

MAY/JUNE 2016

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The Official Magazine of the Homeowners Association

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- Promote a sense of ownership and responsibility for the community.
- Provide a safe and secure environment for all residents.



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THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 9, ISSUE 3

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ON THE COVER:
Your CRHA staff (l. to r.) Gloria Presta, Sandy Wheeler, Susan Cose & Lorrie Olson. Story page 6. Photo by Mark Hammon.



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PRESIDENT'S CORNER



Tony Termini
President

Hello! Is Anybody Out There?

Every four years we hear that old cliché about voting and complaining. You know it.

“If you don’t vote, you can’t complain!”

Now, if you’re like me you are probably subject to the real life consequences of comparable rebukes.

“Hey, I asked you what you wanted for dinner earlier today and you didn’t say anything. So, sit down and enjoy your tofu stroganoff.”

Now to my point. In the last edition of the *Caughlin Rancher* I mentioned that I wanted to hear from you about what issues concern you. I haven’t heard a peep from anyone. So, either this organization is run so well that nobody has any suggestions or complaints or I just didn’t make my point as effectively as I could have. So, come on...don’t leave me hangin’ here.

Hello! Is anybody out there? Anybody? Bueller? Bueller?

All kidding aside, I really am eager to know what’s on your mind. Understanding your opinions will offer the HOA the ability to tailor services to best fit your demands. And, if there is an issue that is of concern to a majority of the members, we want to be in a position to try to address it and fix it. If you have a complaint or a concern and we don’t hear about it, then you stand an absolutely perfect chance that you’re never going to get any resolution to the issue.

Now, don’t get me wrong. I’m not suggesting that if you don’t write to me, I’ll toss back that old adage that you don’t have a right to complain. I won’t. But, please. Tell me. What’s on your mind?

If you’re upset about something or really want to see a pet project of yours adopted, then let us know. I won’t promise you that we can fix every complaint we get or that every suggested project will be undertaken. But, I can promise you that every single message we receive will be read and duly considered. Those with true merit, and which are within the purview of the Association, will get a comprehensive vetting. The General Manager and the Board of Directors will review every one of those messages. Each will get a serious and honest examination. And, I’ll write about them in a future installment of this commentary.

So, please let us know what’s on your mind. Here’s how.

Send an email to survey@caughlinhoa.com. If email isn’t your thing, or if you want to remain completely anonymous, then drop me a note.

The address is:

SURVEY

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Reno, NV 89519

I’m looking forward to hearing from you!

— *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.

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CAI Award: Top Accolades and More for CRHA in 2015



By Maggie O'Neill

Photos by Mark Hammon and courtesy Caughlin Ranch Homeowners Association

It's like a star on the Hollywood Walk of Fame or an Oscar received at The Academy Awards. Similarly, the Caughlin Ranch Homeowners Association received its own prestigious recognition from the Community Associations Institute (CAI) in February.

Of course, there was no gold-colored Oscar, but the community did collect a clear diamond-shaped award for its selection as the Northern Nevada Master Association of the Year.

That award now sits on a shelf in the lobby of the CRHA office, along with two other awards given in the past by the CAI. CRHA's recognition, confidential until it was announced at CAI's Gala Awards Banquet in Las Vegas three months ago, was for work and efforts made by CRHA's general manager and provisional manager, certifications obtained by board members, efforts made in the 2015 legislature, and other factors.

"To understand just how prestigious the CAI award is you need to look at the numbers," said Tony Termini, President of Caughlin Ranch Homeowners Association since September 2015. "There are more than 3,000 homeowner associations in Nevada. The total number of houses, townhomes, and condos in those associations is more than 485,000. That means that one in every three Nevadans live in an HOA like Caughlin Ranch. To be singled out from that universe says a great deal about how well this community is managed. More importantly, this award is recognition from our peers."

GM Lorrie Olson holding the award for "2015 Northern Nevada Master Association of the Year".

The award can be seen in the CRHA office.





Qualifying For the CAI Award

To receive the award, CRHA General Manager Lorrie Olson had to submit a listing of CRHA’s qualifications in 250 words or less to CAI. Her write-up mentioned that all seven CRHA board members were members of CAI, and that the general manager, community manager and two board members also were DCALs, or Dedicated Community Association Leaders.

Mention also was made of the association’s close involvement with the legislature regarding homeowner’s association issues, and even of a barrel kept in the CRHA office for year-round donations for the Food Bank of Northern Nevada.

“The award recognizes CRHA’s commitment to further educating our board members and management staff, the time the general manager volunteers to CAI for teaching and events, our involvement in legislative actions that impact HOAs and our volunteer work in the community,” said Olson, CRHA General Manager since March 2012.

As well, in 2015, the association collected Christmas gifts for needy children and became involved with the Nevada Department of Wildlife in bear education.

“We have major bear/trash issues in Caughlin Ranch,” said Olson, DCAL, CMCA, AMS, PCAM. “My efforts helped to finally get Washoe County to require Waste Management to offer animal-resistant containers to Washoe County residents in bear-prone areas such as CRHA.”



A Water-riffic Community

Another reason that Caughlin Ranch stood out in 2015, in addition to receiving the CAI award, was that more than 50 water conservation projects were completed since 2007, including the removal of nearly 513,225 square feet of grass that was replaced with xeriscaping. As well, instead of using potable water from Truckee Meadows Water Authority to keep the greenbelt ‘green,’ non-potable water from the Steamboat Ditch was accessed in lieu.



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“In total, these two initiatives will save Caughlin Ranch homeowners about \$200,000 in 2016,” said Mike Heffner, former President of the Board. “In economic terms, these projects will generate a very attractive rate of return on the initial investment to the benefit of all homeowners in Caughlin Ranch.”

He noted that the Steamboat Ditch project was challenging in many ways, including the process of gaining permitting requirements from city, county and federal agencies. The project also required design and construction of pump stations, civil work and piping and electrical connections.

According to Randy Lisenby, Landscape and Maintenance Superintendent at CRHA, the Steamboat Ditch project was second in difficulty only to the cleanup and rebuild that followed the 2006 flood. He said that he heard from many homeowners concerned that the greenway would never look the same afterward, but that between 9,000 to 10,000 hours of labor went into the project to make it a success. [It was worth it] when you consider the fact that the price of water will continue to increase and we are prone to droughts,” Lisenby said. “I believe the water project is a gift the will just keep on giving.

Emphasis on Events and Community

Another priority in 2015 was increasing the number of events occurring in the community, a project overseen by



Michele Attaway, Vice President of the Board. She said that there are currently 15 events scheduled in 2016, including a spring and holiday “Share your Wine” wine tasting at the Garden Shop Nursery, a concert every Sunday evening in July, the annual barbecue in September at the Caughlin Club as well as spring and fall garage sales, a summer hike, a doggie meet ‘n greet, a night at the Reno Aces and a shredding day. Of these, the Caughlin Club Annual BBQ, Share Your Wine, and Concerts on the Village Green Series are the most popular.

“Events often have low attendance in their first year,” she said. “An example of that would be the doggie meet ‘n greet. As word spreads, the attendance builds. This year we’re having a Caughlin Ranch Residents Night at the Reno Aces. The event was rained out last year, but we’re trying again.”

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She said the HOA Board of Directors has been supportive of all of the events, even approving the recent purchase of lights under the Village Green Park amphitheater to help improve lighting as people and performers pack up.

“We have wonderful venues within and nearby the community that we should definitely take advantage of by hosting events that bring community members together,” she said. “In today’s hectic world, these community gatherings are sometimes the only opportunity residents take to socialize with each other.”

Passing new CC&Rs, Putting in Video Cameras, and More

Also, in 2015, the CRHA passed new CC&Rs. This was not an easy task, given that consent was needed from a majority of the members of the community, more than 2,200 residents. Yet, President Termini described the accomplishment as significant.

“Our team made it seem easy, even though it was a lot of work,” he said. “The new document makes it easier to govern the association, more clearly communicates the rules and regulations to members than the old document did, and

streamlines the management of this place. All of this saves us time and money.”

Video cameras also were installed at Village Green Park to monitor the playground, gazebo areas, restroom building and amphitheater. The system has night vision, a wireless feed and can be viewed in real-time by CHRA staff as well as the Reno Police Department when necessary.

Finally, two radar-monitoring speed limit signs were placed along lower Caughlin Parkway to help drivers be cognizant of their driving speed. There had been at least five accidents in the area in the past few years, and a former member of the board, John Sheridan, worked with Washoe County Engineering to have these speed limit signs installed.

Moving Forward

Of course, such as a successful 2015 makes residents wonder what is planned for the rest of 2016. The truth is that initiatives have already been outlined by the board and are detailed under a theme entitled “WOW”. One area of emphasis is to provide excellent customer service, including rapid engagement and follow-up, to members and residents. Other priorities include completing an Architectural Control Standards and Guidelines Handbook, creating a policies and procedures handbook, completing a common area sprinkler head re-alignment project, creating an Annual Board of Directors Calendar and establishing a vehicle and equipment maintenance program. No doubt, the CAI award already speaks volumes about staff efforts.

“The real heroes of this place are the ones who come to work every morning to make sure that Caughlin Ranch looks the way it does, runs as efficiently as it does, and who serve the members of this association with a passion and a commitment to make it the best,” said Termini. “And, that’s why we won that award!”

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**By Randy Lisenby, Landscape and
Maintenance Superintendent**

The seasonal crew started back on March 28th. Well, it was actually the 29th since we were hit with a substantial spring snow storm on the 28th. The seasonal crews are working to clean-up the common areas after the wet and wild winter we had.

Once spring clean-up is completed, the seasonal staff will begin working on cleaning up and creating areas of defensible space. The amount of time and attention varies, some areas need attention on a yearly basis and others 2 to 3 times a year to address the concerns.

Drainage projects in-progress include the Village Green Park below Caughlin Elementary School and in areas of Alum Creek throughout the green belt. Work in the Alum Creek corridor requires a permit from the NV Department of Environmental Protection (NDEP). CRHA has secured the necessary permit and adheres to the Best Management Practices (BMP's) required by NDEP.

Work is being done at the Caughlin Creek pond to re-cover the exposed pond liner. This work became more difficult when someone

decided to cut and remove a large section of the liner.

The Steamboat Ditch and Canal Company opened the CRHA gates on April 25th allowing ditch water to flow into the common area ponds.

Tree pruning and removal of hazardous and/or unhealthy trees is in-progress. Replacement trees will be planted later in the fall.

Currently working with Padovan Consulting who is in the process of preparing a comprehensive asphalt pavement evaluation. Once completed, a request for bid will be sent out; it is expected that substantial asphalt work will be required over the next 2 to 3 years.

Now that the C 10 Landscape License is in place, studying to take the A 21 Fencing and C 4A Painting (exterior) Licenses are next on the list. This will allow CRHA to conduct fence repairs and to paint fences for owners at a reasonable cost. Residents will soon see the CRHA Contractor's License Number posted on each maintenance vehicle.

If you have a concern or notice something in need of attention in the common area, please e-mail: manager@caughlinhoa.com to report the issue. Staff will follow-up accordingly and you will be informed when the issue is addressed or if we cannot address it and why, if that is the case.

Landscape & Maintenance Update

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TWO NEW DEVELOPMENTS BREAKING GROUND IN CAUGHLIN RANCH



There are two new residential developments currently being planned in Caughlin Ranch and each are expected to begin construction sometime this year.

The first development, called Pine Bluff, will be located along Caughlin Parkway in the heart of the Ranch, between the Evergreen, Seasons, and Eaglesnest neighborhoods. The second, named Ridge Hollow, will be set just south of the intersection of Southampton Drive and Meridian Lane in the Caughlin Ridges area of the Ranch. The neighborhood will be located between Vista Pointe on the northwest and Caughlin Crest to the southeast.

Pine Bluff is being developed by HomeCrafters, who built the Pinehaven neighborhood and several custom homes in Eaglesnest, Castle Ridge, Mountainshyre, and Whispering Pine. Ridge Hollow will be developed by California builder Silver Crest Homes, who built the Monte Vista community in Southwest Reno and Highland Estates in Wingfield Springs.

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RIDGE HOLLOW



Pine Bluff will rest on some 26 acres and feature a planned 43 semi-custom homes. Lot sizes will average about a third of an acre with homes that will range from 2,800 to 3,500 square feet. The Ridge Hollow development will be made up of a planned 44 three- and four-bedroom single-family homes of approximately the same square footage and will rest on an area of about 37 acres. Lot sizes in Ridge Hollow will be about a quarter of an acre each.

The Caughlin Ranch trail system will run through each development and both will include serene park-like settings dedicated as common area.

Initial site development for both projects is expected sometime this summer, with actual home building commencing in the late fall. Pre-sales for each project could start as early as June or July.

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The addition of these two new developments is welcome news for Caughlin Ranch, which hasn't seen significant new development in many years. Adding nearly ninety new units to the Association is good for business and will help to grow our revenue and continue to bolster our already very strong balance sheet. This will go a long way to helping management



The Caughlin Ranch trail system will run through each development and both will include serene park-like settings dedicated as common area.



continue to improve the high quality of service that residents have come to enjoy and help us expand our service offering and member benefits for many years to come.

These are truly exciting times at Caughlin Ranch!

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Important Notices & Reminders

ANIMAL-RESISTANT (BEAR-PROOF) TRASH CARTS COMING SOON!

Spread the news! Waste Management (WM) will soon be offering animal-resistant (bear-proof) trash carts (containers) in bear-prone areas of Washoe County such as Caughlin Ranch.

At Caughlin Ranch we embrace our wildlife and natural habitats. As a result, we strive to be bear-smart in the outdoors. It is our goal to live in harmony with the bears, not to banish them from their native territories.

WM currently provides curbside service of (self-purchased) animal-resistant carts at \$6.27 per month. The premium charge is due to the fact that the driver is required to exit the vehicle to unlatch the cart lid. The cost for the animal-resistant cart and the service is currently estimated to be from \$7.00 to \$9.00 per month depending on the initial number of containers ordered.



WE NEED YOUR HELP!
Washoe County has tasked us to provide an estimate of the number of trash carts our residents will hopefully put into service. The bigger the order, the lower the cost!

Here are some reasons why you should seriously consider this premium service:

1. Residents are allowed to place animal-resistant trash carts curbside the evening before pick-up. *Standard WM trash carts cannot be placed curbside before the morning of pick-up.*
2. A second notice of the same nature for violating Caughlin Ranch's governing documents will result in an invitation to attend a Compliance Hearing where a fine of \$100 can be assessed. Fourteen (14) days after the hearing, the same fine can be assessed each time there is a repeat of the violation.
3. Washoe County Ordinance 040.112 states: "The owner of a residential or commercial solid waste storage container that is subject to chronic disturbance by domestic or

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wild animals shall provide an approved animal resistant container and/or relocate the container to an area that is not accessible by animals. A chronic disturbance is two (2) or more validated incidents in a 12 month time frame beginning with the first valid incident. The approved animal resistant container must be installed within 90 days of the second validated incident within the 12 month time frame.”

4. In an effort to control the problem and keep Washoe County apprised of the level of bear activities in Caughlin Ranch, management will report documented incidences of trash disturbances by domestic or wild animals to Washoe County for immediate follow-up.
5. IT IS THE RIGHT THING TO DO! Humans have created the problem by making trash/waste available to hungry animals. It will take some time, but the bears will learn to find food elsewhere. Once they toss a cart around a few times and see that it does not open, they will move onto the next cart which hopefully will not open either. The goal is for the bears to eventually move to new territory where they can find natural food sources.

Please e-mail: admin@caughlinhoa.com ASAP if you would like to be placed on the list to receive the WM animal-resistant cart and service. There is a service discount for residents 70+ and those verifiably disabled.

TIME FOR SPRING PAINTING AND LANDSCAPE CLEAN-UP

This 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. Please keep in mind that it is not unusual for an owner to provide photos of items in need of maintenance and/or repair on their neighbor's home and lot.

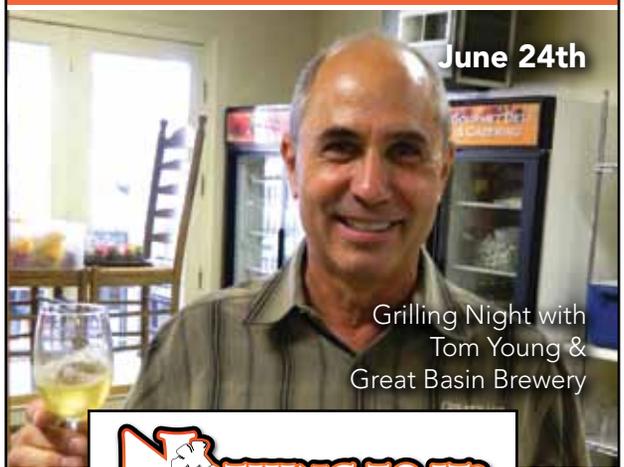
Please inspect your painted surfaces to determine if work is needed this spring. Owners may re-paint any of these surfaces

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 aggravating and costly for the owner.

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

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- June 2:** Summer in Provence
- June 3:** Girls' Night Out: Sips & Summer Bites
- June 4:** Sauerkraut & Fermenting Workshop
- June 8:** Cheese Making Workshop
- June 9:** Summer Slow Cooker
- June 10:** Taste of Sicily
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- June 18:** Couples at the Grill
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of limbs several feet from the ground, the fire has nothing to burn to allow it to keep moving up the tree.

Please take the time to inspect your yard and landscaping in an effort to identify and mitigate any fire hazards. In general, trees and vegetation may not be removed without written approval from the ACC. Please see the “Choosing the Right Plants” article to the right for more information on replacing plants and shrubs.

For more information on reducing the threat of wildfire to your home, please visit: www.livingwithfire.info.

CONGRATULATIONS TO LANDSCAPE AND MAINTENANCE SUPERINTENDENT RANDY LISEBY!

CRHA is the first and only Homeowners Association in Northern Nevada with a C 10 Landscape License. Randy Lisenby is the qualified employee who studied tirelessly over the past few months. He successfully passed the law and practical tests associated with the license.

As a result, CRHA will now be able to perform all the same landscape and irrigation work they have performed for the past 32 years. We were never noticed that we needed to be licensed; it was brought to our attention last year when GM Olson attended a class taught by the NV State Contractor’s Board. Once they understood the nature of our work, they were very patient with us as we worked through the process.

The process included requiring Randy and the Officers of the Board to submit fingerprints and be subject to a background check.

Having the license will also allow CRHA to solicit and present bids to provide landscaping and snow removal services to sub-associations within Caughlin Ranch.

CRHA OFFICE ADDED AS POLLING PLACE

The Caughlin Ranch Homeowners Association office will be an Election Day Polling Place for the primary on June 14th and general election on November 8th of this year. The conference room will be set up for this purpose and polls will be open from 7 a.m. to 7 p.m. There will be no early voting at this location, and only those living in the following precincts may vote here: 1053, 1038, 1047, 8100, 8101, 8103.

The CRHA office is located at 1070 Caughlin Crossing, just off Caughlin Parkway. Please call the Washoe County Registrar at 328-3670 or visit www.washoecounty.us/voters/ for more information. Or call the CRHA office at 746-1499.

WINNER OF TYPO CONTEST

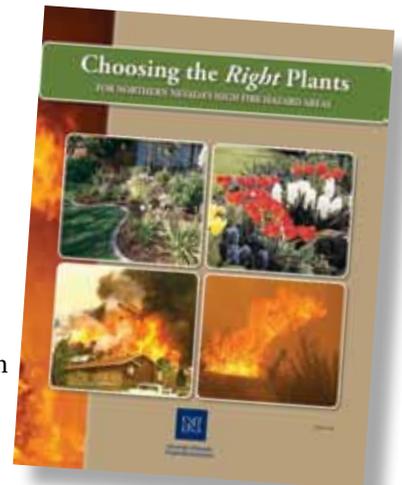
Congratulations to Linda Toney, winner of the \$50 gift card to Garden Shop Nursery for being the first reader to find the typo in the March/April issue.

CHOOSING THE RIGHT PLANTS

CRHA recently 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 xeriscaping 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.

The advertisement features a background image of a modern wooden house with a dark roof. Overlaid on this is a dark grey rectangular box containing white text. At the bottom of the ad is a logo for HomeCrafters Reno, consisting of a stylized 'HC' inside a square, followed by the website address "HOMECRAFTERSRENO.COM".

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Yes.
Caughlin Ranch.
Summer 2016.

HC HOMECRAFTERSRENO.COM

CONTINUED ON PAGE 18

VICTOR SALCIDO

for RENO CITY COUNCIL

ABOUT VICTOR

Victor believes in ethics, leadership and diversity. He has spent his entire career dedicated to the rule of law. As Deputy Legislative Counsel, Victor worked with legislators to craft statutes relating to **reforming education**, **strengthening criminal procedure** and **promoting business**. Today, Victor runs his own law office and is raising his one-year-old son Vico with his wife Megan Nunn.

WHAT VICTOR WILL DO

Public Safety: Ensure that public safety is the city's single most important priority and support all efforts to **keep Reno safe**.

Smart Growth: Ensure that we improve our infrastructure to meet the challenges of population growth and **protect the quality of life that we all cherish**.

Fiscal Accountability: Ensure that the City manages its finances responsibly, paying down debts and increases its reserves.

Law and Order: Ensure that our City Charter is respected and followed to the letter.

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Victor's father opened a small grocery store in 1982 and Victor, working to stock and bag groceries, learned early on the value of hard work.



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Victor and his wife Megan Nunn, who is a 6th generation Northern Nevadan, are raising their son Vico in Reno Ward 1.

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CONTINUED FROM PAGE 16

BE PREPARED FOR WINTER RUNOFF

With the “El Nino” winter behind us, we now need to prepare for the snow melt and possibly more rain than usual. This means more water in our creeks and overflow into ditches and swales.

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

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

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

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tree service

...officers in marked vehicles will be dispatched for traffic control along Caughlin Parkway, and he has put in a service request for Animal Control to patrol the pathways to look for unleashed dogs.



NEIGHBORHOOD WATCH UPDATE

Lieutenant Scott Bloom of the Washoe County Sheriff's Office met with owners and residents at the Caughlin Ranch office prior to the March 23rd Board of Directors Meeting.

Lieutenant Bloom advised the Washoe County Public Information Officers (PIO's) have been informed of the interest in Neighborhood Watch programs in areas throughout Caughlin Ranch, officers in marked vehicles will be dispatched for traffic control along Caughlin Parkway, and he has put in a service request for Animal Control to patrol the

pathways to look for unleashed dogs.

For stray animal pick-up, noise (barking) complaints, animal bites, and animal welfare, please call Washoe County Regional Animal Services Dispatch at 322-3647 (DOGS).

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TRUCKEE MEADOWS TRAILS 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:

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. 10th	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 unit's 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.

important dates

2016 Events Calendar



Shredding Day

June 11th, 11 a.m.–1 p.m.
CRHA Parking Lot
Free to residents with a donation to the Food Bank.

Community Garage Sale

June 18th & 19th, 7 a.m.–3 p.m.
At participating homes. Call the HOA office to list your home.

Aces Game Day

June 24th, 7 p.m.
Aces Ballpark
RSVP and pre-payment required.

Concerts in the Park

July 3, 10, 17, 24 & 31, 6–8 p.m.
Village Green Park
See more info on page 25.

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

For more information or to join the Events Committee and help out with any of the above events, please call the HOA office at (775) 746-1499 or send an email to manager@caughlinhoa.com.

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Is Artificial Grass For You?

By Mike Heffner

Although we are just emerging from an El Nino winter and water levels are getting closer to normal, the reality is that we live in a desert and there will always be drought periods. Because of that, artificial grass may be an option for many homeowners. Here are some factors to consider:

1. On the positive side, artificial grass has come a very long way in the past few years. A professionally installed high quality artificial grass is virtually indistinguishable from the real thing. It is also very low cost once installed, requiring minimal maintenance in addition to the obvious savings for mowing, irrigation, fertilizers and chemicals. As our water costs continue to rise, the savings will continue to increase. Reducing pollution from mower exhaust and fertilizer runoff into our ponds and streams is an additional environmental benefit. More durable than real grass, it is also a very pet and kid friendly investment.
2. The principle negative is that artificial grass is not cheap. You may spend up to \$10-12 per square foot, including installation, for a high quality artificial grass. But as with most products, you get what you pay for, so it is important to compare samples and contractors before deciding. Also, during our hot summers, artificial grass does not provide the cooling effect of real grass, however this is quickly remedied with a quick sprinkle from the hose.
3. As with all landscape projects, the installation of artificial grass requires ACC review. After reviewing a number of product samples (available in the HOA office) the ACC adopted the following guidelines for artificial grass:
 - ✓ 8-10 year color guarantee and 15-20 year life warranty
 - ✓ Minimum 45-50 ounce per square yard weight, preferably 60oz or higher (for durability and "spring back" characteristics to avoid matting)
 - ✓ Inclusion of "thatch" in the grass blades to give a more realistic look to the lawn
 - ✓ High permeability to minimize moisture retention
 - ✓ Invisible seams when installed

Homeowners considering artificial grass can stop by the HOA Office. Sandy has a few samples and can provide feedback from prior installations and names of several contractors.



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Caughlin Ranch *Bird Watching*

NORTHERN FLICKERS

By Kathy Oakes

Last month, when it looked like spring was finally really here, I was wondering which spring bird song I would hear first—maybe a robin’s sweet “Cheer up, Cheerio.” Suddenly an awful racket came from my wood stove. My harbinger of spring this year turned out to be a woodpecker. A Northern Flicker was hammering on our metal chimney cap. Well, it wasn’t sweet, but it was a song of sorts. A woodpecker’s version of a song is its loud, rhythmic drumming. Woodpeckers drum for the same reason that robins sing: to attract a mate and defend a territory.

Flickers, which are common woodpeckers in the Caughlin Ranch area, love to drum on man-made surfaces such as pipes or rain gutters, but they also like hollow dead branches, which can make a surprising amount of noise. Flickers use several favorite drumming perches within their territory, from which they alternate bouts of drumming with their long laughter-like call that sounds to me like “yuck yuck yucka yucka yucka.”

Northern Flickers are handsome birds, with black-barred brown backs, spotted bellies, a black necklace, and conspicuous white rump-patch above their tail that is obvious in flight. Northern Flickers in the western U.S. have salmon-red shafts on their wing feathers that flash red in flight. Males differ from females by having a bright red mustache on either side of the face.

Like all woodpeckers, flickers nest in holes in trees that they excavate using their sturdy chisel-like beaks. Flickers do a service for a variety of hole-nesting birds such as Western Blue Birds, American Kestrels, Mountain Chickadees, and House Wrens, which cannot carve out their own nest holds. These birds nest in old flicker holes. The accompanying photo shows a female flicker in her nest cavity at Dorostkar Park, off Mayberry Drive.

“My” flickers are spending lots of time in my cottonwoods; I’m hoping for a baby announcement soon.

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



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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 of Directors be held after regular business hours. Dates and times of the proposed 2016 meetings are noted below. Please note that meeting dates and times are subject to change. 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:

May 26	Executive Session (5:00 p.m.), Annual Members & Interim 2016 Budget Ratification Meeting (5:30 p.m.), Board of Directors Meeting (immediately following)
June 23	Executive Session (4:00 p.m.) & Board of Directors Meeting (4:30 p.m.)
July 28	Executive Session (4:00 p.m.) & Board of Directors Meeting (4:30 p.m.)
August 25	Executive Session (4:00 p.m.) & Board of Directors Meeting (4:30 p.m.)
September 22	Executive Session (4:00 p.m.) & Board of Directors Meeting (4:30 p.m.)
October 27	Executive Session (5:00 p.m.), Members 2017 Budget Ratification Meeting (5:30 p.m.), Board of Directors Meeting (immediately following)
December 1	Executive Session (4:00 p.m.) & Board of Directors Meeting (4:30 p.m.)

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.
- 6. Community Manager:** Sandy Wheeler; sandy@caughlinhoa.com, (775) 746-1499.
- 7. IRRIGATION LEAKS:** IMMEDIATELY CALL (775) 746-1499; the answering service will respond to after-hours and holiday calls.

Village Green Concert Series

PRESENTED BY THE CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

Sunday evenings, from 6–8 p.m. at the Village Green Park, 4549 Village Green Parkway. Fire On The Mountain food truck will have pizza and beverages for sale. Food to-go is also available from Scolari's grocery, Lanna Thai or Moxie's—all located in the Scolari's Shopping Center.

July 3—THE COLIN ROSS BAND

The Colin Ross Band, back by popular demand, plays fun selections from the Great American Songbook, in honor of our nation's birthday.

July 10—AMBUSH

The Ambush Band plays all your favorite country and rock favorites with a unique sound that makes people get up and dance. A fun time for all, all the time!

July 17—KYLE REA AND THE MOONLIGHTERS

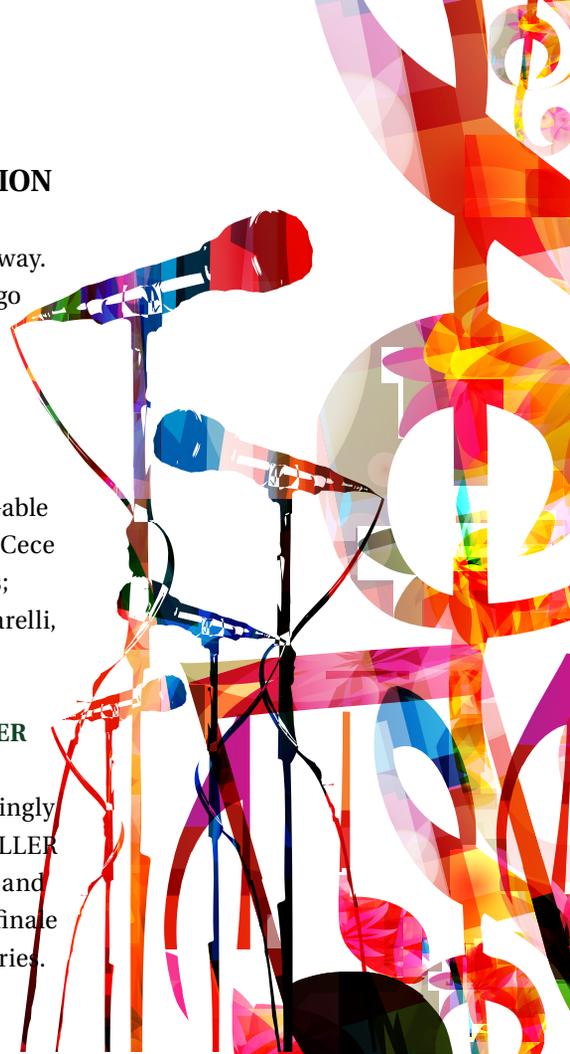
Enjoy swinging standards and jazz favorites with renowned, local vocalist Kyle Rea and friends.

July 24—THE CECE GABLE JAZZ QUARTET

Enjoy the smooth sound of the CeCe Gable Jazz Quartet featuring jazz songstress Cece Gable; John Shipley, keyboards, vocals; Andy Heglund, drums; and Rocky Tatarelli, sax.

July 31—BILLY SLAIS AND THE KILLER BEES

For the 3rd consecutive year the amazingly talented group, BILLY SLAIS & THE KILLER B'S featuring Billy Slais, Gary Douglas and Marcy Benner will be performing the finale for this year's Village Green concert series.

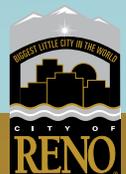


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Little League “Pyramid” at Swope MS in Danger of Being Torn Down

“SAVE THE PYRAMID” PROJECT OFFICIALLY LAUNCHES AT OPENING DAY

The “Save the Pyramid” project, a grassroots effort to raise \$1.5 million to renovate the pyramid-shaped seating structure at Swope Ballpark is underway. The park is home to Reno National Little League (RNLL) but is also used by the Sierra Youth Football League and Challenger Baseball League (for children with special needs).

The effort is being led by RNLL past president, Cindy Watland, and a small group of concerned parents and board members. The committee was formed after the City of Reno said they had no money to renovate the facility and would probably have to tear it down and place aluminum bleachers and temporary restroom facilities.

The original structure, which also houses the snack bar and restrooms inside, was built with funds raised by the community in 1969. After 47 years, there are safety issues related to deteriorating concrete, lack of hand rails and lack of ADA (Americans with Disabilities Act) compliance.

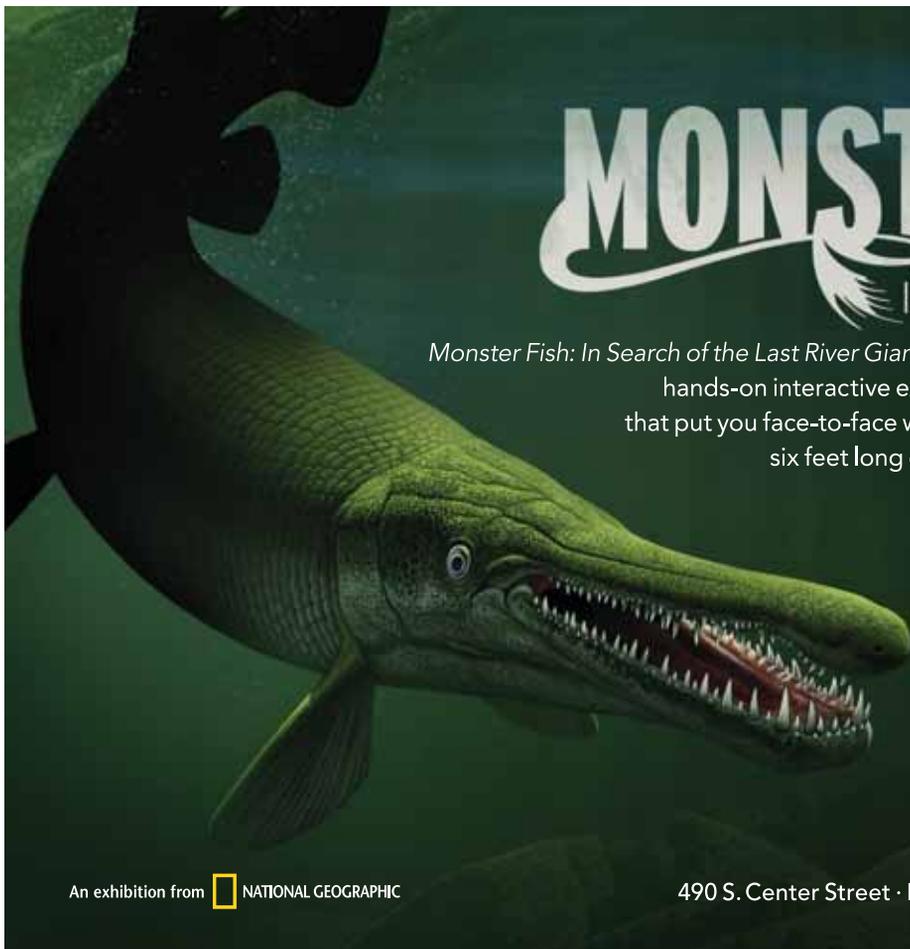
Although fundraising efforts have already begun, the project was officially launched at this year’s RNLL opening day on April 9th. Reno City Councilwoman Jenny Brekhus was in attendance and spoke to the crowd about the project.

If you would like to help with this project contact Watland at (775) 232-4967 or cindy@watlandbilling.com or visit their website at savethepyramid.com to make a donation online.



To make a donation online

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Caughlin Ranch Real Estate Update

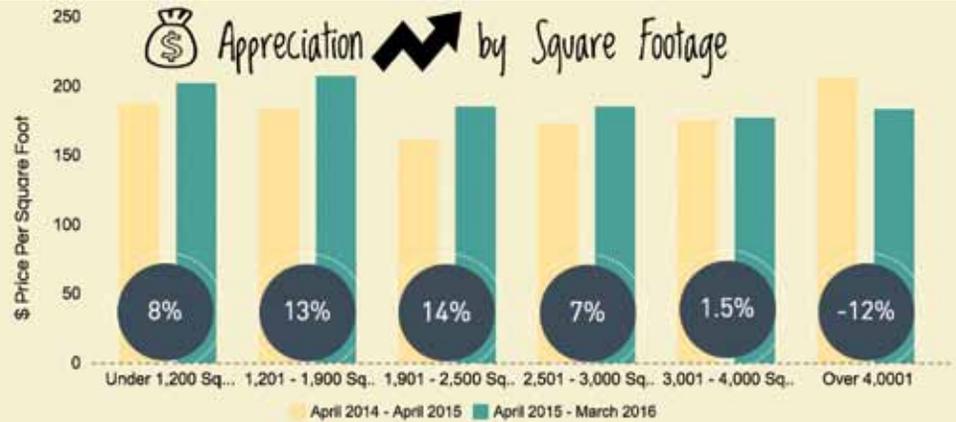
By **Amanda Gunter and
Jeannie Cassinelli**

The Caughlin Ranch real estate market is HOT - but look closely at the supply and demand for specific price levels. Looking back at the last year, the rate of homes sold per month divided into the number of homes available gives us the demand rate - or months of inventory. Below that, the appreciation levels for April 2014-15 to April 2015-16 for Caughlin Ranch homes varies by square footage.

Caughlin Ranch Supply, Demand & Appreciation

Brought to you by Amanda Gunter and Jeannie Cassinelli, Dickson Realty

Demand Explained by Months of Inventory



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RAISING A **BALANCED DOG**

By Susan Kijowski



If you have a dog in your home, it is your responsibility to help that dog work towards a calm, healthy state of mind, so he or she can ultimately lead a balanced life. Here are some strategies to assist you along the way:

MAKE EXERCISE A PRIORITY – A consistent exercise program is essential to every dog. Regular exercise contributes greatly to a dog's physical health as well as a balanced state of mind. Lack of exercise can cause a dog to act out in negative ways. If you are short on time, check-out local doggy day camps and/or a professional dog walker.

SET RULES & BOUNDARIES – Dogs respond favorably to consistency and structure. Therefore, you need to provide your dog with clearly-defined boundaries and rules inside and outside of the home.

BUILD A HEALTHY BOND – While giving your dog love and affection is important, do not overdo it to the point of creating a neurotic state of mind. Reward good behavior with a treat, toy, or something as simple as a belly rub or a scratch on the chest.

PREP YOUR PUPPY – Puppyhood is the opportune time to engage your dog in controlled, safe, socialization experiences. These can be puppy play groups at your local canine day care, walking

your dog with neighbors or friends, and/or taking your puppy into stores and other locations where dogs are allowed.

CAREFULLY REHABILITATE A SHELTER DOG – There are currently millions of dogs in rescue shelters in need of a forever homes. Many of these dogs would make a great family member. However, bringing any new dog into your home should be a well-thought-out decision. Exposing your shelter dog to new sights, sounds, and creatures living in his or her new environment, and providing gentle encouragement along the way, help lead toward a balanced state of mind. If the dog has behavioral issues, address them right away and/or seek professional training assistance before bad behaviors become bad habits.

LEAD BY EXAMPLE – Dogs communicate via energy and body language. Therefore, is it imperative that you project calm-confident, balanced energy. And, most importantly, embrace your leadership role and enjoy the time you spend with your dog!

Susan Kijowski is a dog trainer with expertise in dog psychology, leadership, and problematic behaviors. She is a co-founder of K9 Games Reno, a multi-service canine athletic club that offers exercise, training, agility, and socialization. For more information, please visit K9GamesReno.com or call (775) 624-6286.



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Photo above and clockwise (l. to r.): a) Vince & Diana Ames, Helaine Greenberg, Larry Hardy b) Moose Miller & Lisa Ericson c) Tony & Sharon Vasquez d) Susie Whitman, Lauren Sellyei, Irene Miller, Bev Waldron



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Resources for your college questions



When it comes to education financing, Wells Fargo has the resources to help students and families make informed decisions.

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