

Important HOA News Inside!

JULY/AUGUST 2018

Caughlin RANCHER

The Official Magazine of the Homeowners Association

SAVING THE PYRAMID

Watlands Hit a Home Run...Story page 7

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ON THE COVER:

Mike & Cindy Watland pose in front of the newly renovated "Pyramid" at the Swope Sports Complex. See page 7. Photo by Digiman Studio.

PRESIDENT'S CORNER



Al Dennis
President

Summer Is Here...

Enjoy the outdoors but look out for wildlife, wildfires and irrigation leaks!

FINALLY, GOOD WEATHER IS HERE! Everyone is outside now and there are many things to look out for as we travel in the Ranch—kids, pets, animals, etc. Please be careful. **Speed limit is 25 mph!** Wild animals are to be enjoyed and viewed but not to be harmed and/or harassed. We have ducks, turtles and baby birds in nesting boxes, just to name a few. Please keep your dogs on a leash as they

can run much faster than these little critters.

Please do not feed the wildlife in Caughlin Ranch.

Bread and crackers are made for human consumption and should not be fed to birds or water fowl. If causing wild animals to suffer from malnutrition is not bad enough, the bread also pollutes the water. Although you should not feed wild animals, if you must, please feed them the recommended foods:

- *Cut seedless grapes; they can choke on whole grapes just like kids*
- *Cooked rice*
- *Birdseed*
- *Peas and corn*
- *Oats*
- *Chopped lettuce; iceberg has just about zero health benefits*

The Revised Rules and Regulations state:

29. *Feeding, attracting, and/or harassment of wildlife shall not be permitted within the community.*

Residents found to be feeding wildlife will be mailed a notice reminding them of the Rules and Regulations.

Our wildlife will be here for years to come if we are good stewards of the environment who watch out for them and simply enjoy their presence.

JULY IS CONCERTS IN THE PARK

July is our concerts in the park month. We have five Sundays this year and the music should be great. The park will be ready and there will be food and beverage trucks available.

DEFENSIBLE SPACE

Wildfire danger is predicted to be high this summer. Please make sure your perimeter is cleared of brush. Be extremely careful with sparking devices

as it will not take much to get a fire started.

THE BUILDING IS OURS!

Our General Manager and I spent an incredible amount of time and effort this spring signing the volumes of paperwork required to finally complete the purchase of the office building. It is done.

ALWAYS REPORT IRRIGATION LEAKS!

The Ranch is large and there are many watering systems in place. If you see a water leak, please call the office at 746-1499 to report it 24/7. There is a service that will contact our staff after hours to get the water under control. **Do not email** as the account is not monitored after hours.

Have a great summer!

— **Al Dennis**, PRESIDENT
al@caughlinhoa.com

BUDGETING FOR THE ASSOCIATION

by Vince Ames

ONE OF THE MOST IMPORTANT responsibilities of the Treasurer is preparing the annual operating budget. The budget is a formal plan that determines the annual assessment. We began this process last year. Looking at historical budgeting assists us with planning and development data.

How do we involve the community? Your Caughlin Ranch Treasurer does not develop the budget on his own. Our bylaws require a Finance and Budget Committee made up of not more than seven (7) homeowners to assist the Treasurer and the Board to make recommendations. These seven homeowners are appointed by the board after being recommended and selected based on experience in financial management, business experience and relevant education. The Treasurer and the community Manager are ex-officio non-voting members.

Our governing documents dictate that the board and treasurer follow a process. The process is guided by homeowners like you.

An important word about “fee targeting.” As I mentioned earlier, the F&B committee and the board determines annual assessments from data received from the Reserve Study and historical budgeting. What is fee targeting? The best example I

can site is the erroneous idea that we should have much lower assessments based on guessing that certain operations might not cost as much in the coming year. For instance, predicting that our paths and roads will not need the maintenance the reserve study historically indicates. Purposely under budgeting certain categories can potentially lead to dramatic fee increases or sudden targeted temporary assessments. We will work to avoid these types of surprises.

2018 is an important year. Here are some additional important components in determining the future budgets:

1. Adopt a new Reserve Study Financial Update
2. Continue to monitor the common areas and provide patrol services
3. Review operations for efficiency
4. Keep the Ranch looking good by replacing “worn out” Ranch components dictated by the reserve study

Do you read the *Caughlin Rancher*? Read the *Caughlin Rancher* to become informed about the board’s activities, staff’s accomplishments and projects, and anything you need to know that is happening in our community.

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All articles are the opinions and views of the author, and do not reflect the opinions or views of the Caughlin Ranch Homeowners Association, the Board of Directors, or the Caughlin Ranch staff in their capacity as employees of the Caughlin Ranch Homeowners Association.

AFTER

The Home Run

Caughlin Ranchers' bottom-of-the-ninth effort led to brand-new Swope ballpark.



BEFORE



Written by Jessica Santina

WHEN MIKE WATLAND WAS A BASEBALL-LOVING KID growing up without a father, he dreamed of someday having kids with whom he could share that love of the sport. After he married his wife, Cindy, and they had three boys of their own—Justin, Jeremy and Craig—the couple passed that passion along to them, coaching them on their teams with Reno National Little League and cheering for them in the stands.

Unfortunately, the stands, and the rest of the athletic complex at Swope Middle School that hosted the Little League teams, were crumbling down around them. Called “the Pyramid” for its distinctive pyramid structure dividing its four ball fields, the park had been built in 1969 and had been a beloved community gathering place for generations of youth athletes and their families.

But by 2013, the park had deteriorating concrete steps, non-ADA-compliant bathrooms and dilapidated fixtures, all posing a safety hazard to visitors.

By this time, the Watlands had been partners in their own medical billing business, Watland Billing Consultants, for a number of years, and the two had built their own Caughlin Ranch home, where they’ve lived since 2007. Mike, who already had been a coach and member of the Reno National board, had grown frustrated with what he saw as a lack of community participation and realized his wife was a perfect fit. Cindy’s get-it-done mentality and interest in Little League easily helped her to earn a two-year presidency that year.

As soon as she stepped into the role, she faced a daunting task: Figure out what to do about the decaying park.

The pyramid shaped structure at Swope Ballpark before restoration (inset) and after (above).



GAME CHANGER

“I think someone had fallen down the stairs because there was no railing, and I was like, ‘We’ve got to do something,’” Cindy recalls. A series of calls and referrals led her to Tony McMillen, Director of Construction and Project Management with the Washoe County School District, which owned the park.

“I called him and told him what was happening, and he said, ‘Oh, yeah, you’re just going to be another board member of Reno National Little League who calls to check on the building and does nothing about it.’ So I was like, ‘Is that a challenge?’” she says, laughing at the memory.

She learned that the City of Reno had determined that the Pyramid was unsafe and had its condemnation on the docket for 2022—a plan that would cost the city about \$375,000. The Watlands began talking to other families from Little League about it and realized that most other families were as unhappy about that plan as they were. It was time to officially start doing something about it, and the Save the Pyramid committee was formed.

“We were so passionate about it because we’d spent so much time there,” Mike adds. “I would say about 95 percent of the

Cindy Watland and Reno National Little League President, Tony Miceli, at the official ribbon cutting on May 12th.

friends we have in this community, we met through baseball.”

Their passion ensured that the Watlands would commit hundreds of hours, sometimes even full work weeks, to the project over the next several years—even after Cindy had wrapped up her second year as president and her oldest son, Justin, had left home to attend San Jose State.

The committee reached out to structural engineer Terrance Tobey, who donated his time and expertise to determine what would be involved in rehabilitating the park. But it was clear that without an architectural plan, there was no way to gather bids and establish a fundraising goal. Upon committee-member Lisa Ericson’s referral, Cindy was directed to find Waldemar Eklof, an architect whose daughter and son both attended Swope Middle School.

“I met him out there one day and said, ‘I really need your help, but we have no money,’” she says. “And he said, ‘Okay, I’ll do it for free.’ He just liked what we were trying to do and wanted to be a part of it.”



The Watlands at a Chico Heat Game. L. to R. Craig, Jeremy, Mike, Cindy & Justin.

With Eklof’s plan, the committee solicited bids and began asking for in-kind donations. Q&D Construction took over as general contractor, and an initial project estimate of \$1.5 million (which was eventually lowered to \$1.2 million) finally gave the committee a goal to shoot for. Savage & Sons Plumbing stepped up to donate plumbing work, and other donations and discounts came rolling in from PK Electrical Inc., Western Nevada Supply, Fleet Heating and Air and other private financial donors.

Thanks to dozens of donations of food and drink, the Save the Pyramid committee, led by the Beach and Doyle families, hosted its first Field of Dreams fundraising party in summer

5.3 Mil

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2016. To up the ante with ticket sales, Cindy approached Dolan Auto Group about donating a truck to raffle off, and she was thrilled when they said yes. The committee initiated a project to sell monogrammed pavers that would line the entry to the Pyramid, providing another means through which to raise money. That one party raised \$100,000.

NEW TURF

Other efforts and events followed over the course of three and a half years, along with the securing of several grants and donations from other entities. And on May 12 of this year, the Watlands, the Save the Pyramid committee and the local community celebrated the opening of the brand-new Swope Athletic Complex.

The new 1,600-seat complex features a new snack bar, ADA-compliant restrooms, as well as a new conference room, sealed concrete bleachers and scoreboards. Monogrammed pavers continue to be available for sale; money raised will be put aside for ongoing maintenance.

“People sometimes say, ‘Why would you put so much time into this? Your kids are grown,’” Cindy says. “But I think it’s important to show a lesson of being involved in the community and that you should give back, leave things better than you found them. We try to teach our boys to get involved, and that if you see something wrong, try to fix it. Also, if you have a goal, you can achieve it with hard work.”

And the Watlands feel enormously satisfied to be preserving this legacy that has meant so much to their family for future generations.

“Sports were such a big part of my life growing up, and I’ve always loved team sports,” Mike says. “So much of our country these days seems like we’re out for ourselves, but I like the team aspect, where you rely on each other, overcome differences to work together. We’ve had such pleasure working with all these kids we’ve met and their families, and that’s been the motivation for us to continue letting other people have that experience.”

WE STILL NEED YOUR HELP!

The Reno National Little League continues to raise money for ongoing maintenance and improvements. If you would like to purchase an engraved brick or simply donate cash, e-mail renonational@gmail.com. All donations are tax deductible.

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IF YOU ARE NOT ALREADY AWARE, TREES MAY NOT BE CUT DOWN (REGARDLESS OF THE LOCATION) BEFORE RECEIVING PRIOR WRITTEN APPROVAL FROM THE CAUGHLIN RANCH HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE.

If you have a tree that appears to be in declining health or is causing damage, please contact Arborist Dale Carlon who provides free written evaluations of trees in conjunction with the Truckee Meadows Community Forestry Coalition. Email Dale at: dalecarlon@yahoo.com and put "TMCFC" in the Subject line. Dale will schedule an inspection and will provide both the homeowner and CRHA with a copy of the report.

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 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.



ESI SECURITY SERVICES

It has become increasingly apparent that CRHA needs a regular patrol service. Each year for the past three, CRHA has increased the budget line item for this service. Unfortunately, local law enforcement agencies do not have the resources to give CRHA the time and attention it needs. It is our hope that the somewhat regular presence of a marked security vehicle with a uniformed officer will

help to deter criminal activities.

CRHA will once again engage ESI Security Services over the course of the summer into early fall to provide patrol services three nights per week and to walk the trails one morning per week looking for unleashed dogs. The night patrols will take place on Friday, Saturday and Sunday nights from 10:00 p.m. through 4:00 a.m. The morning patrols will be random for four hours each. The officer will greet the unleashed dog's walker and hand them a flier which lists the CRHA rules and Washoe County ordinances that require dogs to be on a leash at all times.

ESI currently sees that vehicles are removed from Village Green Park around 10:00 p.m. each night. Once the lots are cleared, they chain-off and lock the lots from vehicular access. They reopen the lots again in the morning. This service will also continue as we have had a noticeable decrease in vandalism in the park.

ESI also offers a "House Watch" service to residents when they are away from home. In this case, they will only check the residence on the nights they are on-site. Please email: manager@caughlinhoa.com for a House Watch form.

2018 ASPHALT REHAB PROJECT – PHASE III

Sometime in late August/early September (date to be determined), the third and final phase of the asphalt trails will be treated with a Type II Slurry Sealcoat. This is the same product that is used on the City of Reno and Washoe County roads.



GOT LEAKS?
Don't wait...CALL NOW!

Call the CRHA office 24/7 to report all water related geysers, breaks, leaks, etc. in common areas. The 24-hour answering service will dispatch the on-call employee ASAP to minimize the loss of water.

746-1499

Sealed bids were opened at the May 23rd Board Meeting; the 2018 contract was once again awarded to Sierra Nevada Construction (SNC). The paths are in the condition they are in today partly due to the use of sealcoat. The slurry seal is more resistant to irrigation over-spray, moisture and weather in general.

The Asphalt Project Engineer, Seth Padovan, reported he has seen sealcoat wear off in over-spray areas in about a year and then the asphalt starts to ravel and pit badly. This was the condition all over the Caughlin Ranch paths last year during his overall inspection. The slurry seal also goes on thick about 1/4". Thus, it does a better job of filling in raveled areas and masking larger cracks and patch areas. Sealcoat goes on like paint so there is no real masking of the distresses or patched areas post-application.

There is no American Public Works Association (APWA) spec for sealcoat so the product quality varies greatly as each vendor mixes it a little differently with no real studies to back up their "custom blend". So, beware of the quoted cheap price; what are you really getting? As a result, performance will vary.

There is a long-established use of slurry seal in public works maintenance in this area and it does have an APWA specification, so we know what we are getting. It is applied by established and qualified contractors that regularly do this work for the Cities of Reno and Sparks, and Washoe County. Several other upscale communities use this product on their paths such as Arrowcreek (he does not do the pavement maintenance for them) and Somerset. The paths there look good and are performing well.

The shedding is often received negatively and is a "con" for most communities when considering its use. The shedding does not last and will pass, but it is part of the product characteristics. Approximately 2/3 of the paths are already

done with slurry seal in Caughlin Ranch from the last two years' applications.

GATE CAMERAS—CAUGHLIN CREEK GATES I & II AND MOUNTAINSHYRE

The ballot to obtain approval of the Caughlin Creek, DeerCreek, and Mountainshyre homeowners to acquire and maintain security cameras for the electronic gates leading into each development was approved by the required majority of homeowners.

The expense for the acquisition of new common element components is a capital improvement according to the NV Real Estate Division. The Association's governing documents authorize the Board to initiate a capital improvement and pass an assessment for a capital improvement for purposes related to the health, safety and/or welfare of the homeowners. However, since the security cameras are for the exclusive use of, and for the sole benefit of the homeowners within the Mountainshyre development, any expenses related thereto must only be assessed against the units within that development.

The main purpose of the security cameras is to deter criminals and vandalism. The cameras will record only when they detect motion 24/7 during the times the gates are closed and will have a 14-day storage capacity. The cameras will be directed to capture as best as possible the vehicle driver, the rear license plate, the color, make and model of the vehicle. This information is required by the City of Reno Police Department in order to prosecute criminals. Appropriate new signage will also be installed.

We are in the process of scheduling installation of internet service and the required camera components in order to have the system fully operational; we hope to accomplish this by the end of July.

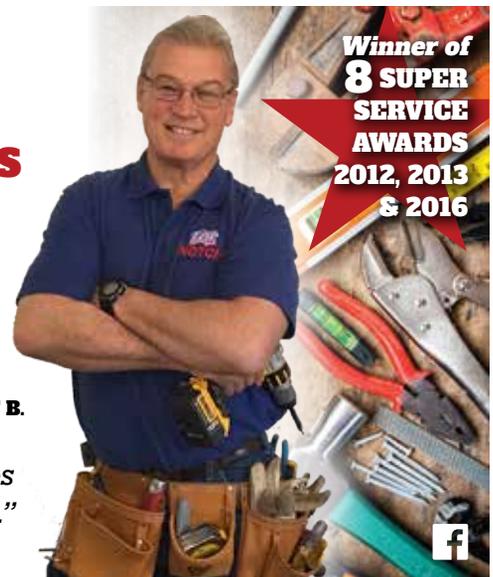


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CAUGHLIN COTTAGES PICKET FENCES—NEW VINYL OPTION

On May 23rd, the Board of Directors approved an alternate vinyl material for ONLY the picket fences in the Caughlin Cottages. The new option is an upgraded material; the manufacturer is CertainTeed Crop.



We are in the process of compiling the specifications for this new vinyl fence option. Owners needing to replace picket fence components may choose to replace with wood or vinyl. Prior written approval from the ACC will be required in order to change your fence materials from wood to vinyl. We need to ensure the specifications and construction is in accordance with CRHA's requirements. Once established, the specifications will be mailed to all Caughlin Cottages homeowners.

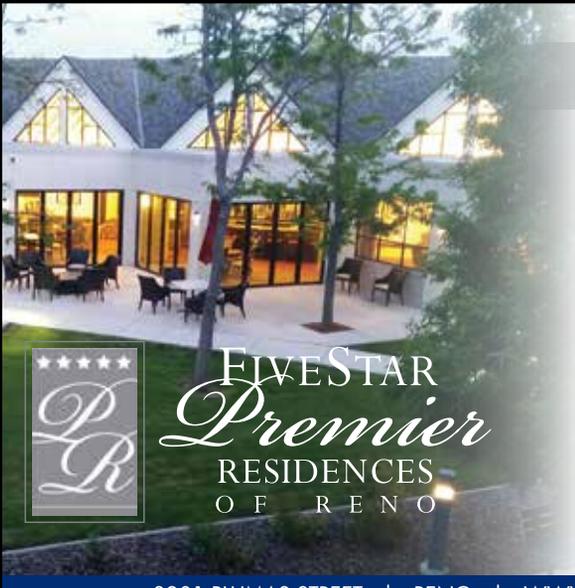
On July 25th, the Board of Directors will consider approving the same vinyl material for picket fences in Caughlin Creek, DeerCreek, Caughlin Glen and Vista Pointe. In all cases, the ACC has already reviewed and approved the vinyl option for use in these neighborhoods.

ARE YOU PREPARED FOR THE NEXT RAIN EVENT?

The photos at left show a blocked and a clear drainage swale; also known as a valley gutter. The purpose of the swale is to direct the flow of water to designated drains and street DI's (drain inlets). It is important to note that all water flowing into these drains, flows directly into the Truckee River; there is no treatment plant to remove pollutants before it gets into the river.

Keep your drainage swales clear of plant material and debris. Never place or store items in the drainage swales. Blocked swales can cause water to back-up which can cause flooding and unnatural run-off creating erosion problems. Drains, including French drains, should also be kept clear of plant material and debris to allow for proper drainage.

Also, make sure to clean your house gutters at least bi-annually and after heavy winds when leaves are still falling. Clogged gutters can cause water to back-up and penetrate the surfaces of homes.



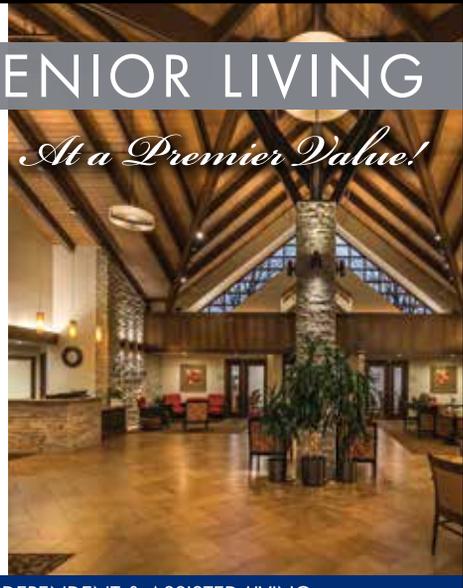
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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

IMPORTANT NOTICE: CAUGHLIN RANCH DOES NOT USE ROUNDUP® WEED KILLER IN ANY OF THE THREE PARKS WE MAINTAIN!



WATER CONSERVATION PROJECTS:

June through July

- Move grass away from pathways approximately 10 feet in various locations in Alum Creek

UPDATE ON NEW EQUIPMENT: WORKING GREAT; SAVING TIME AND MANPOWER:

- 18" Billy Goat Aerator
- SG13 Stump Grinder

VILLAGE GREEN PARK:

- Painted gazebo
- Installed new shrubs
- Light pole covers replaced
- Sierra Winds Products for Leisure is scheduled to conduct safety inspections on the playground equipment in each of the three parks the 3rd week of June; any items in need of attention will be quickly addressed.

Wild flowers re-seeded, spring flowers planted, routine mowing in-progress, and Steamboat Ditch irrigation pumps hooked-up and fully operational.

EQUIPMENT MAINTENANCE AND TUNE-UPS:

- Backhoe – fuel and hydraulic leaks along with some miscellaneous little problems
- Cushman – fuel problems

FLOOD CLEAN-UP:

- Finished repair work on Scattergun common area
- Working on various locations along Alum Creek corridor; ongoing project
- Caughlin Glen; large clean-up area

*Don't Miss
the Remaining
Concerts
in the Park!*

If you missed the first three, don't worry, there's still time to catch the last two!

WHEN & WHERE?

6–8 p.m. at Village Green Park
4549 Village Green Pkwy

WHO'S PLAYING?

July 22nd

Billy Slais & the Killer Bees

Contemporary favorites from the 80's to today.

July 29th

The Beatles Flashback

Enjoy the Fab Four's favorite hits.

FOOD & DRINK?

Enjoy pizza from Fire on the Mountain food truck

Margaritas & beer from Mr. Margarita

Dessert from Bibo's Gelato

Bring your own picnic meal or get take-out from:

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2018 EVENTS

Concerts in the Park

Village Green Park
 Sunday, July 1st, 8th, 15th,
 22nd & 29th
 6 p.m. to 8 p.m.

Coffee with Manager

CRHA Office
 Tuesday, August 7th
 5 p.m.

Homeowners Orientation

CRHA Office
 Thursday, August 9th
 5 p.m.

Open House Ice Cream

Social
 CRHA Office
 Friday, August 17th
 3-4:30 p.m.

8TH Annual BBQ

Village Green Park
 (venue change)
 Sunday, Sept. 9th
 Noon to 3 p.m.

Cross Peak Hike

Meet at Caughlin Club
 Saturday, Sept. 15th
 8:30 a.m.

Fall Bird Watching & Walk

Meet at CRHA Parking Lot
 Saturday, Sept. 29th
 8 a.m. to 10 a.m.

Garage Sales

Individual Homes
 Saturday & Sunday
 Oct. 6th & 7th
 7 a.m. to 3 p.m.

Angel Tree

Caughlin Ranch Office
 M-F, Nov. 1st thru 30th
 8 a.m. to 5 p.m.

Holiday Wine Tasting

Moana Nursery
 Thursday, Nov. 8th
 5 p.m. to 7 p.m.

2018 Budget Ratification & 34th Annual Members Meeting

Caughlin Ranch Comm.
 Conference Center
 Wednesday, Nov. 14th
 Beginning at 6:30 p.m.

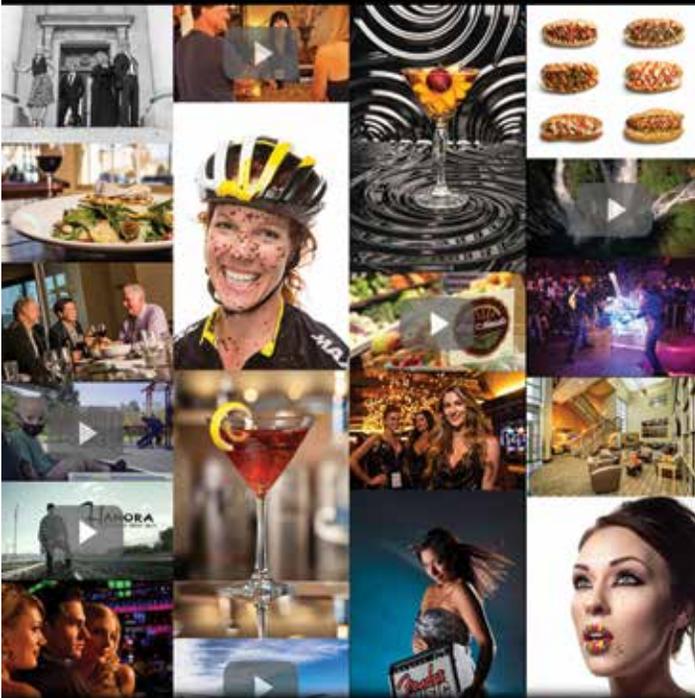
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THE FOLLOWING ARE THE PROPOSED 2018 dates for the Board of Directors' Workshops, Executive Sessions, General Business and Organizational Meetings, and Annual Members Election and 2019 Budget Ratification Meetings.

The State of Nevada requires at least two general business meetings of the Board be held after regular business hours. Homeowners are welcome to attend Workshops, Board and Members 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). Meeting dates and times are subject to change. An updated meeting schedule will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com. Please visit the Caughlin Ranch website for up-to-date information regarding Association Meetings and Events. You may also call the Association office at: (775) 746-1499 or e-mail: manager@caughlinhoa.com to obtain agenda copies. The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

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 at least one (1) hour prior to each General Business Meeting.



JULY 23	Board Agenda Workshop 4:00 p.m.
JULY 25	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	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	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

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.

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 REMAINING 2018 RIVER RUN MEETINGS

BOARD OF DIRECTORS

Fred Bersot, President
Dale Garrett, Vice President
Rick McDermid, Secretary
Celia Kupersmith, Treasurer
Open Seat, Director

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 Organizational 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.

THURSDAY, JULY 19

Executive Session & Board of Directors Meeting

THURSDAY, SEPTEMBER 13

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

THURSDAY, NOVEMBER 15

Executive Session, Members Budget Ratification & Board of Directors Meeting

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 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 and remote entry gate fobs 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.
- 6. Community Manager:** Kim Teepe; kim@caughlinhoa.com, (775) 746-1499.



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EAGLESNEST HOMEOWNERS' ASSOCIATION REMAINING 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.

THURSDAY, AUGUST 23

Executive Session & Board of Directors Meeting

THURSDAY, OCTOBER 25

Executive Session & Board of Directors Meeting; Approve 2019 Budget

THURSDAY, NOVEMBER 29

Executive Session, Annual Members | 2019 Budget Ratification & Board of Directors | Organizational Meetings

Meeting Agendas will be posted on the Eaglesnest website at: www.eaglesnesthomeowners.com at least seven (7) days prior to each meeting.

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 and remote entry gate fobs shall be purchased from the Caughlin Ranch office.
- 3. Community Manager:** Lorrie Olson; manager@caughlinhoa.com, (775) 746-1499.

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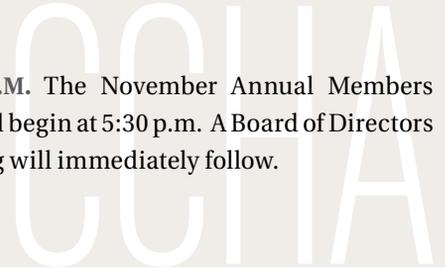
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CAUGHLIN CREEK HOMEOWNERS' ASSOCIATION REMAINING 2018 CAUGHLIN CREEK MEETINGS

BOARD OF DIRECTORS

Joe Mastroianni, President
Gregg Stokes, Secretary
Jeanne Naccarato, Treasurer
Steven Fechner, Director
Douglas Usedom, Director

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.



WEDNESDAY, AUGUST 22

Executive Session (as needed) | Board of Directors Meeting

WEDNESDAY, OCTOBER 17

Executive Session (as needed) | Board of Directors Meeting; Approve 2019 Budget

WEDNESDAY, NOVEMBER 28

Annual Members Election | 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.

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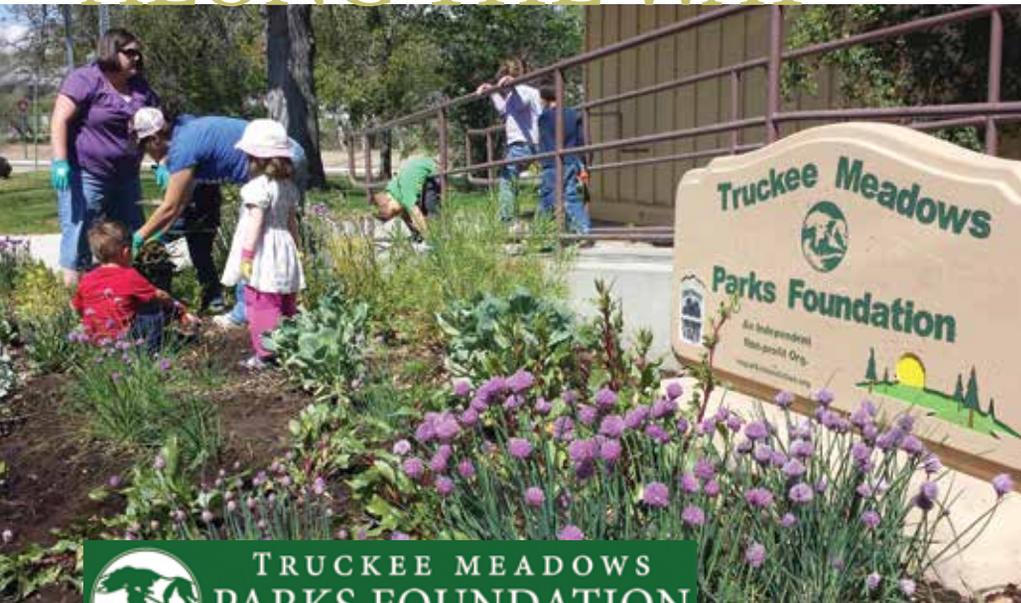
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TRUCKEE MEADOWS PARKS FOUNDATION is a 501(c)(3) nonprofit organization founded in 2013 by members of the community concerned about the health of our parks and open spaces. The Parks Foundation works to enhance the quality of life for all citizens in our area by ensuring the long-term sustainability and improvement of our parks. We accomplish this through the **Healthy Parks Healthy People: Truckee Meadows** initiative, which gets thousands of citizens and under-served students outside and active. All programs increase community-wide awareness, appreciation, and stewardship of our parks. The Parks Foundation also raises private financial support for park infrastructure and programs.

Join us for our special guided interpretive hike for Caughlin Ranch's HOA on September 15th at 8:30 a.m. to get a sense of what we do and explore the natural world in your backyard. We also hold free guided interpretive walks for the public every Thursday through September. These **Discover Your Parks Walks** meet at 6 p.m. and the locations of upcoming walks can be found on our website.

A contribution to Truckee Meadows Parks Foundation is an investment in the future of our parks and in our community. The Parks Foundation is the only organization in northern Nevada dedicated solely to supporting and enhancing our parks and open spaces for all residents and visitors. As a true grassroots organization, we receive no funding from any local governments, so your investment is all the more meaningful. To learn more about how you can help our parks or our programs, visit www.tmparksfoundation.org. With your help, we can make a difference now and in the future.

For more information, contact:

Matt Webber, VISTA Leader | Truckee Meadows Parks Foundation
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July 18	Techniques Series Begins, Learn to Cook in 6 weeks!
July 19	Hawaiian Grill
July 20	Summer in Provence
July 21	Taste of Tuscany
July 25	Kids' Cooking Camp - 2 Day
July 27	Sushi
August 2	Herbs, Spices, Oils & Vinegars
August 3	Paella on the Grill
August 4	Cast Iron Cooking
August 9	Nevada Grown - Grilling
August 10	Gumbo, Jambalaya & Beignets
August 11	Fried Chicken & Waffles Workshop
August 16	Taste of Morocco
August 17	Ramen & Asian Dumplings
August 18	Artisan Breads Workshop
August 24	Summer in Greece
August 25	Dutch Oven Cooking
August 28	Kids Cook
August 31	Date Night

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Local Wildlife Spotted!

OBSERVANT WALKERS were treated to a fantastic nature show this spring as two owl families raised their chicks along the Alum Creek greenbelt near the Caughlin Club. In late March one adult sat continuously on the nest while the other regularly delivered prey items. The chicks got their first look at the world during the first week of April and curiosity had them exploring around the nest just a week later. By the end of April they were able to move from branch to branch and would frequently hang out together. As the chicks got larger the proud parents left the nest but were usually looking on nearby. Two families nested within a half mile of the Caughlin Club and the chicks have matured but can still occasionally be seen just above the walking trails.

Todd Paige

TODD PAGE PHOTOGRAPHY

Curiosity



On the nest



First Look

Nap Time



1070 CAUGHLIN CROSSING IS OURS!

IT'S OFFICIAL, the Caughlin Ranch Homeowners Association became the proud owners on May 25th; we could not be more excited! At the Board of Directors Meeting on May 23rd, the 1070 Building was dedicated to the original five Board Members who negotiated a CPI cap into the original lease allowing us to purchase the building for significantly less than the appraised value. And in 10-years (at a fixed rate), CRHA will own it outright! Now that is exciting!

L. to R. Mike Heffner, Gwen Clancy, Mike Chern, Millie Burke, Michele Attaway on May 23rd at the building dedication.

Help Us Celebrate! OPEN HOUSE & ICE CREAM SOCIAL

Please join us from 3:00 to 4:30 p.m. on Friday, August 17th for an Open House & Ice Cream Social to CELEBRATE the purchase of Caughlin Ranch's very own building at 1070 Caughlin Crossing.

Please stop in for a meet and greet, to peruse our Little Free Library and maybe drop off a donation for the Food Bank of Northern Nevada.



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NEW FEATURE

The Hidden Gardens of Caughlin Ranch



Before

THERE IS SO MUCH BEAUTY ON THE RANCH. So many homeowners spend hours tending to their yards and gardens, that we thought it would be nice to feature a few.

The owners of this home in Caughlin Glen bought brand new 22 years ago. Twenty-four trees, 32 shrubs and dozens of flowers later, they have created a completely private oasis, despite bordering seven other yards.

Would you like your yard featured in the *Caughlin Rancher*? Contact the editor at: lisa.CPMservices@gmail.com.



After

WE SAY GOODBYE TO SHIRLEY ANNE LEGOY | March 18, 1929 - April 16, 2018

LONG-TIME CAUGHLIN CREEK RESIDENT, Shirley Anne LeGoy, 89, was born in Tonopah, Nevada March 18th, 1929. She passed away comfortably in her sleep on the morning of April 16th, 2018.

Shirley, her parents Marie Gibson McDonough and James Joseph McDonough "J.J." and her brother Robert McDonough "Lefty" moved to Reno in 1930. Shirley's younger sister Marie (Edwards) was born in Reno in 1937.

Shirley married Leo Robert LeGoy "Bob" on February 18th, 1950 in Reno and they have resided here ever since. She is survived by her husband Bob and their three sons Leo Robert "Bob" Jr., James Michael "Jim" and Philip Richard "Phil". She is also survived by her two granddaughters Molly, daughter of Bob Jr. and Stephanie McMullan LeGoy and Ciara, daughter of Philip LeGoy.

Shirley graduated from the University of Nevada in 1950 with a BA in Accounting and later received an MBA in Accounting in 1975 from UNR.

She was one of the first female CPAs in Nevada getting her license to practice in 1971, she held a Certified Financial Planner diploma, was a long-time member of Soroptimist International Reno and a founder of Unity Ministry of Reno.

Shirley was loved and adored by family and friends. In lieu of flowers, the family requests memorial contributions to Unity Center of Reno, 2207 Kings Row, 89503.



GOT LEAKS?

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NEW CLUBS FORMING IN CAUGHLIN RANCH



First Garden Club Meeting Scheduled for August 21st

THE LAST CAUGHLIN RANCHER MAGAZINE (see May/June 2018) contained an article written by General Manager, Lorrie Olson, announcing the purchase of the CR Association office building at 1070 Caughlin Crossing. In it, she listed several reasons for homeowners to visit the office, such as attending to official CRHA business, Board meetings, or simply being introduced to the staff. But now we have another reason to make the office a “destination” for owners: monthly Homeowners’ Club meetings where residents can gather for the purpose of learning more about a specific topic and to form new friendships in a casual atmosphere.

Perhaps you’d like to suggest ideas for a monthly meeting? How about a game of bridge, a family bingo night, a seniors computer class, a sewing or quilting class, a cooking class? The list is endless.

The meetings will take place year-round, except for a holiday break in November and December. There is no charge to attend and each group will have a leader present to facilitate the one-hour format.

The first group will be a Garden Club meeting on Tuesday, August 21st, from 2:00 to 3:00 p.m.

We’re looking forward to fun and informative gathering times as we join together to start something new in our newly purchased building.

Have an idea for a new club? Call Charlene at (775) 787-1145 to get started.



Standing L. to R.: Vince Ames, Celia Kupersmith, Doug Usedom. Seated L. to R.: Joe Mastroianni, Allen Dennis, Drew Naccarato and Jeanne Naccarato.

CAUGHLIN RANCH BOARD MEMBERS ATTEND COMMUNITY ASSOCIATIONS INSTITUTE (CAI) WORKSHOP

CAUGHLIN RANCH BOARD MEMBERS attended the Northern Nevada Chapter of the CAI Homeowner Seminar on Saturday, May 19 at the Peppermill Hotel.

The Homeowner Seminar was a training on “Board Leadership Development.” The board members received important information to better serve Caughlin Ranch residents. Manager, Lorrie Olson, presented the last module: “Association Rules and Conflict Resolution.”

The group represented CRHA as well as two of the sub-associations we manage, Caughlin Creek and River Run.

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