the *Glossary*). Create a network of friends—they will let you know if one becomes available. Keep an eye on www.FXRPartner.com and the bulletin boards at the Ranch House, also.





Q: Do I have to mow the grass/weeds on my lot?

Yes: it is a fire safety issue. You can pay to have that onerous task done for you as time allows. Contact the Ranch Manager or Ranch Office to reserve.

Q: Are RV sites available for rent by guests and Partners?

There are a limited number of RV sites available for \$15 per 24-hour period, which includes electrical and shared water. There is no waste-water disposal in the RV Park proper, but you can use a “Blue Boy” or empty your tank at the dump station by the bath house. Contact the Ranch Office to reserve an RV site. An RV site may be available to rent monthly (\$100, electricity additional cost) or annually (\$500, electricity additional cost).

Q: I give up. What is a “Blue Boy”?

Those are the blue, wheeled...uh...“containers” used in the RV park to hold gray and black water waste from the RV. They are then rolled or towed to the dump station by the bathhouse for dumping the contents thereof. It’s a nasty task and this author, who is now in a mobile home with proper flush facilities, doesn’t miss it one bit...

Q: How do I go about putting a garage on my mobile home site?

If you are a Partner, logon and go to www.FlyingXRanch.com/resources/hac and review the documents linked there. Especially the *HAC Rules and Regulations* (Housing Advisory Committee) document. You will usually need an Albany County construction permit first, then complete the site improvement application (follow the directions on the document). The HAC will review and approve the application for follow-up review and approval by the Board. If the HAC has issues with the application, you will be asked to make adjustments.

Glossary

43

The original 43 Partners who got this all started in the mid-80s.

AGM

Annual General Meeting – Held annually, usually in mid-June:

this is a shareholder meeting to elect or re-elect three Board Directors and vote on the budget and annual assessment (if an increase is sought), and other issues of Partner interest.

Blue Boy

A variously sized plastic container on wheels that your RV’s waste-water hose is coupled to. When full, it is disconnected and wheeled down to the dump station and dumped. Or, hook up your RV and trailer *it* to the dump station whenever needed. If you use a Blue Boy, you should own some Blue Gloves. And be careful not to spill the contents on our hallowed ground.





Chuck Wagon

Built by a Partner many years ago, our self-contained Chuck Wagon is outfitted with multiple propane burners and grills and fire pits sufficient to store and cook up just about anything. It is towed to the overnight trail rides and various cook-out activities throughout the season. If you want to try some authentic (truly awful) Cowboy Coffee, hang around the Chuck Wagon some morning. It's guaranteed to wake you up.

FXR

Flying X Ranch – Pronounced “fix-er” by a select few who insist on finding a way to pronounce acronyms that are just fine referred to by their initials. Partner JP (“jeep”) doesn't care for pronouncing acronyms.

HAC

Housing Advisory Committee – Reviews housing and structure permits and requests for Board approval.

Miss Laura

The proprietress of the Shamrock Saloon, home of the famous Taco Tuesday.

Season

Typically May through October, the most hospitable time on the Ranch. For quiet, ice fishing, and spectacular snow scenes, the rest of the year.

Taco Tuesday

Starting at 5:00 PM Tuesday at the Shamrock Saloon on Hwy 34, one mile west of Halleck Canyon Road, the

best homemade fried tacos on the planet. Currently still a buck-fifty each.

Up Top

The western area of the Ranch and approximately a thousand feet higher. Access via Cottonwood or Bull Pasture roads.

WC

Wildlife Committee – Reviews hunting and fishing requirements and needs for the Ranch and provides recommendations to the Board for approval.

Submissions

If you have a question that wasn't answered, or would like to provide a tip or technique you learned while visiting the FXR, send it along to flaven@comcast.net. Thank you!

