

Important HOA News Inside!

MARCH/APRIL 2017

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

The story of Penelope,
the Northern Flicker

The Eberle Foundation—
Making veterans and children smile

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Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 10, ISSUE 2

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ON THE COVER:

The Northern Flicker can be seen throughout Caughlin Ranch. Read GM Olson's story about Penelope, the Northern Flicker, in her column on page 6.

PRESIDENT'S CORNER



Tony Termini
President

Happy Birthday Joan Mullen

Actually, this article has nothing to do with my fellow Board Member, Joan Mullen. It's just that I missed her birthday when it actually happened, so I thought I'd surprise her with this belated birthday greeting. While I'm on the subject of belated events, I think

this is a good time to discuss the 2016 Strategic Planning Session.

As avid readers of this periodical know, every year since former Board President, Millie Burke, saved the Ranch from oblivion, the Board has convened in mid-December to discuss ideas aimed at improving the Community for its members. These Strategic Planning Sessions (SPS) have become something of a sacred ritual, complete with free donuts and coffee for all in attendance (they're open public meetings, so if you haven't been to one, you've missed out on some fantastic carbs and caffeine). As I said, these SPS events have been occurring annually up until this past year.

Last December, instead of holding our usual SPS, I asked the other directors if they'd be okay doing an off-site retreat aimed at getting the Board, management, and staff better acquainted with one another and having a trainer come in and coach all of us on how to deliver excellent customer service to you, the members of this great community.

It was an announced open meeting, but no homeowners attended. That was a shame, because the free food was great! Okay, the eggs at breakfast tasted like an MRE you'd get in basic training, but other than that the food was great. But, I digress.

The point here is that we haven't yet all sat down to discuss projects and goals that we'd like to see implemented in 2017. We will at our next (previously announced) Board Workshop on March 20th. I suspect that a big topic of discussion will be focused on the damage caused by the recent flooding we experienced. And, indeed, one of the projects from last year that will continue during the summer of 2017 is our ongoing water conservation and sprinkler realignment projects. I'll relay to you in May (the next time I bang out one of these missives) whatever new goals the Board comes up with at our March 20th meeting. In the meantime, I want to pass along some information to you. But, first a quick story is in order.

Not too long ago I was out with our dogs, Max and Monte, and I ran into a homeowner who expressed some concerns about a matter that was of some importance to him. The conversation ended with us exchanging cell phone numbers. He called not long after that.

After I hung up, my wife asked me who I was talking to and I recounted to her the above story, in the same exquisite detail that I have just shared with you. She then asked, "you gave the guy your cell phone number?"

"Of course," I replied.

"Good idea. You should give it to everyone," she said.

So, here it is. (775) 338-4446. My personal email address is tony@caughlinhoa.com.

Call me if you have an issue that concerns you. Oh, and if you run into Joan Mullen, wish her a happy belated birthday!

— *Tony Termini*, PRESIDENT

IN THIS ISSUE

» President's Corner	5	» Landscape & Maintenance Update	17
» From the General Manager	6	» Get to Know Your New Assistant Manager, Kim Teepe	18
» A Reason to Smile	8	» Thank You Letter to CHRA	19
» Important Notices & Reminders	11	» 2017 River Run Meeting Dates	20
» 2017 Events	15	» Who Is Walking Whom?	21
» 2017 Meetings & Other Important Dates	16	» Holiday "Share Your Wine" Photos	21

FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

The Story of Penelope

While walking into the office one morning in January I heard the funniest sound emanating from heaven-only-knows-where. I looked around full-circle up and down and all around, but saw nothing.

As I crossed the parking lot the sound got increasingly louder and peaked when I got to a parked car. I bent down and looked underneath it.



The injured female Northern Flicker in Lorrie Olson's office.

As I peered down under the car I found a small female Northern Flicker. For those of you non ornithologists, a Northern Flicker is a variety of wood pecker native to our area. She appeared to be in pretty good shape, but it was obvious that she couldn't fly. So, I scooped her up and put her into a box.

I brought her into the Association office and gave her some water. She drank right away. I'm

guessing that she must have been hungry as she also immediately tried to bite my finger.

Northern Flicker's have a long delicate beak that houses an extended tongue, which they use to dig deep it into the holes they peck in trees to pull out delicious insects. Of course, having never eaten an insect, I am only guessing that they are delicious. But, I'm sure that the Flickers find them to be so.

The little bird quickly caught the attention of Sandy and Gloria (who work with me in the CRHA office), but collectively we were unsure what to do with the little picidae. So, we called the Nevada Division of Wildlife (NDOW). Here's their number just in case you find a bird (or if a bear is consuming leftovers in your front

yard): (775) 688-1500 or (775) 688-1506.

The folks at NDOW instructed us to "secure the bird". Seriously, I have no idea what that meant, but indeed, we had already made sure that our new feathered friend was warm and comfortable. The lady I spoke with at NDOW then said, "you have to call Nancy, the bird lady. Here's her number: 849-0345."

Oh, by the way, that really is Nancy's phone number. Again, just in case you find a bird. Don't call her about bears.

I immediately called Nancy, which resulted in one of the most interesting conversations I have ever had. And, by the way, that's the whole point of this story. So, I called Nancy and I told her who I was and what I had found.

"They're starving to death this time of year you know," she crowed sternly!

Okay.

I advised the bird lady that had I had given the Flicker some water. I offered that I thought that the only place I could get her some food might be at a pet store.

"They don't carry what she eats," she said in a melodic but firm warble.

This is going well, I thought.

"She can't fly, but appears to be okay otherwise," I offered to Nancy. I also mentioned that we (me and the ladies in the office, not me and the bird) were referred to her by NDOW.

"If I had to run all over town to pick-up animals I'd never get anything done. Take her to Klaich Animal Hospital and drop her off at the front desk," Nancy cackled. The lady was a kick for sure!

As an aside, Klaich's phone number is 826-1212. Their office is at the corner of Virginia and Plumb (1990 S. Virginia). Again, this is just in case you find a bird in need of assistance.

So, I packed up the girl (again, the bird, not Gloria or Sandy) and we headed off to Klaich. I walked through the front door with a box in hand and mentioned that I had spoken with Nancy. That was all it took. It wasn't three seconds later that a gal came from behind the desk and immediately took the box and headed for a secure space. It was like a scene out of a medical drama on television. I swear I heard someone holler "stat"

while someone else called Nancy on the phone like she was Marcus Welby, MD. It was an amazing experience and I felt good about helping a fine feathered friend.

But, wait! The story does not end here folks.

I spoke with Nancy again and found out more about her and the amazing organization she has: The Wild Animal Infirmiry for Nevada (WAIF). I wonder if they intended the pun.

The bird lady, Nancy Laird, is a Registered Nurse who works full-time caring for the birds and animals WAIF takes in. They receive compromised wildlife from NDOW, U.S. Fish and Wildlife Service, the Audubon Society, all local animal control agencies, the Nevada Humane Society, police departments, sheriffs' departments, the Nevada Highway Patrol, fire departments, and the general populous like me, Gloria, and Sandy. And, there are a couple of vets at Klaich who help by providing medical care to the animals WAIF takes in.

WOW, is all I can say! What a terrific experience.

So **PLEASE** visit their website (<http://waifnv.org/>) and click on the link at the bottom of the page "to visit our Infirmiry..." The stories of the birds they have rehabilitated are heartwarming. They brought tears to my eyes.

Nancy named my Flicker Penelope. She is doing very well and Nancy keeps her company while on her perch (the bird, not Nancy). She actually found food for her at Walmart; of course, Walmart has everything!

The Wild Animal Infirmiry for Nevada is an IRS 501(c)(3) tax-exempt, nonprofit, educational and charitable organization chartered in July of 1978 to care for ill, injured and orphaned wildlife. It is operated by medically trained people; vets do the exams, diagnoses and surgeries, and an M.D. Ophthalmologist treats eye problems. When the birds and animals have recovered, they are returned to the wild; their release rate is very high.

In order to keep their wildlife hospital going, they must depend on donations to provide veterinary care, food and supplies for their "patients". All donations are tax deductible.

So, if you're ever in the position where you need to get help for an injured wild animal or bird, please call Nancy!

— **Lorrie Olson**, CMCA, AMS, PCAM

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A Reason to Smile



Local dentist and Caughlin Ranch resident Joseph Eberle honors son's legacy by creating nonprofit

by Jessica Santana

Joseph Eberle, D.D.S., sits in his office at Desert Valley Dental with concert flyers scattered around him. Arranging concert dates and venues is a bit outside his comfort zone, but the photo of a young man displayed prominently on Eberle's desk provides a clue as to why he does it.

The photo is of Eberle's son, Jason, who passed away eight years ago at only 37 years of age. And the flyers? They're all part of how Dr. Eberle honors his son's memory.

Like Father, Like Son

Eberle became a dentist on a whim. After eight years in the military, he returned to Nevada and completed an engineering degree at the University of Nevada, Reno. Degree in hand, Eberle went to work as an aerospace research engineer on the Apollo program in Los Angeles.

However, he was disappointed with his career choice and homesick, so he returned to Reno.

Photo caption here...photo caption here...photo caption here.

"I was visiting a friend who was a pharmacist up at Tahoe, and I told him I didn't really like engineering, and he said, 'Why not look into the medical field?'" Eberle recalls. "I'd never thought of that, so I decided to look into it!"

He found he had an aptitude for dentistry, and he went on to attend Marquette University in Milwaukee. In the summer of 1969, he returned to Reno ready to take his board exams and set up shop.

He went on to build a thriving practice in Reno, eventually marrying his wife, Kani, raising their children from previous marriages together and having their own children (altogether five girls and two boys).

Their son, Jason, who also attended UNR, wanted to follow in his father's footsteps. The young man entered the pre-med program and graduated on the Dean's List. Unfortunately, he also had a mountain of debt prohibiting his enrolling in dental school. He decided to join the military and earn money for school.

Eberle called an old friend from dental school who'd gone on to become a Navy admiral and asked if there was a place for Jason—there was.



Jason joined the U.S. Navy and went on to complete postgraduate studies at Columbia University School of Dental and Oral Surgery in New York, graduating with honors, followed by a stint at UCLA for a specialty certificate in pediatric dentistry in 2007.

Young Eberle was ready to establish a practice in Reno when he received a request to help set up a new hospital/clinic for pediatric dentistry in Elko. Jason agreed and began spending several days each week in Elko.

On May 27, 2009, Jason's parents received a stunning phone call. Their 37-year-old son, whose future had shone so brightly, had died.

"He was literally walking down the hallway at the Elko hotel and just fell over dead," Eberle says, adding that the autopsy could find no explanation for Jason's sudden death. "It was the most devastating thing that's ever happened to me."

Turning Tragedy into Tribute

Unwilling to let his son's dreams and hard work go forgotten, Eberle appealed to his colleagues with an idea that would pay tribute to Jason's memory.

"Jason used to love taking care of kids, whether they could afford it or not," he says, "so I went to the [Northern Nevada Dental Society] and said I wanted to establish a 501(c)(3) for my son."



Photo caption here...photo caption here...photo caption here.

Thus began the Jason Eberle Memorial Fund, a charity that would raise funds for the Northern Nevada Dental Health

Program, which provides volunteer dental care to underserved children in the local area who otherwise could not afford it.

The first fundraising event, a picnic for area physicians and dentists, was held at Bartley Ranch Regional Park just months after Jason's passing. It was quickly decided that JEMF would hold an annual fundraiser to provide assistance to children



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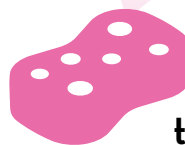
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One of Eberle's patients had a connection to impressionist Greg London, who'd been performing at Harrah's Reno, and suggested Eberle approach him about performing at the fundraisers. London, whose son also is named Jason, agreed to do the August 2010 event, and again in 2011.

In 2013, in the midst of the event's growth, Kani passed away in their southwest Reno home, prompting Eberle and daughter Demi, who still lived at home, to make a new start in Caughlin Ranch. But the move never slowed down his efforts to find meaning from Jason's death, and the event's momentum grew.

In the last eight years, the annual Jason Eberle Memorial Fundraiser has grown from a park picnic the first two years to one that fills a bursting-at-the-seams casino showroom (the Atlantis Casino Resort Spa in 2012 and the Silver Legacy Resort Casino each year after that). Performers have included country artists Aaron Tippin and Joe Diffie, Whitney Myer from The Voice, alternative country band The Mavericks and,

who needed surgical services outside their general practitioners' offices.

last year, Diamond Rio.

"My ultimate goal was to make it a big event for the whole community, with big stars," says Eberle. "I go to fundraisers, and they're so boring! I thought, if I'm gonna have a fundraiser, I want to have F-U-N while we F-U-N-D."

Area Dentists Open Wide

In the last year or so, JEMF has expanded its reach to include veterans—another important aspect of Jason's legacy. Much of the funding JEMF raises now helps the Community Health Alliance to assist with its efforts to treat children, while other funding goes toward covering hard costs—lab fees, hospital costs, supplies—encountered in the treatment of underserved veterans.

Additionally, a cohort of about 100 Reno dentists, including Eberle himself, volunteer their time and expertise to treating these veterans for a host of dental issues.

Eberle says that more than 200 local vets have been served through the program in the last year, on top of the 3,000+ indigent children who have been treated thanks to funding and services provided by JEMF and its partner organizations.

It's a legacy Eberle is sure would make his son proud.

"It's tough enough to lose a son, but it's also tough to lose everything he represented," Eberle says. "This does justice to his memory, and that's the only way I can accept that he's not here."

Jessica Santina is a Reno-Sparks freelance writer, editor and mother. Her heart goes out to the Eberle family for the loss of Jason, and she deeply admires the hard work Dr. Eberle and his colleagues have put into honoring Jason's memory.

NOTE: At press time, Dr. Eberle was still arranging the 8th Annual Jason Eberle Memorial Fundraiser at the Silver Legacy. There is no official date, but he is aiming for early fall. Keep watching the JEMF website at www.jasoneberle.com for further updates.



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Important Notices & Reminders

Submitted by Lorrie Olson, CRHA General Manager

WELCOME TO THE DC EAGLE CAM AT WWW.DCEAGLECAM.ORG



In 2014, a pair of mated Bald Eagles chose the most idyllic of nest sites within the United States' National Capital (Washington, D.C.), nestled high in a Tulip Poplar tree amongst the Azalea Collection at the U.S. National Arboretum,

which is operated by the United States Department of Agriculture. This is the first Bald Eagle pair to nest in this location since 1947. The two Eagles have been iconically named 'Mr. President' and 'The First Lady.' Join the American Eagle Foundation and the USDA in viewing this most patriotic nest cam 24/7, in HD quality, and now...with sound!

EGG-WATCH UPDATE: At press time, First Lady had laid two eggs. DC5 was laid Thursday, February 23, at approximately 4:26 p.m. EST. The first egg, DC4, was laid Sunday, February 19, 2017 at 6:24 p.m. EST. Welcome DC4 and DC5!



BIRD NESTING BOXES

There is no activity in the nesting boxes over winter, we will receive updates with pictures and stories once spring and summer finishes.

Who: The Ouyang lab at University of Nevada, Reno.

What: Monitor the physiology, behavior and population of cavity nesting

birds across an urban and rural gradient.

Where: Nesting boxes at Caughlin Ranch represent an urban park. We also have nesting boxes in downtown Reno, representing urban; Idlewild Park, urban; and UNR Farm, agricultural rural. This network of boxes allows us to have an urban-rural gradient to answer a number of comparative questions.

Why: As urbanization increases globally, there is a growing interest to figure out why some species are urban adapters and others are urban avoiders. These nesting boxes present a

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wonderful possibility to do long-term population monitoring and measuring of physiological and behavioral traits. We have been looking at individual stress levels and how different species respond to traffic noise. Moreover, the nesting boxes provide local research opportunities to undergraduate students and outreach events for elementary schools.

Unfortunately, someone threw rocks into one of the nesting boxes last season which destroyed the eggs. Please do not disturb or allow children to tamper with the nesting boxes.

SECURITY SERVICES STARTING IN MARCH

Beginning in March, just in time for spring break, ESI Security Services will once again begin patrol services three nights per week throughout Caughlin Ranch. They will chain and lock the Village Green Park parking lots prohibiting vehicular access beginning at 10:00 p.m., 7 days a week through to the end of summer at least.

A uniformed officer will also walk the trails one morning per week looking for unleashed dogs. The night patrols will take place on Friday, Saturday and Sunday nights. The morning patrols will be random for 4 hours each. The officer will greet the unleashed dog's walker and hand them a flier which lists the CRHA rule and Washoe County ordinances that require dogs to be on a leash at all times.

ESI also offers a "House Watch" service free-of-charge

to residents when they are away from home. In this case, they will only check the residence on Friday, Saturday and Sunday nights when they are on-site patrolling. Please e-mail: manager@caughlinhoa.com for a House Watch form.

VERY IMPORTANT! KEEP SWALE/VALLEY GUTTERS CLEAR

Drainage swales, aka: valley gutters, must be kept free of debris, dirt/ mud, rock, etc.



There shall be no interference with the intended flow of water from one yard through to the next. DO NOT place any items in or on the swale. DO NOT attempt to block the water from coming into your yard from another; the swale was intended to move the water freely without blockage to a pre-determined drainage point.

Blocking the swale can cause flooding for you and/or your neighbors. You may be held responsible if damages were caused as a result of a blocked swale.

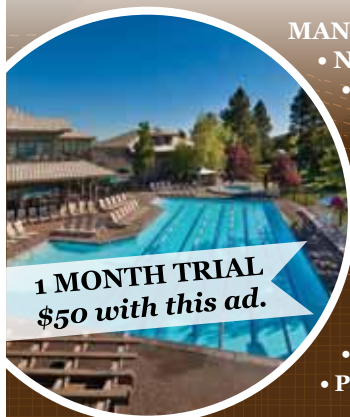


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HOLIDAY LIGHTS AND DECORATIONS

Please be reminded that December holiday decorations and lighting must be removed no later than the last full weekend in January. We understand the weather conditions have made removing lights inconvenient and possibly unsafe. If you have lights you have been unable to remove, please do not continue to light them and remove them as soon as possible. Notices will be mailed in March to owners who have not yet complied.

POND SAFETY

PLEASE do not attempt to walk, shuffle, or crawl upon an icy pond; the ice may not be thick enough to support the weight. Also, many of the ponds are still flowing below the surface which means the pond will not freeze solid. PLEASE keep your children away from the ponds. The recent storms have increased the flow of water and compromised the embankments making them much more unstable and unsafe.

ICE AND SNOW

Residents are required to keep the sidewalks abutting their homes safe for walkers by clearing ice and snow as needed. Neither Caughlin Ranch, the City of Reno nor Washoe County will clear sidewalks. Caughlin Ranch does clear the sidewalks leading to/from the elementary school that are not bordered by homes.

PLEASE be a good neighbor by helping your neighbors in need. Many of our elderly residents cannot safely move about in icy conditions, let alone shovel snow.

If you are elderly or disabled and in need of assistance, please contact GM Olson at: (775) 746-1499. She will arrange to get you the help you need.

FENCE REPAIRS, EXTERIOR PAINTING AND YARD MAINTENANCE

Spring is the time of year staff begins looking for items in need of maintenance and care during our regular patrols of the community.

Fences and mailboxes/stands in need of maintenance are easy to identify. The condition of the house paint and trim is not always clearly visible from the street. It is not unusual for one neighbor to provide photos of items in need of maintenance and/or repair on another neighbor's home and/or lot.

Due to heavy rain and winds, many fences have fallen with rotted posts being the main culprit. Unfortunately, most fences were not installed using concrete. All repairs and replacements may be conducted without prior written approval from the ACC as long as the fence is repaired or replaced in like-kind. Any changes whatsoever, will require written ACC approval.

Please inspect your painted surfaces to determine if work is needed this spring. Owners may re-paint any of these surfaces the same exact pre-approved color without the need for written approval from the Architectural Control Committee (ACC). HOWEVER, any color change (no matter how slight) must first be approved in writing by the ACC. Failure to do so can prove to be very aggravating and costly for the homeowner.

Have you inspected your yard for fire hazards such as pine cones and needles, dead plant debris, and ladder fuels? Do your trees need pruning to remove dead and broken/hanging limbs? When the lower branches of a tree are not removed, it creates a ladder effect which allows fire from the ground level to quickly ignite the entire tree. When the tree trunk is cleared of limbs several feet from the ground, the fire has nothing to burn to allow it to keep moving up the tree.



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Please take the time to inspect your yard and landscaping in an effort to identify and mitigate any hazards. In general, trees and vegetation may not be removed without written approval from the ACC. For more information on reducing the threat of wildfire to your home, please visit: www.livingwithfire.info.

RENO DIRECT

Reno Direct, a non-emergency service center, is here to assist residents with City government service requests and general information. Whether you are reporting an abandoned vehicle on a City of Reno street or graffiti, or looking for City of Reno information, contacting Reno Direct will ensure that your request, suggestion or issue is addressed by the appropriate department.

You can call them at (775) 334-4636 on weekdays from 8:00 a.m. to 5:00 p.m. or use their online form to report an issue. You can also use their online chat service. You will still get a Reno Direct representative, but now you can do it straight from your computer at: <http://www.reno.gov/residents/reno-direct>.



of Community Associations Institute (CAI), consisting of homeowners and professionals serving homeowner associations (HOAs)

CAI is the largest organization in America dedicated to the monitoring of legislation, educating elected state lawmakers and protecting the interest of those living in community associations.

CAI-NLAC is working toward legislative solutions that are

2017 LEGISLATIVE SESSION

The Nevada Legislative Action Committee (NLAC) is a volunteer committee

right for Nevada homeowner associations and the ongoing and generous support of HOA communities across the state. Caughlin Ranch has joined CAI's Legislative Action Committee by participating in the Buck-A-Door program.

CAI's paid Lobbyist, Garrett Gordon is scheduled to be the Guest Speaker at the Board of Directors Meeting on March 22nd at 6:00 p.m. at the Caughlin Ranch office.

Please contact GM Olson if you want more information on how to get involved as a concerned homeowner.

IMPACT FEES SPECIFIED FOR IMPROVEMENTS CLOSE TO CAUGHLIN RANCH

The Caughlin Ranch Impact Fees were collected throughout the construction of Caughlin Ranch. The monies collected by the City of Reno are designed for use outside of Caughlin Ranch, within an approximate 1 mile radius of the development's boundary.

The fees will be deposited in the Road Improvement Fund established by the City and/or County and will be used for off-site mitigation of the traffic impacts and related (e.g. sidewalks, paths and speed/safety measures) development.

We are asking for citizen suggestions on potential street projects, like speed radar signs, pedestrian crossing flashers, sidewalks, etc.

There is a link on the City of Reno's Ward 1 NAB webpage to the project suggestion form and the Caughlin Ranch Handbook.

<http://www.reno.gov/residents/your-neighborhood/ward-1>

The city welcomes all suggestions. If you have questions regarding this project, contact:

Barbara DiCianno, Community Liaison

Office of Communications and Community Engagement

(775) 334-3112

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2017 EVENTS

Spring Wine

Moana Nursery

Thursday, April 13th | 5-7 p.m.

Shredding Day

CRHA Parking Lot

Saturday, June 10th | 11 a.m.-1 p.m.

Garage Sales

Individual Homes

Saturday & Sunday, June 17th & 18th
7 a.m.-3 p.m.

Concerts in the Park

Village Green Park

Sunday, July 2nd, 9th, 16th, 23rd & 30th
6-8 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.

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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CAUGHLIN RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

2017 Meetings & Other Important Dates

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:

March 20th

March 22nd

May 22nd

May 24th

July 24th

July 26th

August 21st

September 25th

September 27th

November 2nd

November 13th

November 15th

December 8th
& 9th (Tentative)

2017 Board Planning Session 3:00 p.m.

Board Agenda Workshop 4:00 p.m.

Executive Session 5:00 p.m.

Board General Business Meeting 6:00 p.m.

Board Agenda Workshop 4:00 p.m.

Executive Session 5:15 p.m.

Board General Business Meeting 6:00 p.m.

Board Agenda Workshop 4:00 p.m.

Executive Session 5:15 p.m.

Board General Business Meeting 6:00 p.m.

2018 Budget Workshop 4:00 p.m.

Board Agenda Workshop 4:00 p.m.

(Final 2018 Budget Review)

Executive Session 5:15 p.m.

Board General Business Meeting 6:00 p.m.

(Approve 2018 Budget)

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

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.

Executive Session 5:45 p.m.

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

Board General Business Meeting immediately following Annual Members Meeting

Board & Staff Customer Service/Training Retreat (off-site)

8:30 a.m. to 5:00 p.m.; 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.



LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby, Landscape & Maintenance Superintendent

FLOOD DAMAGE REPAIRS AND MORE...

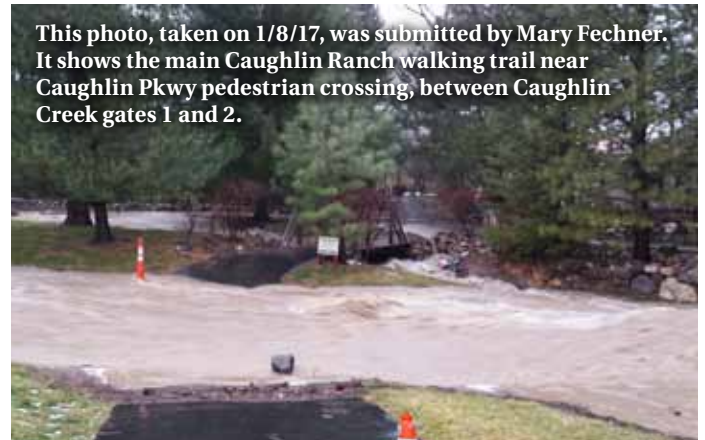
Damage to some of the lower greenbelt common areas has occurred due to excessive rain and flooding events. Staff will be working to stabilize these areas in between storms in an effort to minimize flooding and vegetation loss. A comprehensive clean-up will commence as soon as weather permits in the spring.

1. Alum Creek: Muddy mess, minimal damage; clean-up as weather permits
2. Equipment inspected and routine maintenance performed:
Trucks • Blower • Tractors • Chainsaws • Mowers • Weed eaters
3. Removed and stored holiday lights and decorations
4. Spring and summer flowers ordered
5. Crest Park remodel and winter tree pruning on-hold (due to weather)
6. Two new Message Boards installed; Village Green Park and lower Caughlin Pkwy. at 3 Ponds (Important

information and notices are posted in the Message Boards)

SPRINKLER REALIGNMENT PROJECT:

Due to severe weather and flooding, the plans to convert the remaining areas in 2017 are pending. As soon as the temperatures allow, President Termini will tour the common areas to identify the remaining areas in need of conversion.



This photo, taken on 1/8/17, was submitted by Mary Fechner. It shows the main Caughlin Ranch walking trail near Caughlin Pkwy pedestrian crossing, between Caughlin Creek gates 1 and 2.

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the Spaw

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Get To Know

Your New Assistant Manager, Kim Teepe

1. What was your hire date and what is your position with CRHA? What are your responsibilities in this position? I started at CRHA on December 19th, 2016. I am a fully licensed Nevada Certified Community Manager. I also hold the AMS and CMCA designations through CAI. I am the Assistant Manager, ACC and CC&R Compliance person and I handle architectural submittals. I manage River Run which is a sub-association in Caughlin Ranch.

2. What was your professional background before coming to CRHA? I have been in Community Management for 10 plus years. I worked for a management company for 10 years and then thought I wanted to get out of management. I went to work for a law firm in the collections department for 18 months and realized I missed being a community manager.

3. Why did you decide to take the job at CRHA? I had worked with the staff previously and really enjoy them all. I wanted to get back into management but in a different environment than working for a management company.

4. What's your favorite thing about your job so far? Diversity of tasks.

5. Tell us about you and your family: I have two children: Brittney, 18 and William, 14. I have two Yorkies, Dexter and Mack. We have a guinea pig named Utah and two rabbits name Lucifer and Norman.

I enjoy scrapbooking when I can find the time. I'm going to try my hand at gardening which is something I've wanted to do but



Kim with son William and daughter Brittney.

was never able.

I enjoy getting together with friends and spending time with my kids. We like going to the movies and

enjoy going to Six Flags for Fright Fest each year.

I also love to watch shows dealing with crime investigations like Criminal Minds and Forensic Files.

6. And where are you originally from, and how did you end up in Reno? I was born in Long Island, New York. I grew up in New Hyde Park, Long Island. I have three sisters. I attended a Catholic Elementary School, Holy Spirit, which no longer is a school. I then attended New Hyde Park Memorial High School.

I moved to Reno in August of 1996 to be close to one of my sisters, who at the time was pregnant with my first niece. I wanted to get out of New York and since I had family in Oregon, as well as Nevada, I felt this was a good place to live. I now have four nieces and three live here in Reno.



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THANK YOU LETTER TO CRHA

To Whom It May Concern,

The administration and staff of Alice Smith would like to take this opportunity to express our extreme gratitude on behalf of the students and families that received angel tree presents this Christmas, thanks to the generosity of the Caughlin Ranch Homeowners Association. So many of our students come to school with only one change of clothes, no winter jackets and worn shoes. When the students return to school following winter break, it is a relief to see them with clean clothes, winter jackets, new shoes and smiles on their faces. One of our parents expressed her appreciation stating, "I lost my job right after Thanksgiving and we wouldn't have been able to buy presents this year. I am so grateful that my kids had a happy holiday, despite our current situation." As always, 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

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Paul J. Malikowski, Esq.

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April 29, 2017

5TH ANNUAL

"Share Your Wine" SPRING PARTY

Let's get together with friends and
neighbors and share a bottle of wine.
Bring a favorite bottle to share and
taste what others have brought.

Thursday, April 13th
5-7 p.m.

New Location!
Moana Nursery
1100 W. Moana Ln.

***10% OFF regularly priced
items during this event***

Light hors d'oeuvres • Live music

Residents: Free with a bottle of wine and
Food Bank donation OR \$5 and Food Bank
donation

Guests: \$10 each

RSVP events@caughlinhoa.com or 746-1499
(Must be 21 to attend)





2017 *River Run Meeting Dates*

RIVER RUN HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

Frederic “Fred” Bersot, *President*

Dale Garrett, *Vice President*

Celia Kupersmith, *Treasurer*

Rick McDermid, *Secretary*

Robert “Bob” Moor, *Director*

Suzy Dugger, *Director*

Dennis Dombroski, *Director*

The State of Nevada requires at least two general business meetings of the Board be held after regular business hours. 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. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

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

March 23	Executive Session & Board of Directors Meeting
May 25	Executive Session, Annual Members Election & Board of Directors Meeting
July 27	Executive Session & Board of Directors Meeting
September 28	Executive Session & Board of Directors Meeting
November 30	Executive Session, Members Budget Ratification & Board of Directors Meeting

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

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.
- Parking:** In the designated parking areas is strictly limited to guest parking; residents are required to park in their garages.
- Speed Limit:** The maximum speed limit on all River Run streets is 15 MPH.
- Community Manager:** Kim Teepe; kim@caughlinhoa.com, (775) 746-1499.

Who Is Walking Whom?

By Susan Kijowski

Contrary to popular belief, dogs do not instinctively know how to walk on a leash. Therefore, it's our responsibility to teach them how to do it correctly and in a positive manner without any physical discomfort or frustration. Once mastered, walking your dog should be a productive and enjoyable experience. Here are a few tips to get you started out on the right foot:

START THE WALK "INSIDE" Before you step outside, make sure you are relaxed and confident and your dog is calm and in a sitting position. Then, you step out the door first. Starting out properly is one of the best ways to ensure better control of the walk and also to set expectations.

JUST STOP The easiest way to stop a dog from pulling on the leash is to just stop and stand still until your dog is calm. When he or she settles down, you can start walking again. Be patient and consistent as this skill can take awhile. Eventually, your dog will make the connection that pulling on the leash stops them from getting what they want!

PAY ATTENTION While it's tempting to multi-task and return telephone calls while walking your dog, it is best to be mentally and emotionally present on the walk. This will strengthen the connection with your dog and also help you identify any possible trouble situations.

LEAD BY EXAMPLE Dogs communicate via energy and body language. It is imperative that you project calm-confident, balanced energy. Even though your dog may have a history of being the leader on the walk, remember you are actually in charge.

PUT AWAY THE RETRACTABLE LEASHES There are many reasons not to use a retractable leash, including the fact that every year there are tens of thousands of accidents caused by these devices. These accidents happen when the cord gets tangled around the hand or leg of the walker, or wrapped around the dog, or the line snaps and the dog runs loose into the street.

SEEK THE HELP OF BALANCED DOGS If you and your dog are really struggling to master the walk, seek the assistance of a dog trainer who is able to use a pack of balanced dogs to set an example for your dog.

CELEBRATE SUCCESSES If you have a good walk, when you get home, reward your dogs with some undivided attention and affection. Or, halfway through your walk, stop at a park or sitting area, relax with your dog and enjoy the moment!

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



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Terry Bell, The Dutch Oven Diva. Photo by Kevin Bell

COOKING CLASSES

- March 11 Homemade Pasta Workshop
- March 14 Sausage Making
- March 15 Grilled Cheese & Croque Monsieur Night
- March 16 Clint Jolly- Yucatan Flavors
- March 17 Taste of Burgundy
- March 18 Modern Pressure Cooker
- March 22 Taste of Morocco
- March 23 Sushi
- March 25 Marshmallow Workshop
- April 1 Dutch Oven Spring Brunch with Terry Bell

- April 4 Techniques 1
- April 5 Stir-Fry
- April 6 Taste of Greece
- April 7 Sauces
- April 8 Culinary Boot Camp
- April 12 Spring Salads
- April 13 Fast Fish
- April 18 Kids Cook!
- April 19 Crème Brûlée & Soufflé
- April 20 Cooking with Wine
- April 21 Taste of Sicily
- April 22 Croissant Workshop
- April 26 Cast Iron Cooking

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Holiday “Share Your Wine” Event

This year’s holiday wine tasting had a new venue: Moana Nursery on Lakeside and Moana. We had a great turn-out with almost 125 residents and guests attending.

The staff at Moana Nursery was very accommodating and provided a festive environment for holiday sipping and mingling. In addition to everyone having a great time, we also gathered two full barrels of food and \$100 in donations for the Food Bank. A big “THANK YOU” goes out to Michele Attaway and the CRHA staff (Lorrie, Sandy, Susan and Gloria) along with the Events Committee for making it happen.



Photos (clockwise): Joy Grimsley (L.) and Helen O'Brien; Michele Attaway & Bob Fisher; (L. to R.) Julie and Myron Hallauer, Tom Martin, Richard Paul; Ian McGuinness & Jacquie Crowley; (L. to R.) Nina Hales, Becky Deirfield & Lisa Collup; Jeanne Naccarato (L.) and Kathie Martin.

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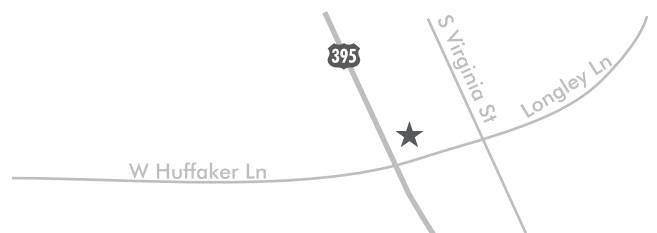
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