

Important HOA News Inside!

JULY/AUGUST 2017

Caughlin

RANCHER

The Official Magazine of the Homeowners Association



**Jill Tolles: from Educator
to Assemblywoman...P. 8**

**Why it's the right time for HOA to
buy its building...P. 5**

The Hawken Fire: 10 years later...P. 21

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Caughlin RANCHER

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VOL. 10, ISSUE 4

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ON THE COVER:

*Jill Tolles' journey to
assemblywoman.*

*Story page 8. Photo by
Frank Haxton, Digiman
Studio.*

PRESIDENT'S CORNER



Tony Termini
President

There's No Place Like Home

Back in 2013 the Finance & Budget (F&B) Committee sat down to consider whether it would make sense to stop leasing the building that houses the Association's offices, and instead, buy it from our landlord who gave us that option. Beyond whether it made sense, their discussion focused on whether or not it was a prudent financial planning move.

For those of you not in the Investment Advisory business, the *Financial Planning Standards Board* defines Financial Planning as: "The process of developing strategies to help people manage their financial affairs to meet life goals."

My guess is that at least a few of you have personal financial goals. And, I would be willing to bet that those of you with goals have attempted to develop a Financial Plan to achieve them. That's smart! As Ben Franklin said:

***"If you fail to plan,
you are planning to fail!"***

So, I would also be willing to bet that during your planning you came to the conclusion that it was a prudent financial move to own your home in Caughlin Ranch instead of renting it from somebody else. Again, that's smart.



So, when the F&B Committee told the Board back in 2013 that the Association should (and, I'm quoting verbatim here, emphasis and all):

***"Bottom Line:
BUY AT FIRST OPPORTUNITY!"***

It was a prudent financial planning move. It was based on solid analysis and sound judgment. It was delivered to a Board of fiduciaries by a Committee of fiduciaries in the best interest of the Association's members (that'd be you folks).

The unpaid volunteers on the F&B Committee spend a lot of time thinking of ways to help the Association manage its financial affairs to meet its goals. Those goals are long-term in nature and are to: provide homeowners with a life-enriching environment; ensure that home values are among the best in Reno; and, keep assessment increases to a minimum.

These are among the reasons that your Board is a **huge** advocate for having the Association buy the building at 1070 Caughlin Crossing (the place where the HOA office is).

Continued on page 6

IN THIS ISSUE

» President's Corner.....	5	» Concerts on the Green	17
» From the General Manager.....	7	» Landscape & Maintenance Update	18
» Jill Tolles: Putting the <i>Civil</i> Back in Civil Servant	8	» 2017 Meetings & Other Important Dates.....	19
» Important Notices & Reminders	11	» Remaining 2017 Association Meeting Dates	20
» Annual Shredding Event	16	» The Hawken Fire: Then and Now...10 Years Later	21
» 2017 Events	16		

Before I address those reasons, I'd like you to think about your own personal financial situation. Your home is a long-term asset that will benefit your family for years to come. As time goes by, your house builds equity and provides you financial security. That's why owning your house is, in the long run, less expensive than renting it. And, owning your home guarantees you that you can live there as long as you like since a landlord would not be able to sell it out from underneath you. The same is true for our Association.

Owning 1070 Caughlin Crossing will strengthen our (already very strong) balance sheet. It will ultimately cost the Association less to own the building than it would to continue to lease it. And, by owning the building the Association will never be at risk of losing its office.

The Association has accumulated sufficient funds for a down payment. The Board is authorized to invest Association funds in capital assets, and has the authority to assign future income as collateral for a loan. So, now it's time for you folks to weigh in! On this one issue—since it's such a big investment—we want you to say “yes”. We want you to tell the Board that you agree and that you want us to use the funds we have already accumulated as down payment to buy the building. And, as you may have guessed, we're going to be sending you an **official ballot** so that you can make that statement.

But, before the ballot goes out, the Association will be holding a community-wide Town Hall Meeting to go over the details of the purchase and walk through the numbers that led the F&B Committee to its conclusion. The date and time for that gathering is:

Town Hall Meeting ***Monday, August 21st at 6:00 p.m.***

I urge each of you reading this to attend that Town Hall Meeting. And, between now and then, I hope that each of you will tell all of your neighbors to also attend (just between you and me, there will be free food there). Please RSVP by 12:00 noon on Thursday, August 17th to: events@caughlinhoa.com if you are able to attend.

And, if you have **any** questions about this whole building purchase thing, then write to me (at tony@caughlinhoa.com) or call me (at 775-338-4446; yes, that's my **real** cell phone number). Or, stop me when Max and Monte take me out in the morning for their regular walk. Ask me questions or tell me your opinion. If you don't agree with the purchase, I want to hear about it...and I will do all I can to change your point of view so that you'll see just how prudent a financial planning move it is to buy this building!°

— **Tony Termini**, PRESIDENT

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FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

Who's on the Board and Who Will Join Us?

In January, Director Mike Haley resigned for personal reasons. In March, Vince Ames of DeerCreek was appointed Director to fill Mr. Haley's seat. Also in March, Treasurer Thorne resigned when he sold his Caughlin Creek home. In May, Bob Ryan of Juniper Trails was appointed Director to fill Mr. Thorne's seat. Also in May, Secretary Al Dennis agreed to serve the dual position of Secretary/Treasurer until the next annual election in November when it is anticipated a new Treasurer will be appointed by the Board from the slate of new Board Members elected.

Board Members are elected by the members for a three-year term. Each member who is appointed by the Board of Directors may only serve until the next annual election. At this time, the CRHA members will be voting to fill four (4) seats on the Board at the November 2017 annual election. The seat filled by Director Ames expires at the 2018 annual election; therefore, that seat is only eligible for a one-year term. The seat filled by Director Ryan expires at the 2019 annual election; therefore, that seat is eligible for two one-year terms

Tony Termini, President
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Term: 05/2017 to 11/2017
Term: 11/2014 to 11/2017
Term: 11/2016 to 11/2017
Term: 11/2016 to 11/2019
Term: 11/2015 to 11/2018

If you have the time to volunteer, please consider serving on the CRHA Board of Directors. It is important to know that you cannot be compensated for your time, there is no assessment discount, you will be required to attend at least three meetings every-other-month, you will be expected to serve on at least one standing committee, you may be asked to serve as an officer and/or liaison to a specific committee. You will be required to agree to comply with all applicable federal, state and local laws and regulations and the CRHA governing documents. You will be further required to be kept informed of laws, regulations and developments relating to common-interest communities. This means attending one or two seminars each year. CRHA will begin soliciting for potential board members beginning in September.

— **Lorrie Olson**, CMCA, AMS, PCAM, LSM
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Jill Tolles:

PUTTING THE *CIVIL* BACK IN CIVIL SERVANT

by **Jessica Santina** | Photos courtesy Jill Tolles

Education is what brought Caughtlin Rancher Jill Tolles to Reno in 1994. Ever since then, it's been the primary driver of her career, her volunteer efforts and her position as a Nevada assemblywoman.

A self-proclaimed “army brat,” Tolles was born in Greensboro, N.C. and lived there only six months before her father retired from the service. She spent the majority of her youth in Saratoga, Calif., a suburb for Silicon Valley.

“I grew up just down the street from Apple. My elementary school was the first one in the country to get Apple computers,” she recalls.

When it came time for her to attend college, budget cuts in California’s college system caused her to begin looking elsewhere.

“Someone suggested Nevada’s Good Neighbor program (which offers discounts at Nevada colleges for students from bordering states). I came and visited the University of Nevada, Reno, and I just fell in love with it.”

She enrolled, majoring in speech communications (“the perfect combination between business and psychology”) and minoring in Spanish. She earned her bachelor’s degree in 1997. During her senior year, she met Par Tolles, the man who would become her husband and the father to their two daughters.

A TEACHER AND A STUDENT

Tolles didn’t graduate with a clear career path ahead of her. “I was interested in a lot of things. It was like a sampler platter.”

She took a position with payroll company ADP, eventually becoming regional sales manager for Northern Nevada. “It was

the perfect transition from college into the community,” she says. “Every week, I was meeting with small business owners, so it was a great way to get to know our region.”

She left ADP a few years later in order to start a family and concentrate on her master’s degree program in communication studies—a degree she earned in 2005.

The Tolles family under their favorite Willow Tree at their home in Caughtlin Ranch. Left to Right: Par, Riley, Jill and Mia.



Jill Tolles filming a video outlining legislative priorities for the 2017 session.

From there, her interest turned back to education in a professional capacity.

She began teaching communication to students—first at Truckee Meadows Community College, and one year later adding UNR to that mix, teaching at both schools for about



Enjoying our beautiful Sierras on a Plumas County Hike at Long Lake. Left to right: Jill, Riley, Mia and Par.

UNR, teaching as adjunct faculty. She recently completed her 10th year at UNR. In 2013, she also joined the faculty of the National Judicial College, helping judges to think critically, resolve conflict and work together to solve problems.

Tolles also formed Tolles Communications Consulting, a speaking, training and consulting business, designed to help companies with effective communications strategies.

Her career in education—not to mention her elementary school-aged daughters—are what got her thinking about public service.

five years until she decided to focus only on the communication studies courses at

“Never in a million years did I think I would run for office,” Tolles says. “It was in 2011 when I got very interested in the tie between education and our economy. I became aware of how much schools were struggling, and how it affects economic development.”

“THIS IS YOUR HOUSE”

Tolles’ interest led her to join several other area moms to form what became Parent Leaders for Education, a bipartisan, nonprofit group working for quality education in the state. She represented the group at the legislature, advocating for various education improvements.

“I went down to the legislature, having never been there before, and I’ll never forget walking up to the front desk at the Capitol and saying to the legislative policeman sitting there, ‘How does this work? Do I give you my driver’s license, or sign in?’ He told me something that changed my life. He said, ‘This is *your* house. Get to know it.’ So I did. I would go down and speak, give public testimony, and I got to know my representatives.”

Tolles joined the Task Force for Child Sexual Abuse Prevention, a result of the 2013 session that worked to develop 22 recommendations for the governor. The 2015 legislative session had begun without bills to address them, so Tolles reached out to Senator Joe Hardy, who graciously assisted



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At the legislature, showing off some Nevada culture with a commemorative Basque baseball cap.

implemented statewide curriculum standards for teaching safety education in schools, passed unanimously, and Tolles' appetite for public service was whetted.

"I saw that you really can get good things done in that building," Tolles says.

FOR WHOM THE BILL TOLLES

Filling the seat left by veteran Assemblyman Pat Hickey in 2016 was no small task, but Tolles, running as a Republican in battleground Assembly District 25, along with her family jumped into it head first. Tolles' husband, commercial real estate developer Par Tolles, and daughters Mia and Riley, 12 and 15 at the time, even helped her go door to door to speak with voters.

"[My family] were on board all the way," Tolles says. "I had more doubts about it than they did. They really encouraged me, and it meant a lot."

Campaigning was tough, she admits, but she insists that, despite what people think about politics, her three opponents were "incredibly respectful," and it ultimately was a good

with drafting a bill and advocating for it throughout the session. The bill, SB394, which

experience. Plus, she jokes, walking door to door every day in hilly Caughlin Ranch meant she got plenty of exercise!

Tolles went on to win the election and find success in her freshman session, which ended in June. She managed to get three bills through with unanimous support.

Not that fulfilling her duties wasn't a challenge. In many respects, Tolles says, being an assemblywoman was what she'd expected—including a fair share of partisanship.

"However, in spite of all the negative publicity about politics today, what surprised me the most in my freshman session is how many people do try to collaborate, and how often the process really does still work," she says.

HAPPY AT HOME

Now that the session is over, the Tolles family has a summer of fun planned—fly fishing in Montana and a family trip to Hawaii. And, of course, they plan to continue enjoying all that life at Caughlin Ranch offers, with hiking and other outdoor activities just outside their door.

The next order of business is helping Par's parents move—into a house four doors away!

"They're getting older and need a bit more support from family, and they love this area like we do, so when that house became available, we jumped at it," she says.

Tolles also hopes to continue serving the public as a legislator. "I had a great experience, and I'd love to come back."



Spending some time enjoying neighbors and friends in Assembly District 25.

Enjoy an ice-cold beer and a fish taco!

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746-1499

Important Notices & Reminders

Submitted by Lorrie Olson, CRHA General Manager

WATER & IRRIGATION

Call the Association office at (775) 746-1499 to report all water related geysers, breaks, leaks, etc. If the office is closed, the 24-hour answering service will dispatch the on-call employee ASAP to minimize the loss of water. **Please do not report water leaks via email; not ever!**

TRASH PICK-UP & ANIMAL-RESISTANT CONTAINERS

Tuesday is collection day. Trash and recycling containers MAY NOT be placed outside for pick-up any sooner than Tuesday morning. The only exception is for residents who have purchased an approved animal-resistant container. There are NO neighborhoods, streets, etc. which have been given an exception or variance to this rule which is strictly enforced. Staff will be out driving the neighborhoods after 5:00 p.m. on Mondays to notice owners who have placed

standard trash containers out for pick-up. Two notices will get you invited to a hearing where a fine may be assessed. Residents who have had their containers raided by wild animals will be reported to the Washoe County Health District. They have the ability to assess fines and/or require a resident to put an animal-resistant container into service.

Side-yard service now costs \$11.06 per month. If you are unable to retrieve your container and place it curbside, the Waste Management driver will retrieve, empty and return the can to its stored location.

Unfortunately, the side-yard service for the verifiably disabled and elderly has changed drastically. There is still no charge, however, approval for this service is determined on a case-by-case basis and will require a site visit. Documentation from a doctor will be required.

VEHICLES

Repairing of vehicles, or parking or storing of inoperable, unregistered and/or unsightly vehicles shall not be permitted within the Community unless they are repaired or stored entirely within an enclosed garage or other pre-approved structure so as not to be visible from any Lot, street or common area within the Community. Vehicles shall be parked on concrete or asphalt surfaces designated for parking. Parking shall not be allowed on bare, rocked or landscaped areas.



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The restrictions on Travel Trailers, Motor Homes and Boat Storage in the CC&R's shall also apply to large commercial and/or over-sized vehicles, which have an overall length of more than twenty-four feet (24'), or exceeds eight feet six inches (8' 6") in width ("Commercial Vehicles"). This policy does not prevent a utility service vehicle, a law enforcement vehicle, or an emergency service vehicle from parking in the Community to the extent expressly allowed pursuant to NRS 116.350, provided the Association may require that a person parking a utility service vehicle, law enforcement vehicle or emergency services vehicle, provide written confirmation from his or her employer that the person is qualified to park his or her vehicle in the Community pursuant to NRS 116.350. Travel Trailers, Motor Homes, Boats and Commercial Vehicles which are parked or stored in violation of the CC&R's or the Rules and Regulations may be towed to a public garage or storage yard to the full extent authorized by law.

TRAILERS

Utility, and all other types of trailers, may be kept on individual Lots or driveways for no more than forty-eight (48) consecutive hours nor for more than five (5) days in a thirty (30) day consecutive period. During construction, remodeling and/or disaster abatement, containers, pods or dumpsters may be placed on individual Lots or driveways. Trash and debris shall be properly contained so it is not allowed to become wind-blown.

BEARS & BIRD FEEDERS

Please take down your bird feeders before dark; liquid and seed. Otherwise, you are just about guaranteed a visit from a hungry bear. The NV Division of Wildlife recommends you spread the seed on the ground. The birds will find it, the bears will not bother.

Never leave out pet food or unsecured garbage. Also, you must pick the fruit from your trees as soon as it ripens. These simple practices will help to keep humans safe by not inviting bears into our yards and possibly homes.

ARCHITECTURAL CONTROL STANDARDS & GUIDELINES HANDBOOK (ACS&G'S)

The ACS&G Handbook was approved by the Board of Directors at their meeting on March 22, 2017. The ACS&G Handbook is a compilation of all the existing architectural guidelines, regulations, policies, etc. The complete ACS&G Handbook has a total of 122 pages with all the exhibits. The ACS&G Handbook is posted on the CRHA website at: www.caughlinhoa.com; under the Resource Links tab click on Architectural Committee: <http://www.caughlinhoa.com/pdf/ACS&G.pdf>.

The ACS&G Handbook will be mailed to each member's mailing address on a compact disc prior to the end of August. The ACS&G Handbook will technically become effective 30-days after it is mailed. If you are unable to open the compact disk, you may request a paper copy at no charge.

New legislation now allows an association which has amended its governing documents to deliver those documents via email (rather than mailing a hard copy) to any owner who has provided an email address to the association for the purpose of receiving notifications. As a result, we have revised our "Homeowner Information & Emergency Contact Sheet with Email Authorization" and "Authorization to Send CRHA Notices Via Electronic Mail" forms accordingly.



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Such maintenance responsibilities include, without limitation, the repair and reconstruction of a sidewalk, curb and gutter, trail constructed of concrete or asphalt, paving stones, pavers or

similar type materials in the public right-of-way that abuts the property of the owner if the owner and/or owner's vegetation caused the need for such repair or reconstruction, or as required by the Guidelines and Policies.

The general maintenance of the same shall include, without limitation, sweeping, removal of snow, ice and weeds, and maintenance of any grass, shrubs or trees that encroach into the public right-of-way which may include removal and treatment of roots with an herbicidal fabric and/or tree root barrier.

Noxious weeds shall be promptly removed. The most common noxious weeds to the Caughlin Ranch area are: Common St. Johnswort, Hoary cress (Whitetop), Purple loosestrife, and several varieties of thistle. *Note: The complete list of Nevada's noxious weeds can be found on the State of Nevada Department of Agriculture website at: http://agri.nv.gov/Plant/Noxious_Weeds/Noxious_Weed_List/.*



Here is an example of properly maintained native vegetation. No noxious weeds, no dead brush, some separation between plants, etc.

DRONES / UAV'S

The use of camera equipped drones and/or unmanned aerial vehicles (UAV's) for photographing and/or videoing another parties' private property within CRHA without the express permission of the property owner is strictly prohibited. Drones and/or UAV's shall not be used to harass, stalk or bully any homeowner, resident, guest, service provider and/or employee of CRHA.

Drones are now being used to photograph homes listed for sale from heights never seen before. The drone operator is only allowed to hover over and photograph the property which is being listed.

DRAINAGE SWALES / VALLEY GUTTERS

Please immediately remove any and all obstructions, debris, etc. from the drainage swale in your yard. The purpose of the swale is to allow water to flow unobstructed into a nearby drain inlet (DI). The swales are typically contiguous servicing more than one lot. Obstructions cause the water to breach the swale and flow elsewhere where it will inevitably cause property damage. A homeowner can be held responsible for flooding/water damages to a neighboring property as a result of failure to properly maintain their portion of the drainage swale.



2017 LEGISLATIVE SESSION

Donna Zanetti, Esquire serves on the NV Legislative Action Committee (LAC) representing the Community Associations Institute (CAI) NV Chapter. Mrs. Zanetti, Esq. provided the following 2017 Legislative Summary pertaining to legislation



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that affects homeowners' associations:

"The 2017 Legislative Session ended on June 5, 2017 with a number of bills becoming effective with the Governor's signature or on July 1, 2017. Of the remaining bills pertaining to community associations or community management companies, most will become effective October 1, 2017. This summary focuses on bills that are in effect now or will be in effect on July 1, 2017 which may require boards of directors and management companies to adjust their business practices, policies and procedures with little notice."

SB33 – NEVADA'S SERVICEMEMBERS' CIVIL RELIEF ACT – EFFECTIVE NOW

- Prohibits any collection activity (beginning with the 60-day letter) on any active duty servicemember. Imposes notice requirements on the association.
- Compliance with this law will require:
 - Drafting a new notice which will need to be mailed to all owners and incorporated in resale disclosure packets;
 - Revising the association's late notices and collection policies; and
 - Implementing policies and procedures at the management company and/or with HOA staff to ensure that personal information such as social security numbers and birthdates of owners who are on active duty military service can be securely maintained in

compliance with NRS 603A.

SB320 – 60 DAY PROHIBITION ON TOWING UNREGISTERED VEHICLES – EFFECTIVE 7/1/17

- Prohibits a condo or townhome association with a common parking area from towing a resident's unregistered vehicle until that vehicle's registration has been expired for at least 60 days. Does not prohibit towing the unregistered vehicle of a non-resident; and
- Requires changes to the towing sticker to specify the day and time after which the vehicle will be towed.
- Compliance with this law may require:
 - Implementing a vehicle registration/sticker program in order to identify non-resident vehicles if unregistered vehicles are an issue in the community.
 - Amending parking rules, towing policies, and towing contracts.
 - Modifying the towing sticker.

SB255 – ELECTRONIC DOCUMENTS – EFFECTIVE 7/1

- Requires management companies and associations to revise resale disclosure packets to incorporate a change in wording to the information statement set forth in NRS 116.41095 "Before You Purchase Property in a Common Interest Community Did You Know..."



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- Allows an association which has amended its governing documents to deliver those documents via email (rather than mailing a hard copy) to any owner who has provided an email address to the association for the purpose of receiving notifications.

AB281 HOAS ENTITLED TO TAX SALE PROCEEDS – EFFECTIVE 7/1

- If there are excess proceeds after a County tax sale, an HOA may apply for those funds. However, the County will not notify any lienholder of excess proceeds. HOAs must monitor or arrange for management or its debt collector to monitor tax sales.
- If HOA receives any money from excess tax sale proceeds, it waves its right to collect the remainder of what it is owed.

AB161 REVISES CONTENT OF RENTAL CONTRACTS – EFFECTIVE 7/1

- If an association owns and rents one or more units, its rental contract must be amended to incorporate new language and when a new agreement is executed, it must be notarized in many circumstances.

SB490 MAKES FORECLOSURE MEDIATION PROGRAM PERMANENT – EFFECTIVE NOW

- The lender/homeowner foreclosure mediation program was scheduled to end on 6/30/17. It will now continue indefinitely. Recall that an HOA may not foreclose on a unit when the owner/lender are in mediation foreclosure unless the owner fails to keep current on assessments due during the mediation.

AB138 SINGLE FAMILY HOME RESIDENTS MAY COLLECT RAINWATER OFF THE ROOF INTO RAIN BARRELS – EFFECTIVE 7/1

- Associations with strict architectural guidelines and

environmentally concerned residents should be prepared for the appearance of rain barrels and consider appropriate guidelines.

SB145 AND OTHER BILLS ON ALTERNATIVE ENERGY – EFFECTIVE 7/1

- As a result of SB 145 and other bills providing incentives to utilize alternative energy, Associations should be prepared for a resurgence in applications for rooftop solar panels as well as energy storage systems and potentially requests for common element improvements in the form of electric car charging stations.

AB413 ELECTRONIC NOTARY SERVICES – EFFECTIVE 7/1

- Nevada is among the first states to approve electronic notarization services, which may be very useful to associations and management companies operating in resort areas of the state.

AB113 BREAKS AND CLEAN BREAK ROOMS FOR NURSING MOTHERS – EFFECTIVE 7/1

- Requires most employers to provide breaks (paid or unpaid) and clean, private rooms for nursing mothers to express milk.

AB276 DISCUSSION OF WAGES AND WEAKENING OF NON-COMPETE AGREEMENTS – EFFECTIVE 7/1

- Associations and management companies may not take adverse action against employees who voluntarily discuss their wages. New law also weakens non-compete agreements by requiring valuable consideration for such agreements and imposing other restrictions.



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Dozens Show up for Annual Shredding Event

On Saturday, June 10th, from 11 a.m.–1p.m., the Puliz Document Shredding truck was parked in the Caughlin HOA office parking lot for residents to shred their sensitive documents.

The event produced roughly 5,000 lbs. of paper which is shredded and transported to a paper mill where it is turned to pulp and recycled.

The event was free to residents with a donation for the Food Bank. \$237 and approximately 75 lbs. of food was donated.

This has become a popular event with residents and will be scheduled again for next spring.

Concerts in the Park

Village Green Park

Sunday, July 2nd, 9th, 16th, 23rd & 30th 6–8 p.m.

Town Hall Meeting

Caughlin Ranch HOA Office

Monday, August 21st 6 p.m.

7TH Annual BBQ

Caughlin Club

Sunday, September 10th
Noon–3 p.m.

Cross Peak Hike

Meet at Caughlin Club

Saturday, September 16th
8:30 a.m.

Garage Sales

Individual Homes

Saturday & Sunday, October 7th & 8th 7 a.m.–3 p.m.

2017 Events

Angel Tree

Caughlin Ranch Office

Monday through Friday
November 1st–30th
8 a.m.–5 p.m.

Holiday Wine

Moana Nursery

Thursday, November 9th
5–7 p.m.

2018 Budget Ratification & Annual Members Meeting

Caughlin Ranch Community Conference Center

Wednesday, November 15th
Beginning at 6:30 p.m.

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JULY 16TH — Kyle Rea & the Moonlighters: Swing standards & jazz

JULY 23RD — The Beatles Flashback: The Fab Four's Hits

JULY 30TH — Billy Slais & the Killer Bees: Contemporary 80s Through Today



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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

Superintendent Lisenby reported the following at the May Board of Directors Meeting:

IRRIGATION SYSTEM:

- Repairs have been made
- Pumps are on-line and running

FLOOD CLEAN-UP IN PROGRESS:

- River Run clean-up has been completed
- Water is under control and filling the ponds
- Pipes have been cleaned out
- Pond work is completed

DEFENSIBLE SPACE; FIRST ROUND HAS STARTED
FERTILIZATION HAS BEEN COMPLETED
MOWING ON A REGULAR BASIS

Superintendent Lisenby asked homeowners when they see the guys out and about, please feel free to wave and thank them for all their hard work. He also advised that now there is truly no local labor force to select from; should a seasonal employee leave, it will be difficult to replace them due to the large amount of construction work in our area.

Superintendent Lisenby advised the concrete “dams” they constructed are literally being used to dam the water in an effort to divert it back to where it belongs. We will use landscape materials to hide the concrete. He also advised the plan for the green belt is to return it to its same “pre-flood” condition. Eventually, it will look the same as it was prior to December 2016.

CRHA has approximately 2,400 acres to maintain. This year we hired an unprecedented 20 seasonal employees to assist with grounds maintenance, flood clean-up, defensible space efforts, etc. It will take us the entire season to accomplish this work. Each time we receive a request to clean-up a common area, we generate a Work Order for the Landscape & Maintenance Dept. L&M Superintendent Randy Lisenby is responsible for scheduling the work with the appropriate crew. PLEASE be patient, we are working our way around Caughlin Ranch and we will do our best to alleviate your concerns by diminishing any hazards as soon as possible.



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The following are the proposed 2017 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, Annual Budget Ratification and Election Meeting, and the 2018 Board and Staff Customer Service / Training Retreat.

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.

The State of Nevada requires at least two general business meetings of the Board be held after regular business hours. The Board of Directors may choose to conduct one or more meetings during regular business hours in 2017. An updated meeting schedule will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com.

Homeowners are welcome to attend the Workshops, Meetings and Events. 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:

JULY 24TH	Board Agenda Workshop 4:00 p.m.
JULY 26TH	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
AUGUST 21ST	2018 Budget Workshop 4:00 p.m.
	Town Hall Meeting regarding proposed purchase of 1070 Caughlin Crossing 6:00 p.m.
SEPTEMBER 25TH	Board Agenda Workshop 4:00 p.m. (Final 2018 Budget Review)
SEPTEMBER 27TH	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2018 Budget)
NOVEMBER 2ND	Candidate Forum; Meet the Candidates 5:30 p.m. (if necessary)
NOVEMBER 13TH	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 15TH	Executive Session 5:00 p.m. Annual Members Budget Ratification and Election Meeting 6:30 p.m. Board General Business Meeting immediately following Annual Members Meeting
DECEMBER 8TH (TENTATIVE)	Board & Staff Customer Service / Training Retreat (location TBD) 8:30 am to 5:00 pm; CRHA Office closed on Friday, December 8th

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: gloria@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.

REMAINING 2017 ASSOCIATION MEETING DATES

CAUGHLIN CREEK HOMEOWNERS' ASSOCIATION

- July 12th** Executive Session (if needed) | Board of Directors Meeting
- October 11th** Executive Session (if needed) | Board of Directors Meeting | Approve 2018 Budget
- November 8th** Executive Session (if needed) | Annual Members | 2018 Budget Ratification | Board of Directors | Organizational Meetings

Executive Sessions will begin at 4:30 p.m. (if needed); Board Meetings will begin at 5:00 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.

EAGLESNEST HOMEOWNERS' ASSOCIATION

- July 13th** Executive Session (if needed) | Board of Directors Meeting
- September 21st** Executive Session (if needed) | Board of Directors Meeting | Approve 2018 Budget
- November 16th** Executive Session (if needed) | Annual Members | 2018 Budget Ratification | Board of Directors | Organizational Meetings

Executive Sessions will begin at 5:00 p.m. (if 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.

RIVER RUN CONDOMINIUM HOMEOWNERS ASSOCIATION

- July 27th** Executive Session (if needed) | Board of Directors Meeting
- September 28th** Executive Session (if needed) | Board of Directors Meeting
- November 30th** Executive Session | Members Budget Ratification | Board of Directors Meeting

Executive Sessions will begin at 4:00 p.m. except in May and November when they will begin at 5:00 p.m. Board Meetings in January, March, July and September will begin at 4:30 p.m. The May Annual Members Election and Board Meeting along with the November Members Budget Ratification and Board Meeting will begin at 5:30 p.m.

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 meetings will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno.

Meeting dates and times are subject to change. The Board of Directors' Meeting Agendas will be available at least 7-days before each regularly scheduled Board of Directors Meeting. There are four (4) brochure boxes located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing; one is labeled for each Association. River Run Agendas are also posted in the brochure box outside their pool house. You may also obtain an Agenda copy from the CRHA website at: www.caughlinhoa.com, or the CRHA office by calling: (775) 746-1499, or by e-mailing: gloria@caughlinhoa.com.

COMMUNITY REMINDERS:

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



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THE HAWKEN FIRE:

Then and Now... 10 Years Later

Story & photos courtesy Jeannie Cassinelli

For those of us who have lived in Caughlin Ranch for over 10 years, July 6, 2007 was a day to remember. Fueled by the July heat, high winds, tinder-dry brush and a spark from a contractor's grinder, the Hawken Fire began, racing across the hillside behind Eaglesnest. Neighbors stood with neighbors watching in disbelief as the flames advanced towards homes and into the Toiyabe National Forest. The fight waged on for eight long days and despite the extreme conditions and the immediate threat to more than 250 homes, no homes were lost or damaged, but 2700 acres were blackened (72% on federal land and 28% on private land).

The devastation to Alum Creek, in particular, was heart breaking. Ageless Ponderosa and Jeffery Pine trees were gone

and it looked like a war zone—utterly blackened and covered in ash. Within days 1000 residents turned out for a Firefighters and Volunteers Appreciation Barbecue and Fundraiser organized by homeowners who lived in Traditions.

Shortly after the fire was contained, we organized a group of Caughlin Ranch homeowners, named the Hawken Fire Recovery Team, to raise money to purchase trees, primarily for the Alum Creek watershed. The Team found out that rehabilitation to prevent erosion and reseed habitat was important and that very little federal funds were available for private property owners such as Caughlin Ranch. So before we knew it the Hawken Fire Recovery Team joined forces with the Nevada Land Conservancy and a non-profit 501(c)(3) was formed. This marriage formed the Hawken Fire Restoration



Project. Soon close to one half million dollars was raised for the restoration. So, in addition to the hydro-mulching of 54 acres with a grass and seed slurry to stabilize the hillside above Alum Creek, sediment catch basins were

One of the happy and healthy groves of trees planted by Caughlin Ranch volunteers.



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 July 27 Paella on the Grill
 July 28 Sara Moulton- Hands-on
 July 29 Sara Moulton's Home Cooking
 Aug. 3 Thailand
 Aug. 4 Taste of Sicily
 Aug. 5 Pickling Workshop
 Aug. 10 Taste of Provence
 Aug. 11 Couples Grilling
 Aug. 17 Sauces
 Aug. 18 Nevada Grown- On the Grill
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constructed, channel clearing and hazardous tree removal began, and arrangements were made to purchase up to 300 trees to be planted the following spring.

In the Spring of 2008, it was now time to complete the planting of the trees up Alum Creek. With the generous donation from the Nevada Audubon Society we had 300 trees to plant. On the day of planting, we had so many volunteers show up that we thought we wouldn't have enough trees to go around. With assistance from the Forest Service we learned how to plant seedling trees. The Caughlin Ranch HOA pitched in and laid drip lines for the trees located in Caughlin Ranch and watered them for two years during our extended drought.

So many of you need to be thanked. Your trees survived the drought and now beautiful pine trees are growing on their own to transform Alum Creek back into the beautiful landscape it was. From what we can determine, over 120 trees (1/3 of our planting) have survived, drought and all.

Donors: Truckee River Fund, Nevada Bighorns Unlimited, City of Reno Ward One Neighborhood Advisory Board, Caughlin Ranch Homeowners Association, The Phil and Jennifer Satre Family Charitable Fund, The Ranson and Norma Webster Foundation, Sierra Pacific Resource Foundation, The Robert Z. Hawkins Foundation, Gaston & Wilkerson Management Group, Scenic Nevada, Lahontan Audubon Society, Allstate Insurance Company, Team Power Forklifts, Washoe County Roads Division, HomeCrafters and many many donations from generous individuals.

The Hawken Fire Recover Team: Barbara Courtney, Barbara Nowak, Bob and Joanne Doxey, Brand and Donna Hazlebaker, Dennis and Nina Smith, Ed Kleiner, Fred Jakolft, Grant Henning, Gretchen Legarza, Janett Zermani-Weber, Jim Dempster, John and Roxie Reynolds, John and Lynn Sheridan, Judy and Howard Strasser, Judy Sutherland, Julia Paas, Julie Ruiz, Larry MacNeil, Lori and Don Welsh, Manuel and Alice Wedge, Margaret and Mike Tippet, Mark and Doris Kelley, Mike and Joanna Clark, Monica Jensen, Natasha Barnard, Norman Huckle, Pat Blanchard, Rob Nemeth and Kris Franklin, Robert Barengo, Steve and Kathie Jenkins, Steve Frazer, Tamala Green, Tom Standlee, Tom White, Larry Winkler and Jeannie Cassinelli, plus over 50 Caughlin Ranch homeowners who also assisted in the planting.

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