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JANUARY/FEBRUARY 2018

# Caughlin

RANCHER

The Official Magazine of the Homeowners Association

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2018 Meeting Dates



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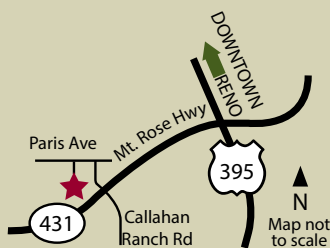
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## PRESIDENT'S CORNER



Al Dennis  
President

### *A Message from Your New President ...*

**H**appy 2018. Here we go on another year at The Ranch. Hopefully the weather will be mild, we will get all the water we need for our system and our crew will be able to keep up with our environment.

Since this is my first *Caughlin Rancher* since becoming President, I thought I should say a little about myself. My wife and I have lived in Mayberry Meadows for 11 years and are both from Nevada. I grew up in mining camps and many of our small towns. I graduated from

high school in Yerington and then promptly joined the U.S. Navy. I spent eight years in the Navy and was stationed on both coasts. I was discharged from the Navy and took a position as Mechanical Department Supervisor on a twin nuclear power plant project in Washington state where I worked for 14 years.

We moved back to Nevada in 1996 and settled in Caughlin Ranch in 2006. I am a graduate of Saint Martin's College in Lacey, Washington and I currently have an insurance agency office at the Village Shopping Center on California Avenue.

My wife (Anita) of 43 years is a graduate of Sparks High School and The University of Nevada—I won't say which year. We have two children that both live local and one is married and has blessed us with three grandchildren.

The Board just completed a planning meeting for 2018. In recent years, the plate has been overflowing (CC&R upgrade, ACC Manual upgrade, Rules & Regulations upgrade, new accounting system—just to name a few). This year we can actually look at some more interesting items. We are going to look into the replacement of our website (with something much more adaptable and user friendly). We are going to look into safety and crime prevention within The Ranch and what measures we may be able to employ, if any. Another issue we are going to try to coordinate with the county will be fire safety. Our crew works very hard on maintaining safety zones but in some cases their hands are tied. We will attempt to define those areas and work on improvements. Of course, we will be maintaining the successful programs already in place.

I have been on the board for four years and I am familiar with the issues that are concerning us today. I look forward to working with our great staff and helping to move us forward.

—Al Dennis, PRESIDENT  
al@caughlinhoa.com

# Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 11, ISSUE 1

## BOARD OF DIRECTORS

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### ON THE COVER:

*The leaders of Dickson Realty: Standing (L. to R.) Beau Keenan, Andrew Reel, Rebecca Dickson, Tom Fennell, Jeff Giesler. Sitting: Harvey & Nancy Fennell. Story p. 5.*



# The Family That Works Together Stays Together

## For Dickson Realty Family, Togetherness is the Key to Success

*Written by Jessica Santina*

When Harvey and Nancy Fennell flew from Nashville, Tenn., to Reno in February 1987, they assumed all that lay in store for them were a few days of visiting with Harvey's family and a bit of business talk before returning to life down South. They couldn't have been more wrong.

Fianna Dickson was looking for a little input from her CPA brother, Harvey—a partner at Big Eight accounting firm Peat Marwick—about how she might transition out of the real estate agency she had opened in 1973 and run with her husband, Mark Combs.

Coincidentally, Harvey's wife, Nancy, had just earned her real estate license in Nashville a year prior, so the two could surely offer some valuable input.

"After three or four days, we wound up being partners in the business. Surprise, surprise!" laughs Nancy Fennell, in the conference room at Dickson Realty's Caughlin Ranch office, surrounded by other family members who are also now her partners in this 45-year-old, thriving real estate firm.



**Dickson Realty founders  
Fianna Dickson Combs and  
Mark Combs.**

By June, Harvey was living in Reno, already beginning work at Dickson Realty's office on Forest Street in

downtown Reno. By Labor Day weekend, Nancy—by this time pregnant with their son, Tom—had arrived to join him.

Also around that time, Fianna's daughter, Rebecca Dickson, fresh out of college, was just embarking on her own real estate career and came on board as Fianna's assistant.

Meanwhile, Fianna and Mark had made the acquaintance

**Continued on page 6**

## IN THIS ISSUE

» President's Corner.....	4	» Annual Meeting/Spaghetti Feed .....	13
» Dickson Realty Family Success .....	5	» Get to Know Luis Guzman .....	14
» Important Notices & Reminders .....	8	» CRHA 2018 Meetings & Other Important Dates .....	15
» Landscape & Maintenance Update .....	11	» 2018 River Run Meetings .....	16
» Need Help to Rebuild Website .....	11	» 2018 Eaglesnest Meetings .....	17
» Brr, How Do Birds Stay Warm in the Winter?.....	12	» 2018 Caughlin Creek Meetings .....	18
» Angel Tree 2017—Best Year Yet!.....	13		



**Harvey and Nancy Fennell the year they started building the Caughlin Ranch office in 1993.**

Means and the Dicksons had traveled all over the West, seeing many beautifully designed communities. These trips had helped form Means' remarkable vision for Caughlin Ranch.

"I remember Alan talking about how he didn't want a straight road, which would have been so much more economical. Instead, it would wind through the ranch so that every time there was a curve, there was a vista. So people would feel they were coming home to their vacation. The 20 miles of pedestrian trails, the use of water ... it was really the first of its kind," Nancy says. "It was unusual for a real estate company to have the opportunity to work with a developer this way, so it was just such an honor to work with these visionaries."

Now, she adds, they have the opportunity to work with Means' sons, Troy and Travis Means, of HomeCrafters, who are building the last neighborhood on the main body of Caughlin Ranch, Pine Bluff.

of Jeff Giesler, a transplant from Southern Nevada with a solid reputation in local real estate circles. When the Dicksons were ready to leave the business, they approached Giesler about becoming an owner.

"It was 1990. I'd bought a fixer-upper house, my wife was pregnant and they asked me to join the firm," Giesler laughs. "I was kind of like, 'Sure, why not?'"

So Fianna and Mark moved on to other ventures, and Giesler and the Fennells officially took the helm of Dickson Realty, where they all remain to this day.

*"The 20 miles of pedestrian trails, the use of water...it was really the first of its kind."*

## OUR HOUSE

Dickson Realty's growth was initially driven by Caughlin Ranch.

"Fianna was such a rainmaker," says Nancy, now president of Dickson Realty, the residential arm of their business. "She and Mark were close with Sam Jaksick and Alan Means, the developers of Caughlin Ranch."



**Rebecca Dickson with Mary Robinson, lead realtor on the Caughlin Ranch project.**

Rebecca, now a broker/owner and vice president of the company's Luxury

Division, remembers those days, when realtors Pam Dugar and Mary Robinson sat on dirt under an umbrella selling homes that didn't exist yet.

"People thought they were nuts," Rebecca says. "We didn't even have complete roads. It was just us, and dirt and Jeeps, and we had two agents, Pam and Mary, and they sold vision."

But it was a vision people bought readily.

"I like to think Caughlin Ranch set the standard for new communities," Giesler says. "Everybody wanted to emulate it."



Wingfield Springs in Sparks, Juniper Ridge in Reno and Saddlehorn and Montrêux in South Reno all took their cues from Caughlin Ranch, and the Dickson team had a hand in all of them.

“It was so unusual for a local real estate company to be able to represent all these master-planned communities, but Caughlin Ranch gave us that opportunity,” Nancy says.

## ALL IN THE FAMILY

The company added residential offices in Damonte Ranch, Somersett, Montrêux, downtown Reno and Sparks, in addition to Caughlin Ranch, as well as Truckee, Donner Lake, Portola and Plumas County’s resort development, Nakoma, in California. The commercial division, Dickson Commercial Group, operates in a downtown Reno office. Nancy estimates that Dickson now employs roughly 30 full-time employees and nearly 300 agents.

As the owners of the area’s largest realty firm and winner of numerous awards, the Fennell/Dickson clan are committed to giving back to the community that has given so much to



**The Keenans: Luke, Heather, Andi, Beau and Mac (exchange student from Thailand).**

“We grew up here, we live here and it was just part of all our DNA growing up, to give back to our

community,” Rebecca says. “I think that’s been integral to our success ... We all give a large percentage of our time to that because it’s vital that we have a voice in the community we’ve made a great living in.”

And they all relish their ability to call this business a family affair, in every sense of the word.

Tom Fennell, who grew up playing in the Dickson Realty hallways and offices and went on to graduate from the University of Nevada, Reno, joined the business over a decade ago. He spun off the commercial division of the company three years ago to create a standalone company, DCG, working alongside his father, Harvey, senior vice president of finance and broker/owner for residential and commercial.

Rebecca’s stepson, Beau Keenan, following a stint in finance in Salt Lake City, returned to Reno in 2013 to take over the Dickson Realty Sparks office as broker/owner and is on his way to succeed Nancy one day as president. Today, his sister, Kylie Keenan, and his wife, Heather, work alongside him to oversee the sales aspect of the business.

Giesler says even his son, Max, has expressed some interest in getting his real estate license as well.

That family feeling extends to the “like-family” members of the Dickson team.

“We have agents who’ve been with us 36 years. We all grew up here together, learned together,” Nancy says. “We’re just blessed.”



**A young Tom Fennell and friend at the newly opened Caughlin Ranch Elementary School.**

them—from Nancy and Rebecca’s involvement with the Nevada Museum of Art, the Nevada Women’s

Fund and the Community Foundation of Western Nevada to Harvey’s involvement with the Rotary Club, and many others.

# Important Notices & Reminders

*Submitted by Lorrie Olson, CRHA General Manager*

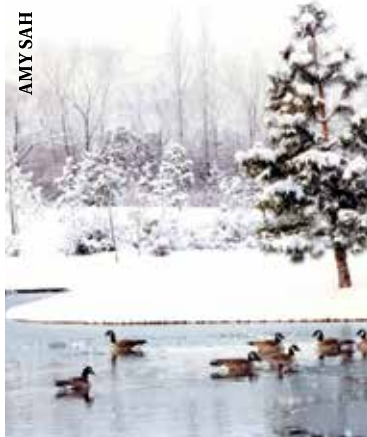
## CAUGHLIN RANCH 2018 BUDGET & BOARD OF DIRECTORS

At the Annual Members Election and 2018 Budget Ratification Meeting held on December 15th, the Caughlin Ranch Members did not reject the 2018 Budget, therefore, it was ratified. There was no assessment increase; assessments remain the same as 2017:

<b>Class A = \$193.56/qtr.</b>	<b>Class B = \$290.33/qtr.</b>	<b>Class C = \$579.50/qtr.</b>
<b>Class D = \$386.53/qtr.</b>	<b>Class E = \$263.73/qtr.</b>	<b>Commercial; varies by square feet/qtr.</b>

Coupon payment books were mailed in mid-December. If you do not pay by ACH (auto-debit) and did not receive a coupon book, please contact the Caughlin Ranch office at: (775) 746-1499 as soon as possible. Assessment Payments are delinquent if paid after the 10th day of the first month of each quarter. A \$25.00 late fee is charged monthly for any outstanding amount, in whole or in part.

At the same meeting, the results of the 2018 Annual Election were announced; Michele Attaway, Mike Chern, Vince Ames and Drew Naccarato were all elected. Michele and Mike will each serve a three-year term, Vince a two-year term, and Drew a one-year term due to resignations and in order to maintain staggered elections.



## POND SAFETY

PLEASE do not attempt to walk, shuffle, or crawl upon an icy pond; the ice may not be thick enough to support any weight. Also, many of the ponds are still flowing below the surface which means the pond will not freeze solid. PLEASE keep your children away from the ponds.

## ICE & SNOW

Residents of properties that abut sidewalks are responsible for keeping the sidewalk in front of their home/lot, from property line to property line, free of snow and ice. Neither Caughlin Ranch, the City of Reno nor Washoe County will clear sidewalks. Caughlin Ranch does clear the sidewalks leading to/from the elementary school that are not bordered by homes.

Please be a good neighbor by assisting your neighbors who are elderly or disabled. If you are elderly and/or disabled and in need of assistance, please contact GM Olson at: (775) 746-1499. She will arrange to get you the help you need. The Caughlin Ranch Snow Removal Policy is posted on the website under "Association News".

## HOLIDAY LIGHTS & DECORATIONS

December holiday decorations and lighting may be installed up to fourteen (14) days before Thanksgiving, and shall be removed no later than the last full weekend in January. Please remove all holiday lights and decorations timely.

## NEW SIGNAGE

CRHA posted additional signage warning not to feed the wildlife; this includes ducks and geese. We also posted signage to warn of the dangers of icy ponds. PLEASE heed the signage.

Humans can cause more harm to wildlife than help by offering food from unnatural sources. The CRHA Rules & Regulations state that feeding and harassment of wildlife shall not be permitted within the common areas.

## MAILBOX & PACKAGE THEFTS

'Tis the season! Unfortunately, unsavory individuals have been seen roaming Caughlin Ranch stealing mail from mailboxes and packages from door steps. Lockable mailbox inserts can be purchased on-line; Architectural approval is not required.

Be very cautious of placing outgoing mail into your mailbox; especially checks. Also, bank and credit cards have been stolen from mailboxes. Please report suspicious persons and stolen property to the appropriate authorities and any mailbox thefts to the U.S. Postal Service.



## FOOD BANK OF NORTHERN NEVADA

A donation barrel is available in the Association office year-round. The need is even greater during the holiday season, so please help fill the barrel with non-perishable foods that will be distributed to needy families in northern Nevada.

## 1070 BUILDING BALLOT

As of December 18th, we received 1,032 ballots in favor of purchasing 1070 Caughlin Crossing and 85 ballots opposed to the purchase. We need a total of 1,148 ballots in favor of purchasing 1070 Caughlin Crossing in order for the purchase to take place. It will take only 116 additional votes in favor to finally decide the question.

If you have not yet voted, please do ASAP. The first mailing contained a postage pre-paid return envelope. If you are unsure if you voted or if you need a replacement ballot, please call the CRHA office ASAP at: (775) 746-1499.

## CAUGHLIN RANCH SPEED LIMITS & CROSSWALKS

We are asked repeatedly to remind residents of the speed limits within CRHA. The main thoroughfares are 25 MPH MAXIMUM. When you drive over the speed limit you are risking the lives of others. The few minutes you could potentially save may be at the cost of another's life. PLEASE DO NOT SPEED IN CAUGHLIN RANCH.

The speed limit in Caughlin Creek/DeerCreek is 15 MPH MAXIMUM. New signs reminding drivers have been posted. Residents are concerned with children at play and walkers; drivers should be just as concerned and vigilant. PLEASE DO NOT SPEED IN CAUGHLIN RANCH.

We are also regularly asked to remind drivers not to ever enter a sidewalk when a

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pedestrian is present. It is illegal to drive through a crosswalk when a pedestrian is present. You may think, "Well, they're on the other side, I can't hurt them." WRONG! Pedestrians and pets can be frightened when they hear a car driving through a crosswalk with them present. It is an unsafe and illegal practice. PLEASE DO NOT DRIVE THROUGH CROSSWALKS WHILE PEDESTRIANS ARE PRESENT.

### WASTE MANAGEMENT AND ANIMAL-RESISTANT CONTAINERS

The Washoe County Commissioners approved an amendment to the Waste Management Franchise Agreement that allows for the distribution and collection of animal-resistant containers by Waste Management (WM) in bear-prone areas of Washoe County. Prior to this, WM had only serviced animal-resistant containers purchased by individual owners. Single-stream recycle containers will also be distributed by Waste Management to replace the small bins.

Only approximately 300 homes in Caughlin Ranch are located within unincorporated Washoe County. The majority of the homes are within the City of Reno. GM Olson contacted Caughlin Ranch's City Council Member Jenny Brekhus in an effort to get the city to work out a similar deal with WM to offer animal-resistant containers to City of Reno residents in bear-prone areas.

On December 18th, GM Olson attended a meeting with the representatives of WM, Jenny Brekhus and other City of Reno

representatives along with Heather Reich of the NV Dept. of Wildlife. Once the City understood the terms and conditions of the County's Agreement, they felt it was a program that they may be willing to offer the City's residents. GM Olson advised and NDOW concurred that we have a public safety concern that must be addressed. GM Olson is extremely confident that the City of Reno will soon be offering animal-resistant containers for use, distribution and service.

If, and only if, you have an animal-resistant container in service, are you permitted to place your container curb-side the evening before pick-up. Standard containers shall not be placed out for pick-up prior to the morning of pick-up. All containers shall be placed out-of-site no later than the evening of pick-up day.

### 2018 STRATEGIC PLANNING SESSION

Members of the Board of Directors and staff met on Saturday, December 9th to discuss items of concern that have been brought to the attention of GM Olson by homeowners. The discussion led the group to discover that although we attempt to communicate effectively and efficiently with our residents, we fall short in some areas.

Our website is very outdated and as such, cannot be updated. We are going to have an entirely new website created. One that is set-up to work with mobile devices. We are looking into several other features that could help us to communicate with our residents.

We also discussed equipment needs that our Landscape and Maintenance department has; they will be addressed at the January Board Meeting. Holiday lights which require power at neighborhood entries and safety/security were also discussed. You will hear more about these concerns over the next few months as we research alternative power sources and evaluate safety/security options.



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# LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,  
Landscape & Maintenance Superintendent

**FALL CLEAN UP:** Leaf abatement in-progress; Flowers removed; Cleaning out dead material from trees. We continue to fill 3 to 4 30-yard dumpsters per week. Slurry sealing & final fertilization completed. Defensible space completed for 2017.

**IRRIGATION SYSTEM:** Steamboat Ditch shut down on October 10th; Irrigation pumps taken off-line; Irrigation system switched over to TMWA. Shut-off of irrigation systems began mid-November and is completed.

**FLOOD CLEAN-UP:** Lower ponds, wild flowers by the bridge and south of greenbelt all completed.

**FALL PLANTING & WATER CONSERVATION PROJECTS:** 70 trees, deciduous and evergreen, were planted before the seasonal crew departed.

**HOLIDAY LIGHTS:** Installation was completed in time for Thanksgiving. Removal will be done by January 26th.

## NEW EQUIPMENT ACQUISITION—BILLY GOAT DEBRIS LOADER

Superintendent Lisenby investigated ways in which to reduce labor costs and dump fees associated with fall leaves. After reviewing several options, he determined the Billy Goat Debris Loader would best meet our needs. This machine will vacuum up the leaves from central piles on streets and greenbelt areas directly into the trailers. It will reduce the debris up to 12:1 and maximize trailer loading across multiple properties before dumping, saving time, labor and dump fees. This will facilitate completing the leaf abatement for Caughlin Ranch, and the reduction of man hours will allow crews to complete other tasks.

## Help Needed to Rebuild Website

Submitted by Tony Termini

Do you remember the Apple II? It was introduced in 1977 and was the seed that germinated the proliferation of the personal computer. How about VisiCalc or WordStar, the first spreadsheet and word processing software programs? They turned personal computers into business tools. Do you remember search engines AltaVista, InfoSeek, or Lycos? They made the Internet accessible to everyone.

If you remember any of these relics of the early information age, then you know what slow, clunky dinosaurs they were when compared to the lightning-fast technology of today. And, this leads me to my point.

The Caughlin Ranch website is woefully out of date. Not only is the site visually unappealing, it also lacks utility and functionality. It's more old-fashioned brochure than virtual mouthpiece. And, so it must go!

At the Strategic Planning Session held on December 9th, the Board created a Website Committee to review and revamp the Association's website. The goal is to turn it into a 21st century communication tool accessible from any device. And, we need your help.

You can help by volunteering to serve on the committee or you can simply let us know what you'd like the site to do. The email to use to do either is [tony@caughlinhoa.com](mailto:tony@caughlinhoa.com).



Special Guest Douglas Dale  
Wolfdale's – Tahoe City, CA

## COOKING CLASSES

Jan. 12	Date Night – Couples in the Kitchen
Jan. 18	Cooking for Health
Jan. 19	Ravioli & Tortellini Workshop
Jan. 20	Culinary Boot Camp
Jan. 25	Douglas Dale – Wolfdale's
Jan. 26	Taste of Southern Italy
Jan. 27	Killer Winter Recipes
Jan. 29	Teens Cook!
Jan. 30	Techniques Series Begins!
Jan. 31	Chris Nealon – Winter Beer Pairing Menu
Feb. 1	Paella
Feb. 7	Knife Skills
Feb. 8	Crepes of France
Feb. 14 /15	Couples – Love Bites
Feb. 16	Chinese Takeout Favorites
Feb. 21	Cast Iron Cooking
Feb. 22	Taste of Thailand
Feb. 23	Gumbo, Jambalaya, & Beignets
Feb. 24	Artisan Bread Workshop
March 2	L.A. Mexicano
March 3	Egg Skills Workshop
March 8	Fried Chicken Workshop
March 10	Family Bagel Workshop
March 20	Josh Berreman – Spring Small Plates
March 21	Ramen & Asian Dumpling Workshop

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# Brrr, How Do Birds Stay Warm in the Winter?

By Kathy Oakes | Photograph courtesy Ed Oakes

Feathers, which provide remarkable insulation for their light weight, play a huge role in keeping birds warm. A cold bird fluffs up its feathers to trap as much body heat as possible in the layer of air around its body. Resting birds further reduce heat loss by tucking their un-insulated bills into their shoulder feathers; they wind up looking like little headless fluff balls.

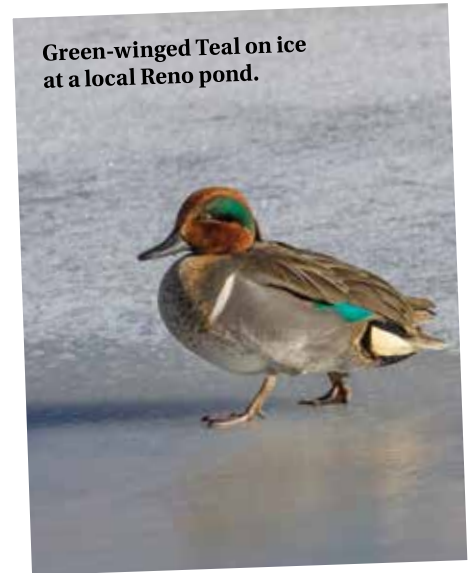
But how do birds keep from losing heat from those skinny bare legs and feet? They have a slick trick—a countercurrent heat exchange system in their legs, in which their arteries and veins run close together. The warm arterial blood from the body heats up the cold venous blood coming from the feet, so the bird's body core stays warm. The cool blood arriving in the feet keeps them from losing much heat to the cold ambient air. This explains why you often see ducks happily standing on ice on the Caughlin Ranch ponds.

In winter, birds put on extra fat for insulation and to burn for energy. Almost 10 percent of winter body weight in birds such as chickadees and finches consists of fat. Small birds spend most of their winter daylight hours seeking fatty food to provide fuel to survive the cold night. We can help them out by giving them lots of oily sunflower seeds, peanuts, and suet cakes at our backyard feeders. A study of wintering chickadees showed that all the fat each chickadee puts on during the day is used up that night to stay warm. To conserve energy on especially cold nights, chickadees allow their body temperatures to drop by as much as 20 degrees F overnight.

Cold winter nights are a special challenge for birds. Most roost in protected sleeping quarters away from wind. Dense evergreen shrubs and conifer trees provide valuable nightly roost sites for jays, finches, quail, and doves. Woodpeckers, wrens, and nuthatches sleep in tree cavities. Many small birds huddle together for warmth in communal roosts; a huddle of three birds loses one-third less heat than one bird alone. A researcher found a dozen nuthatches gathered together in one large warm ball in a tree cavity. Other birds crowd close together on conifer branches for warmth.

This winter take a lesson in cold survival from the birds: wear a good down coat, put on a bit of extra fat (have some more pie!), protect your extremities from cold, and get together with a crowd of friends and family during the long winter nights.

*Kathy Oakes is a Caughlin area resident and Communication Chair for Lahontan Audubon Society.*



Green-winged Teal on ice at a local Reno pond.



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## ANGEL TREE 2017—BEST YEAR YET!

Every year since 2012 CRHA has partnered with Roy Gomm Elementary School to gather Angel Tree gifts for students at Alice Smith Elementary and starting in 2016 for seniors in our community.

This year, as in past years, we had 125 Angels (which includes 25 for seniors) for whom to buy gifts. All of the Angels were taken within 4 weeks and wrapped presents returned in time for delivery before Christmas. This year we had so many gifts, that the ladies in the office decided to rent a 12-foot U-Haul to get them over to the school in one trip.

Thanks to the generosity of the Caughlin Ranch residents, we hope to increase the number of Angels we take next year.

The Angel Tree also included Food Bank Envelopes to which residents could donate.

## Annual Meeting turns into Spaghetti Feed with Entertainment!

There is nothing more exciting than the Annual Members Meeting! Generally, the twelve to thirteen people in attendance are treated to a lively discussion about the coming year's budget and recounting the previous year's accomplishments. The staff and crew are recognized for their hard work and typically the dozen or so in the audience leave filled with holiday cheer and general good feelings about the "State of the Ranch". Not this year, however.

This year's annual event was, in fact, an event. More than 100 homeowners were treated to a sumptuous spaghetti dinner that included a free glass of wine to those who wanted one. So, this year the audience really was filled with holiday cheer!

Neighbors were able to visit, break bread together, and share in the festive atmosphere. Yes, there's nothing like a little free food and libation to bring a community together!



The choir from the King's Academy Christian School performed a few songs for the crowd's enjoyment. They were led by Mrs. Christy Cronk, a teacher at the school.

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**3. What's your favorite thing about working for Caughlin Ranch?** I love being able to get to know and talk to the residents. I like when I can help them with repairs or landscape issues and make them happy. I love that the residents know me by my big sombrero.

Caughlin Ranch, the greenery, the growth and the residents are a big part for my love of life.

## Get to Know Luis Guzman, Landscape & Maintenance Foreman

**1. When did you start working for Caughlin Ranch? What do you remember about those early days?**

Started working in 1988. Back in the day, I was young and super energetic. I would be able to climb the Jeffery Pines to cut branches and mowing grass was relaxing. I love the smell of freshly cut grass.

**2. What are your main duties & responsibilities as Landscape Foreman?**

Main duty is maintaining irrigation systems. From April to November I'm in charge of the seasonal landscapers. When Randy calls me any day, any time, I know who is doing what and when they will be done and moving to the next task.

**4. Tell us about you...where you grew up, family, pets, hobbies, etc.** I was in Mexico until I was 16 when I moved to Reno in 1986. My mother and father still live in Mexico but come to Reno for eight months a year. I have two brothers and two sisters, three daughters and two sons. I love to ride horses in my spare time.

**5. Tell us about the training you do with horses.** I have two horses, Luna and YoYo. This year we rode in the Cinco de Mayo parade and the Reno Rodeo. My training started when I was 6 years old living in Mexico. My father put me on a horse, belted me on, and I would bring lunch to my grandfather out in the working fields. That was the beginning of my love for horses.

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## BOARD OF DIRECTORS

**Allen Dennis, President**

**Michele Attaway, Vice President**

**Anthony Termini, Secretary**

**Vincent Ames, Treasurer**

**Michael Chern, Director**

**Joan Mullen, Director**

**Drew Naccarato, Director**

The following are the proposed 2018 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, and the Annual Members Election and 2019 Budget Ratification Meeting. An updated meeting notice/schedule will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: [www.caughlinhoa.com](http://www.caughlinhoa.com).

Board Workshops begin at 4:00 p.m. The purpose of each Workshop is to review the agenda items for the next regularly scheduled Board of Directors General Business Meeting; no decisions are made at these Workshops. Board Executive Sessions will be held prior to the Board's General Business Meetings.

Homeowners are welcome to attend the Workshops and Board General Business Meetings. Executive Sessions are conducted with Board Members only. The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno unless noted otherwise:

**JANUARY 22**

Board Agenda Workshop 4:00 p.m.

**JANUARY 24**

Executive Session 5:00 p.m. | Board General Business Meeting 6:00 p.m.

**MARCH 26**

Board Agenda Workshop 4:00 p.m.

**MARCH 28**

Executive Session 5:00 p.m. | Board General Business Meeting 6:00 p.m.

**MAY 21**

Board Agenda Workshop 4:00 p.m.

**MAY 23**

Executive Session 5:00 p.m. | Board General Business Meeting 6:00 p.m.

**JULY 23**

Board Agenda Workshop 4:00 p.m.

**JULY 25**

Executive Session 5:00 p.m. | Board General Business Meeting 6:00 p.m.

**AUGUST 27**

2019 Budget Workshop 5:00 p.m.

**SEPTEMBER 24**

Board Agenda Workshop 4:00 p.m. (Final 2019 Budget Review)

**SEPTEMBER 26**

Executive Session 5:00 p.m.

Board General Business Meeting 6:00 p.m. (Approve 2019 Budget)

**NOVEMBER 1**

Candidate Forum; Meet the Candidates 5:30 p.m. (if necessary)

**NOVEMBER 12**

Annual Ballot Deadline 12:00 noon (if necessary)

Annual Ballot Count Meeting 1:00 p.m. (if necessary)

Board Agenda Workshop 4:00 p.m.

**NOVEMBER 14**

Executive Session 5:30 p.m.

Annual Members Election and 2019 Budget Ratification Meeting 6:30 p.m.

Board General Business & Organizational Meeting will immediately follow the

Annual Members Election and 2019 Budget Ratification Meeting

*Dates and times are subject to change. Please visit the Caughlin Ranch website for up-to-date information regarding Caughlin Ranch Meetings and Events. The Board of Directors' General Business Meeting Agendas are posted on the Caughlin Ranch website and in the brochure box to the right of the entry door at 1070 Caughlin Crossing at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or e-mail: [admin@caughlinhoa.com](mailto:admin@caughlinhoa.com) to obtain agenda copies.*

**NOTICE:** NRS 116.31083 provides that each Notice of a Meeting of the Executive Board of the Caughlin Ranch Homeowners Association ("Association") must state the time and place of the meeting and include a copy of the Agenda for the meeting or the date on which and the locations where copies of the agenda may be conveniently obtained by the units' owners. Agendas are available at the Association Office at 1070 Caughlin Crossing, Reno, NV 89519, seven (7) calendar days before a scheduled meeting. You are also notified of the rights of a unit's owner to: (a) Have a copy of the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, and, if required or by the executive board upon payment to the association of the cost of providing the copy to the unit's owners or in electronic format at no cost. (b) Speak to the association executive board, unless the executive board is meeting in executive session. (c) A copy of the audio recording of the minutes or a summary of the minutes of the meeting provided to the unit's owner. Any comments made may potentially become permanent record of the minutes.

# RIVER RUN HOMEOWNERS' ASSOCIATION 2018 RIVER RUN MEETINGS

## BOARD OF DIRECTORS

**Fred Bersot, President**

**Dale Garrett, Vice President**

**Rick McDermid, Secretary**

**Celia Kupersmith, Treasurer**

**Dennis Dombroski, Director**

**Suzy Dugger, Director**

The State of Nevada requires at least two general business meetings of the Board be held after regular business hours. Executive Sessions will be held from 4:00 to 4:30 p.m. Board Meetings will begin at 4:30 p.m. The May Annual Members and Board Meeting along with the November Members Budget Ratification and Board Meeting will begin at 5:30 p.m. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

Homeowners are welcome to attend the Board of Directors Meetings. Executive Sessions are conducted with Board Members only unless an owner has requested or was invited to attend to discuss their delinquent account and/or alleged violation(s). The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

THURSDAY, JANUARY 18  
THURSDAY, MARCH 15  
THURSDAY, MAY 10  
THURSDAY, JULY 19  
THURSDAY, SEPTEMBER 13  
THURSDAY, NOVEMBER 15

Executive Session & Board of Directors Meeting

Executive Session & Board of Directors Meeting

**Annual Members Election & Board of Directors/Organizational Meeting**

Executive Session & Board of Directors Meeting

Executive Session & Board of Directors Meeting (Approve 2019 Budget)

**Executive Session, Members | 2019 Budget Ratification & Board of Directors Meeting**

Meeting dates and times are subject to change. The Board of Directors' Meeting Agendas are posted in the brochure box at the River Run pool house and in the brochure box to the right of the entry door at 1070 Caughlin Crossing at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or e-mail: [kim@caughlinhoa.com](mailto:kim@caughlinhoa.com) to obtain agenda copies.

## COMMUNITY REMINDERS

- 1. Trash & Recycle Containers:** Shall not be placed out any sooner than Tuesday morning and shall be stored out-of-sight by Tuesday evening.
- 2. Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch office at cost.
- 3. Parking:** In the designated parking areas is strictly limited to guest parking; residents are required to park in their garages.
- 4. Speed Limit:** The maximum speed limit on all River Run streets is 15 MPH.
- 5. Buildings:** Please DO NOT puncture the siding; no nails, screws, etc.
- 6. Community Manager:** Kim Teepe; [kim@caughlinhoa.com](mailto:kim@caughlinhoa.com), 775-746-1499.

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# EAGLESNEST HOMEOWNERS' ASSOCIATION 2018 EAGLESNEST MEETINGS

## BOARD OF DIRECTORS

**Chet Mallory, President**  
**John Lopez, Vice President**  
**J Witt, Secretary**  
**Paul Gianoli, Treasurer**  
**Brad Pearce, Director**

Executive Sessions will begin at 5:00 p.m. (as needed); Board Meetings will begin at 5:30 p.m. The November Annual Members/Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

Homeowners are welcome to attend Members and Board of Directors Meetings. Executive Sessions are conducted with Board Members only unless an owner has requested or was invited to attend to discuss their delinquent account and/or alleged violation(s). The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

THURSDAY, FEBRUARY 1  
THURSDAY, MAY 17  
THURSDAY, AUGUST 23  
THURSDAY, OCTOBER 25  
THURSDAY, NOVEMBER 29

Executive Session & Board of Directors Meeting  
Executive Session & Board of Directors Meeting  
Executive Session & Board of Directors Meeting  
Executive Session & Board of Directors Meeting; Approve 2019 Budget  
Annual Members | 2019 Budget Ratification & Board of Directors | Organizational Meetings

Meeting dates and times are subject to change. Agendas will be available 7-days before each regularly scheduled Board of Directors Meeting. There are brochure boxes located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing. Agendas will be posted in the appropriately labeled box for either Caughlin Ranch, Caughlin Creek, Eaglesnest or River Run. You may also obtain agenda copies by calling: (775) 746-1499, or by e-mailing General Manager Lorrie Olson at: [manager@caughlinhoa.com](mailto:manager@caughlinhoa.com).

## COMMUNITY REMINDERS

- 1. Trash & Recycle Containers:** Shall not be placed out any sooner than Tuesday morning and shall be stored out-of-sight by Tuesday evening.
- 2. Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch office.
- 3. Speed Limit:** The maximum speed limit on all Eaglesnest streets is 15 MPH.
- 4. CRHA, Caughlin Creek and Eaglesnest Community Manager:** Lorrie Olson; [manager@caughlinhoa.com](mailto:manager@caughlinhoa.com), (775) 746-1499.

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# CAUGHLIN CREEK HOMEOWNERS' ASSOCIATION 2018 CAUGHLIN CREEK MEETINGS

## BOARD OF DIRECTORS

**Joe Mastroianni, President**

**Gregg Stokes, Secretary**

**Jeanne Naccarato, Treasurer**

**Steven Fechner, Director**

**Douglas Usedom, Director**

Executive Sessions will begin at 4:30 p.m. (as needed); Board Meetings will begin at 5:00 p.m. The November Annual Members Election/2019 Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

Homeowners are welcome to attend Members and Board of Directors Meetings. Executive Sessions are conducted with Board Members only unless an owner has requested or was invited to attend to discuss their delinquent account and/or alleged violation(s). The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

WEDNESDAY, FEBRUARY 7  
WEDNESDAY, MAY 16  
WEDNESDAY, AUGUST 22  
WEDNESDAY, OCTOBER 17  
WEDNESDAY, NOVEMBER 28

Executive Session (as needed) | Board of Directors Meeting  
Executive Session (as needed) | Board of Directors Meeting;  
Executive Session (as needed) | Board of Directors Meeting  
Executive Session (as needed) | Board of Directors Meeting; Approve 2019 Budget  
Annual Members Election | 2019 Budget Ratification & Board of Directors |  
Organizational Meetings

Meeting dates and times are subject to change. Agendas will be available at least 7-days before each regularly scheduled Board of Directors Meeting. There is a brochure box located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing; one is labeled for CCRK. You may also obtain an Agenda copy from the CRHA website at: [www.caughlinhoa.com](http://www.caughlinhoa.com), or the CRHA office by calling: (775) 746-1499, or by e-mail: [manager@caughlinhoa.com](mailto:manager@caughlinhoa.com).

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