

MARCH/APRIL 2016

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

“Katie and Me”

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Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 9, ISSUE 2

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CONTACT INFORMATION

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION:
1070 Caughlin Crossing
Reno, Nevada 89519
(775) 746-1499 P | (775) 746-8649 F
Email: manager@caughlinhoa.com

OFFICE HOURS:
Monday–Friday 8 a.m. to 5 p.m.

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FOR ADVERTISING INFORMATION CONTACT:

Lisa Ericson
Owner, CPM Services
(775) 223-0008
lisa.cpmervices@gmail.com

PUBLICATION DESIGN:

Lori Kunder
Owner, Kunder Design Studio
(775) 823-9722
lori@kunderdesignstudio.com



ON THE COVER:
Taji & Katie Hillson
at their piano, which
became a source of
therapy for Katie after
her accident. Story
page 8. *Photo by Mark
Hammon.*

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PRESIDENT'S CORNER



Tony Termini
President

The Year Ahead

Every December the Board gets together to brainstorm ideas and come up with projects to improve Caughlin Ranch. We call these December powwows Strategic Planning Sessions. At this year's session we came up with "**Wow**" as our theme. Here's why.

The folks who work here are a remarkable bunch of people whose love for Caughlin Ranch and passion for their work results in a place that runs so well and looks so good that most of us take it for granted. So, the board asked, what can we do to "wow" our members?

Here are the top three initiatives we created to "wow" you:

- 1) **Nurture a Culture of Customer Service** – We're working to make sure that the most important value of everyone who works here is that you, the members, are our customers and that we're here to serve you;
- 2) **Rapid Engagement** – We are stepping up our response time to member inquiries to make sure that you get near immediate feedback to your initial call or email and updates on the progress we make to address the issues you bring to our attention;
- 3) **Sprinkler Realignment Project** – Before the summer is over, we want to realign the trajectory of as many sprinklers as possible that run along the asphalt paths to ensure that no sprinkler sprays onto or over the path.

We came up with these three initiatives because we believe that they will produce immediate obvious positive results that we hope will make you feel even better about living in this great community. Of course we're also looking for ways to save you money.

One of our first cost-reduction initiatives will roll out this spring when we complete the transition from "Dispoz-A-Scoop" stations to "ZeroWaste" doggie bag stations. Now, if you don't have a dog, this may not mean a whole lot to you. But, if you're budget conscious, then this move should make you very happy. Switching from the old scoopers to the new bags saves us more than 67% per unit. And, we spend nearly \$10,000 a year on scoopers!

Now, the thought of pooper scoopers isn't what I want to leave you with before you go looking for the typo in this edition of the *Caughlin Rancher*. So, I'll end with this. As the President of this Board, I am particularly interested in knowing what issues concern you. My email address is tony@caughlinhoa.com. Please let me know what's on your mind. The goal of fostering a culture of customer service is important to me. So, please let me know your thoughts!

— *Tony Termini*
PRESIDENT

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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.

FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

It's Bear Season Again, But Don't Take My Word for It, Listen to the Experts...

It seems in every Rancher edition that I get back up on my bears and trash soapbox to preach the gospel according to the wildlife experts. Everyone should know by now that

you CANNOT place your trash cans out for pick-up prior to the morning of pick-up UNLESS you own an approved animal-resistant container. We all know the consequences; “nasty-grams” from the HOA, threats of hearings and fines, etc. Some think it is a waste of our time and resources. After all, it's just a few nuisance bears getting into our trash.

This time I am going to let you hear directly from those wildlife experts. We are very fortunate to have two amazing Nevada Division of Wildlife (NDOW) bear experts whose territory includes Caughlin Ranch. Carl Lackey is their Game Biologist; Bear and Cougar Specialist, and Heather Reich is their Human-Bear Conflict Specialist. Both are Karelian Bear Dog handlers and owners.

Carl sent me this article and asked that I print it in our *Caughlin Rancher* since he and Heather are frequently addressing bear concerns in Caughlin Ranch. When I advised Carl I had to re-type the article for publication purposes and that I had to fight back the tears as I typed it, he responded: ***“Yep, it hits me the same way Lorrie. This is exactly the same situation we face every year. Hopefully the right people will read it.”***

PLEASE read on:

I HOLD THE SMOKING GUN

By Chris Parmeter, Wildlife Manager, Gunnison District, Colorado (first appeared in the Durango Herald)

“It was 3:30 a.m. The acrid smell of gunpowder lingered in the air, mixed with the sweet, sickening smell of bear blood that oozed down the driveway of the home. The blood looked black illuminated in the glow of the porch light and the wavering beams of our flashlights. The bear was also black—big, black and now, lifeless.

I wish that it hadn't ended up this way—the bear's final agonized writhing in the driveway, the smoking shotgun, my hands shaking from the rush of adrenaline and emotion. Unfortunately, neither of us had much say in the matter. The tragic end had been decided long ago.

This is part of my job as a district wildlife manager, a part that I despise. Dozens of wildlife officers must perform this same awful duty every year throughout Colorado. Some bears, no doubt, must be killed. But many of these incidents can be avoided if people used some common sense.

I knew this end would come, long before he did. I met him three years ago, when he was just a cub. He was trapped in a dumpster that his mother led him into to eat.

I lifted him out with a snare pole and let him go. He was freed from the confines of the dumpster, but he couldn't escape his fate—the end of his story was already being written.

Our paths crossed several times during the next couple of years. He'd pull down bird feeders and I'd give out “Living with Bears” brochures to the homeowners. A month later, I'd see the bird feeders hung again, right against the picture window.

The homeowners would report the bear's “aggressive behavior”, how it stood and looked in their window—how it wasn't frightened of people, even as they stood just on the other side of the pane and took pictures of it.

I knew how the bear must have thought, too. Four hours picking berries one by one, versus four minutes munching down birdseed for the same caloric gain. The goofy-looking humans on the other side of the glass had never bothered him, never told him he was trespassing, never tried to stop him, never tried to help him by permanently taking down the bird feeders.

Plainly, that meant the bird seed was his. This side of the window became his turf, not theirs.

Later, we hashed it out over trash cans and dumpsters. He was a good-sized bear by now, handsome and black as the night. In the dark, he was a mere shadow, or more so, a complete absence of light.



Everyone should know by now that you CANNOT place your trash cans out for pick-up prior to the morning of pick-up UNLESS you own an approved animal-resistant container.

He was big enough to upend a dumpster if he felt like it, but more often he just took advantage of the myriad of trash cans left casually, thoughtlessly, out on the street. The complaints would come, and the garbage can owners would all cite the same solution—get rid of the bear.

No one wanted him killed, of course. After all, he had only gotten into their garbage. They just wanted him gone; taken away; moved somewhere else so that they would not have to make any changes in the way they did business. It was convenient for them to put their trash out the night before pickup. Bear-proof trash cans cost \$200 or more.

Then finally one night, inevitably, the old bruin took it too far. Lured by a chain of unwitting and apathetic homeowners, urged on by a string of bountiful successes, he was at last coaxed over the line. It all came down with frustrating irony. Not even the backdrop seemed right: a well-kept, rustically adorned summer home in a forested subdivision. Most ironically though, the homeowners who were his final victims did not feed birds, or leave garbage cans on the street, or feed their pets outside or do anything else to draw him in. They did nothing at all to encourage this bloody outcome, but suffered the ugly consequences of their neighbor's neglect and sloth.

In the end, the bear, driven by biology and emboldened by experience, broke through the kitchen window, only to be run back out by the home's rightful occupants. But the bear was determined now, and lingered, and after a while seconded his attempt to hijack the house.

A second roust, more confrontational than the first—involving thrown objects and much yelling—put the bear out again. But he wasn't going to leave until he got what he wanted.

This is when I met this bear for the last time. Our final encounter, considerably less pleasant for both of us over any previous ones, involved two slugs fired from my 12-gauge shotgun into his chest. As he gasped his last breath and his blood oozed out onto the driveway, I only wished that all those people we had met along the way could have been there to share this moment with us. Maybe then...well..."

—*Lorrie Olson*, DCAL, CMCA, AMS, PCAM
GENERAL MANAGER / SUPERVISING COMMUNITY MANAGER



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CAUGHLIN CLUB INTEGRAL TO YOUNG STAR'S HEALING



In 2010 at Reno High, Katie made All-League as goalie with thirteen shutouts in fifteen games.

By Maggie O'Neill

Photos courtesy Taji Hillson

Talk about the fortune of a second home. For Taji Warren Hillson, the Caughlin Club at Caughlin Ranch has been that second home, giving her daughter, Katie, now 22, an opportunity to heal and recover after suffering a devastating ski injury to her lower left leg a decade ago.

"It was a very difficult time for us," said Taji (pronounced Ta-Jee), her mom, who recently published a book "Katie and Me: Triumph Over Tragedy" about Katie's soaring hopes and dreams, tragic skiing accident, the struggles in the aftermath, and the transformation of both mother and daughter. With excerpts and artwork by Katie, the book addresses topics that pushed the pair into unsaid and unknown parts of themselves and to educate and inspire others.

"And the Club was an integral part of Katie's rehabilitation to build up her leg," Taji said.

At the time of her accident, Katie, just 12, had been using snow blades for the first time under the guidance of her coach. These skis, about three feet in length, did not have a release mechanism. After she crashed during a training run, she learned that she had severe fractures from her knee down to her ankle in her left leg, and developed complications called acute compartment syndrome. Katie, once at risk of losing that leg, now walks on a limb that is about three-quarters of an inch shorter than the other with loss of muscle, bone, and nerves all intertwined and

CONTINUED ON PAGE 10

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At age eight, Katie placed in every race in Tahoe League, earning the Rusty Crook Award for Outstanding Athlete.



participated in sports of all kinds and showed innate athletic prowess. At the age of three, for example, she climbed to the top of a 24-foot rope in an open gym, leaving those around her applauding. She started skiing at the age of five through a program at Roy Gomm Elementary, and at age seven, in the Learn-to-Fly program at Mt. Rose. Soon thereafter, she began racing

in the Tahoe League and placing—in every single race.

By the age of 10, she won the Far West Skiing Championships in the Super G, a downhill alpine event based on speed. This prompted Franz Weber, a family friend, who lived and still lives in Caughlin Ranch, and is a six-time consecutive world-speed skiing champion and former Olympian, to give Katie a pair of autographed skis and even take her skiing at Mt. Rose.

Katie also played basketball, softball, and soccer and managed to maintain stellar grades. She even broke a 30-year mile record during physical education class. She wrote on a large pink eraser, still in the bedroom of her parent's house: "Katie Hillson" on one side, and on the other: "Olympics 2016."

In 2011 at Reno High, Katie helped her 800m relay team to a third place finish at state.

On Feb. 10, 2006, that all changed. Her blades caught the slush and came abruptly to a stop, and Katie was hurled into the air. Yet, Katie became destined to define herself in other ways and on other paths. Her surgeries and subsequent complications are all detailed in the book released by Balboa Press, a division of Hay House, late last year. The event was life changing for both Katie and her mom.



"With trauma, there are some things that are just etched in your mind," said Taji. "You are never going to forget them, but you can work through the events and overcome their debilitating effects."

A CHANGE IN COURSE

The Caughlin Club soon became an essential part of Katie's healing. Although the family lives in Edgewater, they were gifted a membership to the Caughlin Club, at the insistence of the Webers.

"We were over there, all the time, at least four days a week," Taji said. "We were doing a lot of stuff in addition to physical

Katie won a national rowing championship with the University of Virginia in 2012.

complicated by nerve palsy and a paralytic foot. She has developed her own unique walking gait, matching the stride of her right leg—the non-injured one—up to the left.

"She walks on her forefeet," Taji said. "Of course, even people who knew her didn't have any idea of the extent of the injury and how much she's been through."

SHOOTING FOR GOLD

That history of Katie's includes a young girl who once appeared destined for the Olympics. From an early age, Katie

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therapy. We put her on a swim team. And she was over there a ton when she transitioned from high school to college.”

She also found healing and recovery through Randy Jacobe of Nevada Physical Therapy (NPT) and Phil Pavilionis, an athletic trainer at NPT and Reno High School. Taji, who has journaled since the age of twelve, and in more depth after Katie’s accident, decided to share their story at the suggestion of a therapist, who said she was inspired listening to her and that their story was hopeful and would benefit Taji, Katie, their family, and so many others.



At age ten, Katie won the Far West Championships in the Super G at Mammoth Mountain.

at www.tajivarrenhillson.com, illustrates Katie’s persistent attitude and her ability to transform difficulty into success. Particularly difficult for Katie was that she found out that she had qualified to compete in the Junior Olympic Festival on the same day as her accident.

“Just for a moment, tears rolled down her cheeks, and she said, “I won’t be able to ski JOs or play volleyball or run track or go to the school dance,”” Taji recalled.

But healing and support came in unexpected ways, including through teachers and coaches, and a fund-raising campaign that allowed her parents to purchase a Yamaha Clavinova for Katie, who once had briefly taken piano lessons.

At Reno High, she was inducted into the National Honor Society and nominated for the National Art Society, winning a silver medal at a National Scholastic Arts Competition with a graphite sketch of her mother. She competed in basketball, soccer and track and was voted most athletic by her graduating class. For college, she had admission interviews with Harvard and Brown, a letter of intent from Boston College, and was offered a spot on the powerhouse

“The main message of the book is that sometimes things happen in life that we may believe we aren’t equipped to handle, and yet we have an extraordinary strength and perseverance that we don’t often tap into until we are faced with something life changing.”

The book, for sale at Barnes and Noble, Amazon.com, Balboa Press, and



Franz Weber and Katie Hillson skiing at Mt. Rose in 2004.

rowing team at the University of Virginia, where she won a national rowing championship in 2012. She is on medical leave right now, and taking psychology at UNR, but continues to persevere—particularly by arranging and composing music on that Clavinova. While Taji turned to writing, Katie recorded over forty piano pieces, including three recent compositions, “The Unnamed Warrior,” “Beyond,” and “Calm In the Storm.”

“Her music is very powerful,” Taji said. “Maybe someday it will be the soundtrack to a film about her.”

Taji, who has had a Hay House radio interview about her book and hopes one day to appear on the Oprah Winfrey show to talk about the value of hope and courage, keeps a special place of gratitude in her heart for her friends in the community and for the Caughlin Club. In fact, Taji’s first book-signing occurred at the Caughlin Club—with the entire Weber family and others attending—and Katie played her piano.

“We still go over to work out, shoot basketball and sit in the hot tub,” Taji said. “We are just so grateful to have the Club be a huge part of our lives.”



Taji published *Katie and Me, Triumph over Tragedy* in 2015.

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Important Notices & Reminders



Officer Tim Broadway addresses the crowd at the board meeting on January 27th.

Ward 1 (Caughlin Ranch territory), for her unwavering efforts to bring attention to activities occurring in Caughlin Ranch. She arranged for RPD Chief Soto to schedule Public Information & Community Engagement Officer Tim Broadway to make a presentation to residents on January 27th. Officer Broadway provided a 5-page handout with crime statistics

NEIGHBORHOOD WATCH PROGRAM

We want to thank Jenny Brekhus, City of Reno Council Member

and maps, safety tips and available resources. Please contact Gloria at: gloria@caughlinhoa.com, if you would like a copy of the handout.

Officer Broadway advised anyone interested in starting-up a Neighborhood Watch group to con-tact RenoDirect@Reno.Gov.

Purpose:

The purpose of the Neighborhood Watch program is to:

- Teach you to know when you observe suspicious activity and how to report it. You are the eyes and ears. **Observe and report only!**
- Make you aware of the steps you and your neighbors can take to make your home more secure against crime.
- To show you how you and your neighbors can help each other protect your neighborhood, and
- Make local law enforcement agencies more effective in the fight against crime through YOUR involvement and participation.

FAQ's:

Q: How do I get a Neighborhood Watch started?

A: Contact your Law Enforcement Agency for the jurisdiction that you live in. Speak with the Neighborhood Watch Officer on a date that you and your neighbors have decided to hold a meeting. (At least 30 days' notice to the Officer).

Q: Where do I hold a meeting?

A: You can hold the meeting, in a home, in a park, at a church or community center.

Q: How many homes or neighbors are required to be in a neighborhood watch group?

A: The Reno Police Department likes to see at least five homes in a neighborhood watch group, there is no cut off of how many. You run your groups and it can vary from group to group.

RE-ELECT

Jenny Brekhus

RENO CITY COUNCIL

Getting Started:

Form a small planning committee of neighbors to discuss needs, the level of interest and possible problems. Decide on a date and place for the initial neighborhood watch meeting.

For additional information: National Neighborhood Watch Institute.



ACES GAME DAY PLANNED FOR RESIDENTS

Please join us on Friday, June 24th for a night at the Aces Ballpark. CRHA has reserved seats in the "Coors Light Party Zone" located in the foul ball territory of left field.

Here are the details:

- Seats groups from 20 to 326. We have reserved seating for 60; this can be increased or decreased.
- Adults \$31 each and children \$19 each (actual cost, no mark-up)
- Includes complete dinner with fresh-off-the-grill food; soda and water included
- Full service (non-hosted) bar located in the Coors Light Party Zone
- Free Aces hat and fireworks after the game

- Gates open 1-hour before the game which begins at 7:05 p.m. against Las Vegas
- To reserve your seats, please e-mail: events@caughlinhoa.com. You will be required to submit payment within 72-hours of your reservation in order to hold your seats.
- If payment arrangements have not been made within 72-hours, the seats will be released.
- Check or money order only please. No refunds can be given.
- The deadline to reserve seats is May 24th. No more ticket orders will be taken after this date.
- Payment may be mailed or dropped off to the Association office at 1070 Caughlin Crossing. If mailing, please make sure your payment will arrive timely. There is a 24-hour secure drop box located on the entry porch of the Association office.
- Tickets will need to be picked up from the CRHA office no later than 2:00 p.m. on game day. Unclaimed tickets will be donated.

ASSOCIATION WEB PORTAL

The Caughlin Ranch Homeowners Association is pleased to announce the arrival of our Association Web Portal! It is an exciting new feature supported by the state-of-the-art accounting system we implemented in 2014.

For your convenience, you may now go on-line to access

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your assessment account, forms and other information that pertains to Caughlin Ranch. You can view your account balance, quarterly assessment amount, contact and address information, meeting dates, etc. At this time, you can also view the "Urban Bears" video presented by the Washoe County Health District. "A must-see for anyone living in bear country."

Please call (775) 746-1499 or e-mail: manager@caughlinhoa.com to obtain your account number and password. To gain access to your online account please type: <https://login.caughlinhoa.com> in your web browser (Mozilla and Google Chrome are optimal) and enter your account number and password.

Once you have visited the Web Portal, please let us know how your experience was, what we can do to improve upon it, and what additional information you would like to be able to access.

IRRIGATION & WATER

Truckee Meadows Water Authority (TMWA) provided a Water Supply Summary at their Standing Advisory Committee Meeting on February 2nd:

- Snowpack currently above average (110%+)
- Wet storm pattern expected to continue (National Oceanic and Atmospheric Administration)?
- Streamflow runoff forecast 102% average (Truckee)
- Normal Truckee River flows projected through August



- TMWA upstream drought storage in very good shape

TMWA also reported that due to increased weather activity, they are able to increase the amount of acre feet they have in their drought storage. There was no mention of any conservation or decrease in usage, at this time, that will be necessary for the 2016 season.

The Steamboat Canal & Irrigation Co. scheduled their Annual Meeting of the Stockholders for Tuesday, March 15, 2016 at 6:00 p.m. GM Olson will be in attendance and will report back on the projected status of the 2016 Steamboat Canal irrigation season. It is our hope that the ditch will supply irrigation water through August at least.

ASPHALT PAVEMENT EVALUATION

On January 27th, the Board of Directors approved a proposal for Padovan Consulting, LLC to perform a comprehensive evaluation of all of the asphalt trails, paths and walkways maintained by Caughlin Ranch. The evaluation will also include the private streets in Caughlin Creek and Mountainshyre.

Kent C. Sasse, M.D.,
MPH, FACS, FACRS

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The Engineer will evaluate the condition of all of the asphalt surfaces and will provide long and short-term maintenance recommendations with specific timeframes and budgets.

The Engineer will evaluate the condition of all of the asphalt surfaces and will provide long and short-term maintenance recommendations with specific timeframes and budgets. Additionally, the Engineer will provide construction management services for the recommended 2016 repairs and/or upgrades.

The asphalt evaluation and maintenance plan will be incorporated into the 2016 Reserve Study Update. All necessary repairs will be completed in 2016. Additional repairs and/or upgrades will be scheduled on a yearly basis per the Engineer's recommendations.

CHOOSING THE RIGHT PLANTS

CRHA adopted by reference "Choosing the Right Plants for Northern Nevada's High Fire Hazard Areas"; 5th edition, updated December 2013 by the University of Nevada Cooperative Extension (www.unce.unr.edu).

Homeowners may plant the recommended flowers or replace ground covers, conservation grasses, and shrubs with those recommended without the need for prior written approval from the Architectural Control

Committee (ACC). Please keep in mind that CRHA has specific plant spacing requirements; these can be found on the CRHA website. The removal, replacement and/or installation of trees continues to require prior written approval from the ACC.

We encourage homeowners to use this publication as a guideline when considering new landscape plans and/or revisions to existing landscaping including drought tolerant and zeroscaping plans. Homeowners will be discouraged from using anything on the "Avoid these plants" list. New and revised landscape plans require prior written approval from the ACC.

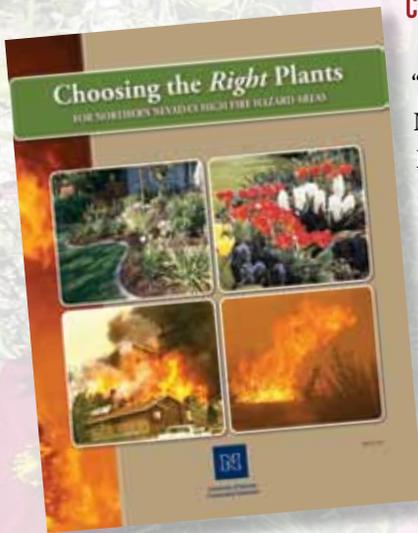
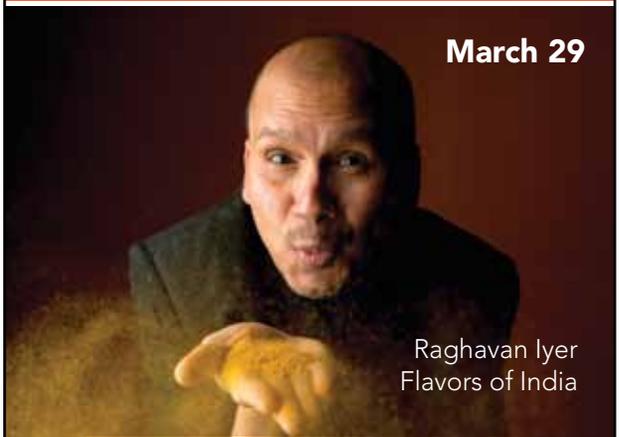


PHOTO COURTESY OF BOB LEGGOY

Upcoming Cooking Classes

March 29



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- March 18: Sushi
- March 23: Croque Monsieur & Grilled Cheese Night
- March 31: Gnocchi
- April 1: Sausage Making Workshop
- April 2: Techniques for Teens
- April 9: Dutch Oven Spring Brunch
- April 13: Art of the Artichoke
- April 14: Modern Pressure Cooker
- April 15: Taste of Greece
- April 16: Sauces
- April 20: Techniques 1
- April 21: Spring Salads

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**IT'S
SPRINGTIME,
PLEASE BE
BEAR AWARE!**

This photo by a Caughlin resident is a good example of what happens when you do not pick the ripe fruit on your trees.

It's easy to forget about bears while they are sleeping for the winter but their re-emergence will begin in March and

residents need to be ready. This includes keeping your garbage locked up in Bear Resistant Cans (BRCs), and stored outside so the bears don't learn to associate the smell of food with your home. There is a county ordinance prohibiting you from allowing a bear access to your garbage, you can be fined if you don't lock it up! Those who may have been feeding birds this winter need to take those bird feeders down, at least during the night time hours. Feeding bears, including bird seed, is illegal.

Historically, the Truckee Meadows was an area rich in spring grasses and flowers that bears and other wildlife counted on. Those same foods are now in our backyards in the form of flower beds and fruit trees. With the heavy snowpack this year, the higher altitudes will be under snow as bears emerge from dens. This will send them to the lower elevations where spring flora (grasses) will provide their first major calories of the year. Fresh grass is high in sugars and helps bears build energy they will need for the coming months.

May through July is breeding season for bears and is when female bears will send their yearlings off on their own. If these young bears have been taught how to access garbage, bird feeders, pet food, etc, they will continue this behavior and get into conflicts with humans. It is up to residents to be responsible and keep a clean property to ensure these bears find natural food and not become conditioned to human-provided foods.

Bears belong here and will always be around, so help keep bears wild and yourselves safe by learning to live around them responsibly. BRCs are available locally, or refer to NDOWs web site and the Bear Logic page to learn where to purchase one. It is up to you to remove attractants before NDOW will take further steps with a bear.

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challenge

2016 Meetings & Other Important Dates

The following are the proposed 2016 dates for the Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, 2017 Budget Ratification and Annual Election Meeting, and the 2017 Strategic Planning Session. An updated meeting schedule will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com.

Board Agenda 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 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:

March 21st	Board Agenda Workshop 4:00 p.m.
March 23rd	Executive Session 4:15 p.m. Board General Business Meeting 6:00 p.m.
May 23rd	Board Agenda Workshop 4:00 p.m.
May 25th	Executive Session 4:45 p.m. Board General Business Meeting 6:00 p.m.
July 25th	Board Agenda Workshop 4:00 p.m.
July 27th	Executive Session 4:45 p.m. Board General Business Meeting 6:00 p.m.
Aug. 22nd	2017 Budget Review Workshop 4:00 p.m.
Sept. 26th	Board Agenda Workshop 4:00 p.m. (Final 2017 Budget Review)
Sept. 28th	Executive Session 4:45 p.m. Board General Business Meeting 6:00 p.m. (Approve 2017 Budget)
Nov. 14th	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.
Nov. 16th	Executive Session 5:15 p.m. 2017 Budget Ratification & Annual Election Meeting 6:30 p.m. Board General Business Meeting immediately following Budget/ Annual Meeting
Dec. 3rd or 10th (TBD)	Board Member Training & 2017 Strategic Planning Session 9:00 a.m.

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: 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.

RIVER RUN HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Chester "Chase" Jackson, *President*

Dale Garrett, *Vice President*

Rick McDermid, *Secretary*

John Ottenbacher, *Treasurer*

Suzy Dugger, *Director*

Robert (Bob) Moor, *Director*

2016 River Run Meeting Dates

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 October 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:

January 28	Executive Session & Board of Directors Meeting
February 25	Executive Session & Board of Directors Meeting
March 24	Executive Session & Board of Directors Meeting
April 28	Executive Session & Board of Directors Meeting
May 26	Executive Session, Annual Members & Board of Directors Meeting
June 30	Executive Session & Board of Directors Meeting
July 28	Executive Session & Board of Directors Meeting
August 25	Executive Session & Board of Directors Meeting
September 29	Executive Session & Board of Directors Meeting
October 27	Executive Session, Members Budget Ratification & Board of Directors Meeting
December 1	Executive Session & 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: sandy@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.
- 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:** The exteriors are being painted with an elastomeric paint. Please DO NOT puncture the paint; no nails, hooks, etc. These can compromise the life and warranties of the paint.

Community Manager: Sandy Wheeler; sandy@caughlinhoa.com, 775-746-1499.



Tony with wife Lauren, Max (left) and Monty.

Get to Know Your CRHA President, Tony Termini

CR: How long have you lived in Caughlin Ranch? Where did you live before, and why did you decide to move here?

TT: My wife Lauren and I moved here in 2005. Prior to that we lived in San Francisco for nearly 20 years. We moved to take care of parents.

CR: When and why did you first get involved with the CRHA, and in what capacity?

TT: We got involved in 2005 as part of a committee of concerned homeowners when the board was made up of a small group of “reformers” whose agenda and methods we objected to.

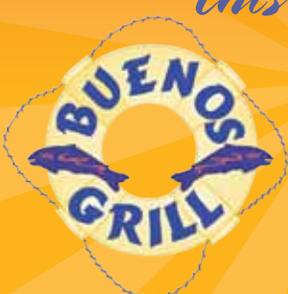
CR: Why did you decide to take on the role of President and what do you think makes you qualified for this position?

TT: I asked for the job because I want to foster an enhanced culture of customer service at a level that members haven’t seen before. I’m qualified because before retirement I managed the more than 100-person staff of the San Francisco office of one of America’s largest investment banks and I know how to get things done.

CR: What’s your favorite thing about being on the board?

TT: The free food! Oh, and, the people who work here—they’re great. I am fond of and respect each of my colleagues on the Board and truly enjoy their company.

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CR: What accomplishment are you most proud of the board for making in the past year?

TT: Getting the CC&Rs passed.

CR: What would you tell someone else who is thinking about running for the board?

TT: Absolutely do it. It is akin to charity work and very rewarding psychically since you truly have the ability to make meaningful changes that can have a long-lasting positive effect on the community.

CR: What is your biggest goal for the board in 2016?

TT: Making sure that there are no sprinklers spraying on the paths, forcing people to walk around them or causing a hazard in the fall when the standing water can freeze.

CR: What is your professional background?

TT: I spent my entire professional career advising public companies and their officers and directors on investment-related matters. Prior to retirement I was an executive at one of the country's largest independent wealth management firms.

CR: Tell us about you...where you grew up, family, pets, hobbies, etc.

TT: Grew up in Los Angeles. Went to USC. Have a Master's degree in International Finance. Married a girl I fell in love with longer ago than I care to disclose. Love to travel to foreign beaches and collect sand in small bottles so that someday when I can't remember where I put my car keys I can look at the bottles and remember the times my wife and I had being silly in fun places around the world. I am an accomplished runner and qualified for the Boston Marathon in 2004. I continue to run every day just not so long or as hard. We have two dogs and one-and-a-half cats. One of our cats left our house and lives part-time with our neighbors, who he fell in love with when they lived with us for nine months after setting their house on fire (it was an accident).

CR: Tell us one thing that most people would be surprised to hear about you.

TT: I was Hugh Hefner's parking lot valet in college and never saw a naked woman there in all the years I was employed...even though I was the only "outside employee" allowed in the house.

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A Personal Thank You Note

For the generosity shown by Caughlin Ranch residents this past holiday season...

To Whom It May Concern,

As the school counselor at Alice Smith, I would like to take this opportunity to express my gratitude on behalf of the 100 students that benefited from the generosity of the Caughlin Ranch Homeowners Association this holiday season. Many of our children have very difficult lives; poverty, domestic violence, abuse, incarceration, drugs and alcohol are some of the issues that affect the success and well-being of our students here at Alice Smith. I know that many of these factors will continue to play a role in their lives, but to think of the smiles on their faces for even one day brings joy to my heart. Please know that your generosity has a lasting effect on our students, families and the community as a whole.

Thank You,

Elizabeth Hester, MA, NCC
SCHOOL COUNSELOR
ALICE SMITH ELEMENTARY SCHOOL



classix five

Mar. 20, 2016 4 pm
Mar. 22, 2016 7:30 pm

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Thank you



Susan with her dog Piper.

Practicing Canine Lifestyle Etiquette

by Susan Kijowski

Collectively, Americans spend over \$40 billion a year on pets. A large percentage of that goes towards training and addressing behavioral issues. While we spend time, money and effort investing in our canine companions, often times it's really "us", the people, who need a refresher course in good manners. Here are a few tips to becoming a respectful pet owner:

WALK YOUR DOG NEXT TO YOU

It is best to position your dog next to your side when walking so you can

CONTINUED ON PAGE 24

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Quinn R
Successfully campaigned for a new cross walk - Ward 1

Dear Councilwoman Preble,
I think we need a crosswalk on Clark Avenue at the intersection with Moon Avenue because...

respond quickly if a situation arises. Keep the leash shorter rather than longer and practice having a relaxed arm. Stop every once in awhile and let your dog sniff around and/or go to the bathroom. However, for the most part, you lead the walk (not the other way around).

BE "LEASH-AWARE"

We are fortunate to have a multitude of options in the Truckee Meadows where our dogs can play off-leash. However, within Caughlin Ranch, dogs are required to be on a leash for a reason. Dogs who are off-leash in an on-leash environment can cause a variety of problems. Be "leash-aware" and keep your dog on a leash when required to do so on walking paths and trails.

REALIZE THAT NOT EVERY DOG IS FRIENDLY

When you walk your dog often in the same area, you (and your dog) get to know the other dogs and owners. However, if you see a dog you don't know, do not make the assumption that he or she is friendly. If you wish to meet a new dog, ask the owner first. Just like people, some dogs do not prefer to socialize as much as others.

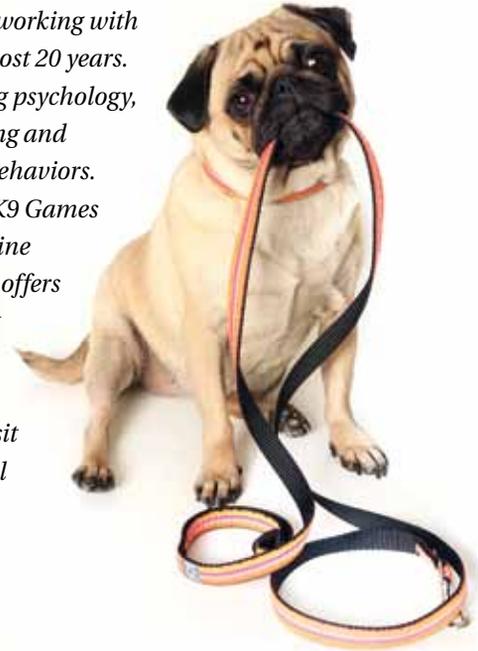
PRACTICE DOG PARK ETIQUETTE

As soon as you enter the dog park remove your dog's leash and keep it handy. Be present in the situation and watch

for any negative-type body language and behavior. Do not assume all the dogs are going to get along. Many dog fights can be prevented with early intervention. And, it goes without saying (but, I'll say it anyway) pick up your dog's poop!

Most importantly, enjoy the time you spend with your dog, and at the same time be courteous and respectful of other dog owners and their canine companions.

Susan Kijowski has been working with and training dogs for almost 20 years. Her expertise includes dog psychology, leadership, and diagnosing and addressing problematic behaviors. She is also co-founder of K9 Games Reno, a multi-service canine athletic club in Reno that offers a structured environment for exercise, training, agility, and socialization. For more information, visit K9GamesReno.com or call (775) 624-6286.



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Caughlin Ranch Real Estate Q&A



with Jeannie Cassinelli & Amanda Gunter, Dickson Realty

Q: We are thinking about downsizing and possibly selling our home in the next few years. Is there anything we should consider doing now to our home to prepare it to go on the market?

A: Yes, there are a few relatively inexpensive things you can do now, and be able to enjoy, before you sell your home.



1. DECLUTTER. Hands down, the #1 way to ensure your home sells faster is to thoroughly clean and declutter the inside and outside of your home. Take one closet or room each month and start getting rid of what you don't use. This way, it won't seem so overwhelming when you get ready to list the house. And don't forget the garage! Rent a dumpster if you have a lot—or donate it.



2. CARPET. Replace that worn-out or dated carpet now! Why not have a couple of years to enjoy the new carpet you are spending money on? Just make sure you replace the carpet with a neutral color. The first thing a potential buyer will do when they see flooring is worn out is to estimate the replacement cost and deduct this amount from their offer price. Money spent to repair flooring is estimated to deliver a 250% ROI according to StagedHomes.com.



3. SIMPLE UPDATES. Updating over time makes it easier financially and will pay off when you sell your home. Simple updating techniques such as new paint, new pulls on cabinets, new bathroom and kitchen plumbing fixtures, new counter tops, updated light fixtures, and new appliances all add value to your home. New paint not only will brighten the space, but it can also help with pet odors. Just be sure to choose neutral colors. Don't forget that good lighting sells! Consider under-cabinet lights, a new dining room chandelier, or adding can ceiling lights.



4. CURB APPEAL. The first impression as a potential buyer pulls up to your home is critical. Start now with little improvements to the exterior of your home and over the course of several years you will be ready. Improvements can be anything from planting shrubs and trees, replacing or painting your front door, adding paver driveway/pathways, and so on. According to HomeGain.com, improving the look of the home's landscaping can bring on a 215% ROI.

See chart on page 26.

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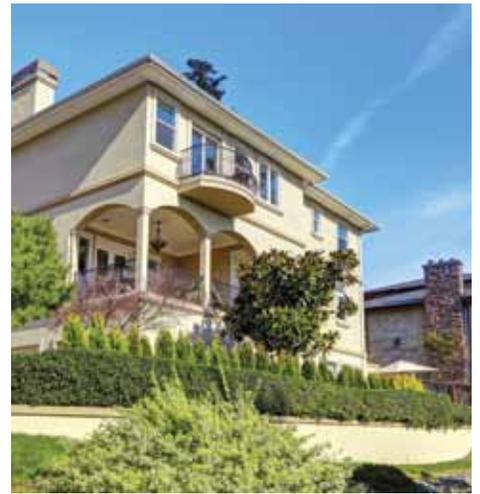
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1	Clean & De-clutter	\$402	\$2,024	403%	99%
2	Lighten & Brighten	\$424	\$1,690	299%	96%
3	Repair Electrical & Plumbing	\$808	\$3,175	293%	93%
4	Landscaping	\$564	\$1,777	215%	97%
5	Staging	\$724	\$2,145	196%	76%



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2016 Events Calendar

Spring "Share Your Wine"

April 14th, 5-7 p.m.
Garden Shop Nursery

Shredding Day

June 11th, 11 a.m.-1 p.m.
CRHA Parking Lot

Community Garage Sale

June 18th & 19th, 7 a.m.-3 p.m.
at participating homes

Aces Game Day

June 24th, 7 p.m.
Aces Ballpark

Concerts in the Park

July 3, 10, 17, 24 & 31, 6-8 p.m.
Village Green Park

Doggy Meet & Greet

August 7th, 8:30 a.m.
Meet behind Caughlin Club

Annual Community BBQ

September 11th, 12-3 p.m.
Caughlin Club

Community Garage Sale

October 1st & 2nd, 7 a.m.-3 p.m.
at participating homes

Holiday "Share Your Wine"

November 10th, 5-7 p.m.
Garden Shop Nursery

Annual Members Meeting

November 16th, 6:30 p.m.
CRHA Conference Room

*If you would like to join
the Events Committee and
help out with any of the above
events, please call the HOA office
at 746-1499 or email
manager@caughlinhoa.com.*



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UNR BIOLOGY STUDENTS TO *Study Bird Habitats in Caughlin Ranch*

Jenny Ouyang, Assistant Professor at the University of Nevada, Reno, recently contacted the CRHA to assist in an environmental experiment.

Assistant Professor Ouyang's biology students will attempt to understand why some individuals thrive in cities and others avoid living in an urban sprawl. The Ouyang Lab at UNR is interested in what makes individuals adapted to urban environments. The hope is that these "nesting boxes" will be inhabited with songbirds so that the students can test which physiological traits enable organisms to adapt to their surroundings.

Look for these "nesting boxes" to be placed throughout Caughlin Ranch.

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WILDLIFE SPOTTED IN CAUGHLIN RANCH

This photo was sent in by Sandy Wheeler, CRHA Assistant Manager, who spotted this Hoary Marmot while doing inspections in Mayberry Meadows last August.



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Bill Pert Replaced by Jan Browne on CRHA Board



Director Bill Pert decided to step down from the board. Jan Browne volunteered to fill the vacancy left by Bill, and with all of her experience, we are fortunate to have her.

Jan is President of the Nevada League of Women Voters and is on the board of the Northern Nevada League, the Caughlin Creek HOA and the Twentieth Century Club of Reno. She worked for International Business Machines (IBM) for 31 years in various management and line positions, in direct sales and headquarters organizations, and in product and strategic planning. She taught mathematics in L.A. City Schools before her IBM career, and afterwards at Truckee Meadows Community College.

Caughlin Ranch is the tenth planned community she has lived in, in the fifth state. She served on the association boards in most of the those communities, and has previously served on the Caughlin Ranch Board.

Welcome Jan!

4TH ANNUAL SPRING

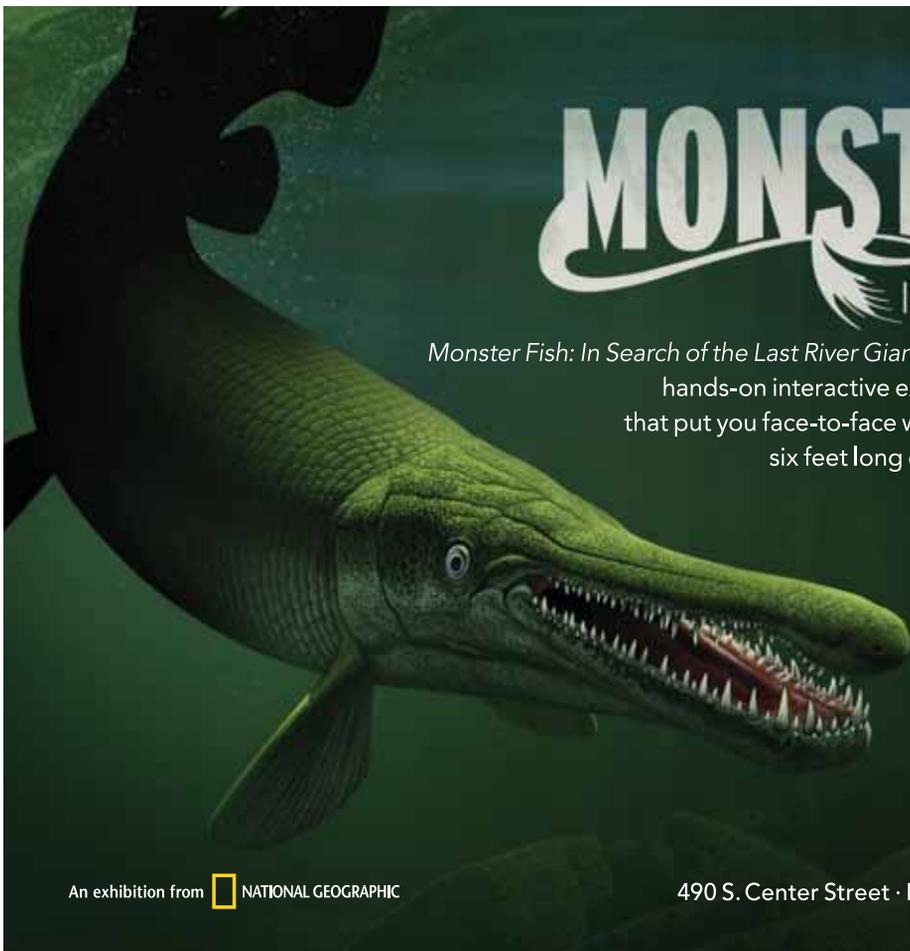
"Share Your Wine" Event

SCHEDULED FOR APRIL 14TH

We have again partnered with Garden Shop Nursery to hold the spring wine tasting. Bring a bottle to share and taste what others have brought. Residents and guests will enjoy light hors d'oeuvres while listening to live jazz. The event is free for residents with a bottle of wine and non-perishable food donation

for the Food Bank or just bring \$5 and your Food Bank donation. Guests are \$10 each. The event will run from 5-7 p.m. Garden Shop Nursery is located at 3636 Mayberry Drive, just off McCarran, behind the "big white house."

Please RSVP by Tuesday, April 12th to events@caughlinhoa.com or 746-1499.



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- **Wells Fargo Community:** get your college questions answered and share helpful information with others at wellsfargocommunity.com
- **Student LoanDownSM blog:** check out conversations focused on the entire college experience at blogs.wellsfargo.com/studentloandown
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