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MAY/JUNE 2017

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The Official Magazine of the Homeowners Association



**Means Brothers'
Blueprint for Success...P. 8**

New Architectural Handbook...P. 13

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VOL. 10, ISSUE 3

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ON THE COVER:

Travis & Troy Means with HomeCrafters in front of their new development in Caughlin Ranch. Story page 8. Photo by Frank Haxton, Digiman Studio.



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PRESIDENT'S CORNER



Tony Termini
President

Hey Lord Tennyson!

In the spring a fuller crimson comes upon the robin's breast and the wanton lapwing gets himself another crest. In the spring a livelier iris changes on the burnished dove and a young man's fancy lightly turns to thoughts of landscaping and maintenance! Yes, boys and

girls spring has sprung. Gone is the snow; and with it the little frozen novelty treats that Max and Monte so love to eat; left in abundance by the now gone geese. The time has come for planting, pruning, and cleaning up.

And, wouldn't you know it, lately I have been asked by a number of residents when the huge piles of rock and sand are going to be removed from the greenbelt and the level of the Alum Creek bed raised to divert water back into the ponds along Caughlin Parkway that are used for irrigation.

Great questions! So, I posed them to the young man who is the subject of my plagiarized poem above. A man who doesn't suffer from unrequited anything (you poetry enthusiasts are with me on this one, right?).

"So, Randy," I asked, "when are the huge piles of rock and sand going to be removed from the greenbelt and the level of the Alum Creek bed raised to divert water back into the ponds along Caughlin Parkway?"

"Maybe June. Probably more realistically, July," was his sly reply.

"But why," asked I?

"Well, Tony, you see the ground is still wet. And, you have to understand that underneath the grass is a colloid hydrogel consisting of fine granular material that, when suddenly agitated, creates a liquefied soil that loses strength and cannot support weight. The saturated sediment may appear quite solid until a sudden change in pressure or shock initiates liquefaction," said Randy.

He went on to tell me that the backhoe we have that would be used to move the rocks and sand weighs 15,090 pounds (without the driver...and of course...without the added weight of those rocks and that sand).

The image of that (roughly \$35,000) machine mired in quicksand made me stop thinking about poems and start thinking about fables. I wondered if there might be some parallel between the people asking me about this summer's cleanup project and the farmer in *The Goose That Laid Golden Eggs*. Maybe not.

In any event, for those of you curious about when that cleanup project is going to get done, all I can say is that the timeline is imprecise but that the sense of urgency with which Randy and his crew will go about its completion is unrelenting. And, in an effort to assuage any pecuniary concern you may have about cleaning up "the big mess," as Randy refers to it, I can say with absolute certainty that the project won't affect our budget or diminish our future projected cash flows. And, that means no special assessment will be necessary to make it happen.

Now, that's what I call a happy ending!

Continued on page 6

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—Congratulations to March's winner Sher Todd—

ON A SEPARATE NOTE

You regular readers of this particular periodical will probably remember that Joan Mullen recently had a birthday. That really has nothing to do with my next comment; I just wanted to give her a shout-out. Hey Joan.

After I mentioned Joan's birthday I wrote that the Board would meet with members (you guys) on March 20th to hold our belated Strategic Planning Session. Well, we did. And, in case you missed it, there was (as always) free food.

A major part of the session was focused on cleaning up "the big mess" mentioned on page 5. Because that project will consume a great deal of time and effort from everyone in the Association's employ, the Board decided to make that our number one goal to accomplish in 2017. Our other strategic goals for the year are ones that were carried over from 2016. They include completion of the office's Policies & Procedures Handbook and completion of the Common Area Sprinkler Head Re-alignment Project.

And, now I am off to storage to retrieve my flip-flops and Bermudas.

Happy spring everybody!

— Tony Termini, PRESIDENT



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G.M. Olson
EARNS TOP INDUSTRY
PROFESSIONAL CREDENTIAL

Corrie Olson, General Manager for the Caughlin Ranch Homeowners Association, recently joined an elite group of community association managers who have earned the Large-Scale Manager (LSM®) credential from Community Associations Institute (CAI). Olson is one of fewer than 100 managers worldwide who have earned this prestigious designation.

To earn the specialized LSM credential, managers must have 10 years of experience in community association management and complete more than 100 hours of course work. They must also have earned the industry's highest credential, the Professional Community Association Manager (PCAM®) designation. Continuing education and adherence to a code of ethics are also required.

Olson began her career in association management in Zephyr Cove, NV from 1999–2005. From 2005–2012 she worked for Associated Management, Inc., in Reno as Sr. Portfolio Manager and Supervising Community Manager. In March of 2012 she joined Caughlin Ranch as On-site General Manager/Supervising Community Manager.

In addition to her recent credential, Olson has earned numerous CAI certifications and recognitions over her career. She has also been very involved with the CAI Nevada Chapter on the board and various committees including education for which she is a course co-instructor.

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Blueprint For Success

TROY AND TRAVIS MEANS OF HOMECRAFTERS REFLECT ON BUILDING THEIR COMMUNITY

By Jessica Santana | Photo by Frank Haxton

In the foothills of Caughlin Ranch can be spotted a rare sight. The community hasn't seen one for about 12 years: a new development.

Pine Bluff is the first new home development in Caughlin Ranch since the early 2000s, and upon its completion in early 2021, the 26-acre community will feature 43 modern, semi-custom homes, each on at least one-third of an acre.

For brothers Troy and Travis Means, whose more than 20-year-old business HomeCrafters is building Pine Bluff, it's proof that you really can go home again.

STRONG FOUNDATIONS

It's a little bit like the Means brothers are enjoying a hero's journey home. After all, they lived in this picturesque area of Reno before Caughlin Ranch was actually a thing.

"We grew up on Christy Way," says Travis, the younger of the two. "So the area that is now Caughlin Ranch was where Troy and I would hike and play as kids. Those trails and forests were our backyard. We'd go play in the woods until our parents had to call us in for dinner."

And then, of course, their father, Alan Means, became co-developer of Caughlin Ranch when the master plan was first established back in the early 1980s, and his business, Caughlin Crafted Homes, helped develop the community over the course of its more than 20-year buildout. And as they grew, Troy and Travis' playground became a career training ground.

"Back in the early '80s, when Travis and I were teenagers, we worked on the HOA grounds crew in Caughlin Ranch, during our summer breaks from high school," says Troy. "This is where our careers started."

This continued through college, with Troy attending University of Southern California for a business degree with an emphasis on real estate development, and Travis at Cal Poly, San Luis Obispo, where he earned a degree in construction management. Despite leaving the state for college, the brothers returned each summer to help with landscaping or grounds management.

Once he'd graduated, Troy joined his father at Caughlin Crafted Homes as sales and marketing manager—he was even responsible for putting out a little publication called the *Caughlin Rancher*!

"I worked [with my dad] for a couple years and will always be thankful for that opportunity as I learned so much from him. But then I was ready to spread my wings a bit," Troy recalls.

He joined Neuffer Homes & Development, which at the time, in the early '90s, was the largest local home builder in Northern Nevada, putting up about 250 new homes a year.

"After a couple of years there, I decided, if I wanted to stay in the homebuilding industry, I needed to do my own thing," Troy says. "So in 1996, I started HomeCrafters. We built custom and semi-custom homes, and the first homes and communities we built were in Caughlin Ranch."

Once Travis graduated college, he worked a few years at HathawayDinwiddie Construction, earning his chops in high-tech and biotech construction. But in 1999, he joined his brother in Reno and became a co-owner of HomeCrafters.

In its more than 20 years in business, HomeCrafters has contributed more than 350 homes to Northern Nevada. This includes two Caughlin Ranch communities, Pinehaven and Castle Ridge, which make up a combined 85 homes, as well as what Troy estimates to be about 20 custom homes scattered throughout the Caughlin Ranch area.

Not to mention that both brothers have lived in several homes here. Troy and his wife of 16 years, Lesley, and their daughter, Quinn, are current residents and have lived in their Caughlin Ranch home for seven years. Travis has resided in Caughlin Ranch homes for five of the last 15 years, though he, wife Regan, and their daughters, Morgan and Emily, currently aren't residents.



Nonetheless, Travis says, "Caughlin Ranch is in our blood!"

(L. to R.) Travis, Morgan, Emily & Regan Means. *Courtesy photo.*

No ceiling on quality

The fact that

HomeCrafters has survived and thrived for 20-plus years is no small matter. Few Northern Nevada builders escaped the Recession intact, with the construction industry alone losing 80,000 jobs.

A family tradition of know-how may have helped. The Means brothers are the fourth generation of their family to work in the construction/development industry in Northern Nevada. Before their dad, their grandfather Jack Means worked as a structural engineer in Reno, and their great-grandfather Perry Means was a Carson City architect.



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Lesley, Quinn & Troy Means in front of the "Wall of Love" in Paris in 2016.

Courtesy photo.

combination of that and good fortune saved us," he says. "We were slow, of course, but we were still getting some business from people for custom homes. I think we're fortunate to have good relationships with realtors and business leaders, so we got referrals from them to people who actually did want to build."

He's also quick to point to the company's commitment to high-quality customizations as a factor as well. The HomeCrafters philosophy means a higher level of available standard interior finishes and amenities than you'd normally

Troy attributes the company's post-recession resilience to good fortune and solid planning.

"We operated very efficiently during the downturn. I mean, we always strive to do that, and have always maintained a very conservative approach when it comes to having enough of a rainy day fund to get through bad times. I think the

find in a semi-custom home.

"We're fairly open to letting people customize their interiors as much as they want without it affecting the structures of their homes," Troy says. "If you compare us to other production builders, this is usually what sets us apart. It's a perfect scenario for a lot of clients who have lived in custom homes before. They like the nice custom finishes without the burden of having to design something from the ground up."

This approach absolutely will distinguish Pine Bluff as well, says Travis.

"With Pine Bluff, we wanted to introduce something more unique and up to par with today's architectural styles. You'll see a combination of rustic and contemporary," Travis explains, adding that the floorplans extend this modern ideal to include flex spaces and multiple room styles that allow homeowners to customize rooms to their needs, while maintaining a mountain aesthetic. Of the seven homes in Pine Bluff that have sold thus far, no two floorplans have been alike, he says.

Their commitment to quality at Pine Bluff is a labor of love.

"We haven't built in Caughlin Ranch in about 12 years, so we're proud and excited to be here," says Troy. "It's always had a special place in our hearts."

Jessica Santina is a longtime freelance writer and editor whose work has been published in numerous local and regional publications and websites.

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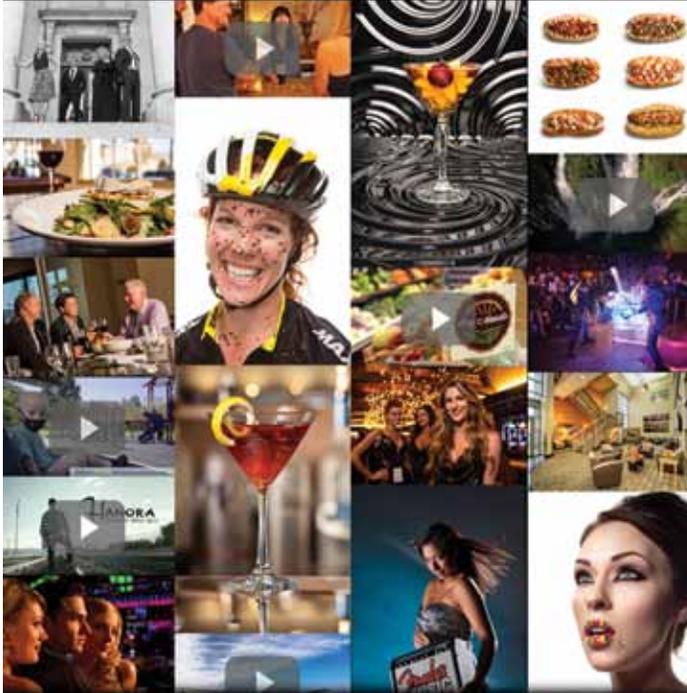
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Important Notices & Reminders

Submitted by Lorrie Olson, CRHA General Manager

WATER & IRRIGATION

CALL THE ASSOCIATION OFFICE AT (775) 746-1499 TO REPORT ALL WATER RELATED GEYSERS, BREAKS, LEAKS, ETC. If the office is closed, the 24-hour answering service will dispatch the on-call employee ASAP to minimize the loss of water.

TRASH PICK-UP & ANIMAL-RESISTANT CONTAINERS

Yes folks, it finally happened! Waste Management is now offering animal-resistant containers to residents in bear-prone areas such as Caughlin Ranch. The monthly curb-side service fee for a 96-gallon animal-resistant container is \$30.39. That's a bargain when you consider the fact that you will now be able to place your animal-resistant container curb-side for pick-up on Monday evenings. Just think, no more early morning cold and icy trips outside in your pajamas and slippers for all your

neighbors to see you haul the trash container out.

Tuesday is collection day. Trash and recycling containers MAY NOT be visible or placed curbside for pick-up any sooner than Tuesday morning. The only exception is for residents who have purchased an approved animal-resistant container. There are NO neighborhoods, streets, etc. which have been given an exception or variance to this rule which is strictly enforced. Staff will be out driving the neighborhoods after 5:00 p.m. on Mondays to notice owners who have placed standard trash containers out for pick-up. Two notices will get you invited to a hearing where a fine may be assessed. Residents who have had their containers raided by wild animals will be reported to the Washoe County Health District. They have the ability to assess fines and/or require a resident to put an animal-resistant container into service.

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

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

Documentation from a doctor will also be required.

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ASSESSMENT PAYMENTS & BANKING OPERATIONS

CRHA banks with Mutual of Omaha Community Association Bank (CAB). The address for assessment payments is: Caughlin Ranch HOA, P.O. Box 52918, Phoenix, AZ 85072-2918. This address was assigned to us by CAB; it is their payment processing center. If your assessment payments come directly from your bank, you will need to change the remittance address and include your new 5-digit account number. This number was assigned automatically when we switched our accounting system during the 2nd quarter of 2014. Please call the CRHA office at: (775) 746-1499 if you need your new account number. The bank does not have the ability to access or cross-reference the previous account numbers.

Payments may be mailed directly to CRHA at: 1070 Caughlin Crossing, Reno, NV 89512. Or you may drop your payment off at the Association office; there is a secure drop box located on the front entry porch for use when the office is closed.

If you pay quarterly by check, you should have received your 2017 coupon book by now. Please contact the Association office as soon as possible if you have not received your book. Assessment Payments are due on the first day of the first month of each quarter and are considered delinquent if not received and posted no later than the eleventh (11th) day of the first month of each quarter. A \$25.00 Late Fee will be applied monthly to delinquent balances.

If you are interested in having your assessment payment automatically deducted (ACH) within the first ten (10) days of the first month of each quarter, please contact the Association

office. You will need to complete a form and attach a voided check. This will ensure your payment is never late.

You may also make assessment payments on-line using a Visa, MasterCard, Discover Card or American Express; CAB charges a \$14.95 fee for this service. Please visit: www.mutualofomahabank.com; you will need to create a user profile and follow the prompts to assist with your preferred payment method.

CHOOSING THE RIGHT PLANTS

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

Homeowners may plant the recommended flowers or replace ground covers, conservation grasses, and shrubs with those recommended without the need for prior written approval from the Architectural Control Committee (ACC). Please keep in mind that CRHA has specific plant spacing requirements; these can be found on the CRHA website. The removal, replacement and/or installation of trees continues to require prior written approval from the ACC.

We encourage homeowners to use this publication as a guideline when considering new landscape plans and/or revisions to existing landscaping including drought tolerant and 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.

CAUGHLIN RANCH VICTORY GARDEN

There is a homeowner in the DeerCreek neighborhood who has proposed Caughlin Ranch set aside a small parcel of land to establish a Victory Garden. He volunteered to serve as the Coordinator should the Board decide to pursue the matter.



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At this time, we have not identified a location. There will be pre-established rules. If there is enough interest, there may need to be a lottery to assign the plots on a yearly basis. The plot sizes will be established at 4' by 12'.

If the Board agrees to set-aside a small parcel of land, we will endeavor to locate it in an area that will not cause a disruption to nearby residents. Please email GM Olson (manager@caughlinhoa.com) with your comments and suggestions.

CAUGHLIN RANCH FLOOD VICTIMS

The Architectural Control Committee (ACC) recommended and the Board of Directors accepted a proposal to give relief to homeowners whose yard/landscaping was damaged and/or wiped-out as a result of storm water breaching the banks of the Steamboat Canal.

Please contact GM Olson ASAP to advise if you sustained damages to your yard/landscaping. An allowance may be granted to give these homeowners sufficient time to clean-up their yards, present a new/ revised landscape plan, and to complete installation of the plan.

There is still a pile of sand available for use in the upper parking lot of the Caughlin Club. The sandbags are stored in the Caughlin Club. Please help yourself to as many bags of sand you may need to help protect your private property. We are expecting a record snow melt this season so please be prepared. The sand will only be available until about mid-June when the remaining sand will be relocated.



ARCHITECTURAL CONTROL STANDARDS & GUIDELINES HANDBOOK (ACS&G)

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

The Handbook will technically become effective on May 20th; 30-days after official notification to the CRHA members is given. Copies of the Handbook may be obtained via e-mail or on a compact disk at no charge. Paper copies will be charged .25¢ for the first 10-pages and .10¢ per page thereafter.

ESI SECURITY PATROLS

ESI is once again patrolling the Caughlin Ranch community beginning at 10:00 p.m. on Thursday, Friday, Saturday and Sunday nights.

Their first duty is to get all vehicles removed from the Village Green Park. Then the officer will close and lock the chains prohibiting vehicular entry. Caughlin Ranch staff reopens the parking lots at 7:00 a.m. on the mornings that ESI is not on site.

ESI will also conduct a House Watch on the nights they are on site. A House Watch form can be found on the Caughlin Ranch website under

the Association News tab. Visit www.caughlinhoa.com.

BEARS & BIRD FEEDERS

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

Never leave out pet food or unsecured garbage. Also, you must pick the fruit from your trees as soon as it ripens. These simple practices will help to keep us all safe.



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2017 Events

Bird Watching

Location TBD

Saturday, June 10th | 8–10 a.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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DDS, FAGD



Dr. Jennifer E. McClanahan,
DMD

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BE BEAR AWARE!

By Jessica Heitt

Record breaking snowfall in the Tahoe Basin has been a welcome change from the drought experienced over the last few years. As it begins to warm up the snow will begin to melt, the flowers begin to blossom and of course, the bears begin to stir. The Nevada Department of Wildlife has received multiple reports of bear sightings in recent weeks, meaning that the bears are awake!

Bears emerging from hibernation will be extremely hungry after living off fat stores for the last few months. The food bears naturally eat in spring will be newly sprouting plants. Unfortunately, for now these plants are still buried under tens of feet of snow at higher altitudes. This means bears will be coming in to low elevations looking for more accessible food, don't let your yard be that source of food.

If you don't already have a bear proof container, you can contact Waste Management and request one for a small additional monthly fee. Remember, Washoe County does have an ordinance stating that a wildlife resistant collection bin will be required if two violations are received within one year. A violation is any time an animal has gained access to your trash. Please start bringing in bird feeders at night, don't leave pet food out, and pick ripened fruit off trees as soon as possible. If you have chicken or duck pens or have a bee hive, secure them with an electric fence. You can consult our web page for electric fencing specifications and instructional videos at: http://www.ndow.org/Nevada_Wildlife/Bear_Logic/.

Bears belong in the Truckee Meadows, and have historically always been in Nevada. Thank you for doing your part to help keep our bears wild!

Jessica Heitt is Conservation Aid III and Urban Wildlife Coordinator for the Nevada Department of Wildlife. She may be reached at 775-688-1501.

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SAVE THE PYRAMID COMMITTEE ALMOST TO GOAL OF \$1M

2nd "Save the Pyramid" Party scheduled to raise last \$200K

The "Save the Pyramid" committee, formed over 2 years ago by Cindy Watland to save the "pyramid" structure and Reno National Little League fields at Swope Middle School, has raised about \$850,000 towards a \$1M goal.

The fundraising effort began when 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.

A grassroots effort began and through contributions from community members, foundations and in-kind donations, the committee is only \$200,000 away and hopes to break ground after the 2017 season.

The "Field of Dreams" Party last August was such a hit, they have decided to throw one last party at the park to raise the remaining funds. Over \$100,000 was raised from last year's party.

This year's party, "Bottom of the 9th" will be held on June 3rd at the Swope Ballpark. For more information or to buy tickets, go to www.savethepyramid.com.



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Local Resident, Edward Parco, Passes Away

MAY 19, 1945 – MARCH 13, 2017



May 24th	Killer Chicken Recipes
May 25th	Mediterranean Kitchen
May 26th	Grilling
May 31st	Taste of Santa Fe
June 1st	Herbs, Spices, Oils & Vinegars
June 2nd	Cheese Making Workshop
June 7th	Cooking for Health & Fitness
June 8th	Grilling Fish & Seafood
June 9th	Couples at the Grill
June 14th	Vietnamese Home Cooking
June 15th	Risotto
June 16th	Girls' Night Out—Summer Desserts & Apps
June 17th	Sauerkraut & Fermenting Workshop
June 21st	Asian Noodle & Spring Roll Workshop
June 22nd	Summer Salads & Sides
June 23rd	Grilling Night with Great Basin Brewery
June 27th	Baklava & Phyllo Workshop
June 28th	Kids' Cooking Camp
June 29th	Pie Crust and Pie Workshop
June 30th	Tuscan Grill
July 12th	Teen Cooking Camp
July 15th	Culinary Bootcamp
July 28th	Sara Moulton—Hands-on
July 29th	Sara Moulton—Demo & Tasting

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Edward “Mr. Ed” Parco passed away at his home in Caughlin Ranch on March 13, 2017, after a hard fought battle with cancer.

He was born in Pittsburgh, PA to the late Idolo and Mafalda (Politano) Parco, and raised in North Hollywood, CA. He was the eldest of four children, a responsible big brother to his three sisters.

Mr. Ed had a lifelong love affair with anything on four wheels, so it was only natural that he found a career in the automotive industry, from his first position as a Lot Boy to Parts Manager, Lease Manager, Finance Director, and Parts & Service Director.

Ed and second wife Marie (Hamer) Parco relocated to Reno in 1986, where he owned and managed two automotive repair centers, selling them in 1995.

During his life, he was able to travel to almost all 50 states, plus Canada, Mexico, Germany, Austria and Japan. A hard-working, adventurous and curious man, he was known for his love of animals, his sense of humor, his ability to strike up a conversation with just about anyone, his strong will and his zealous love for life.

Mr. Ed is survived by his beloved wife Marie and their son Daniel; former spouse Shelley Fletcher and their children Ed “Buddy” Jr. (Katina), Michael, and Marcy (Richie Jamiolkowski) Parco; sisters Linda Johnson and Vyktorya (Larry) Anderson; grandchildren Alexa (Robbie Johnson), Christopher, Kelsey and Irena Parco; great-grandchildren Bryce and Mackenzie Johnson; nephew Nicholas (Susy) Teska and their son Jacob; nieces Brittany Teska and Hillary Johnson; and his adored feline Princess. He was preceded in death by parents Idolo and Mafalda Parco, sister Elizabeth Teska and nephew Jesse Johnson.

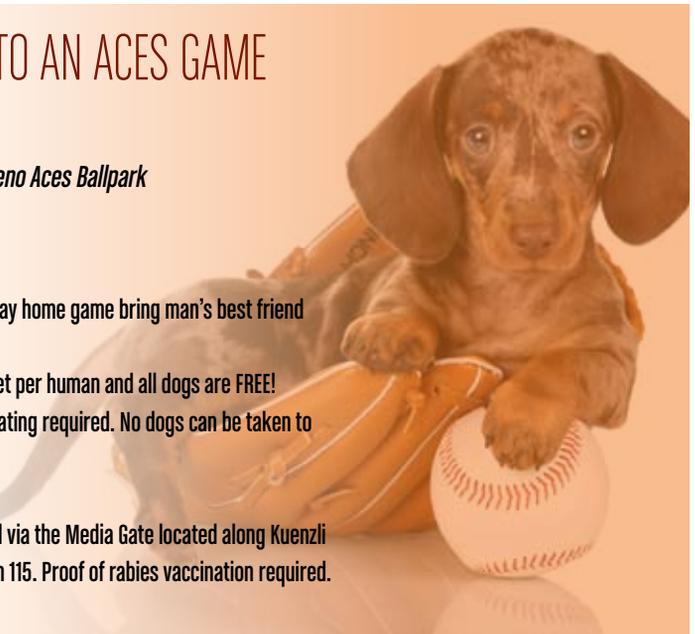
In lieu of flowers, a donation may be made in his honor to Veteran’s Guest House (775) 324-6958 or Animal Ark Wildlife Sanctuary (775) 970-3111.

A celebration of Mr. Ed’s life was held on May 16th. In lieu of flowers, a donation may be made in his honor to Veteran’s Guest House (775) 324-6958 or Animal Ark Wildlife Sanctuary (775) 970-3111. For more information, email mr.Ed.Celebrate.Life@gmail.com.

TAKE YOUR DOG TO AN ACES GAME THIS SUMMER!

Dog Days of Summer at the Reno Aces Ballpark
presented by Pet Station
NOT AN OFFICIAL CRHOA EVENT

- ✗ Every Reno Aces Wednesday home game bring man’s best friend to the ball park!
- ✗ You only need one (1) ticket per human and all dogs are FREE!
- ✗ Evergreen Family Berm seating required. No dogs can be taken to physical seats.
- ✗ No breed restrictions.
- ✗ Enter Greater Nevada Field via the Media Gate located along Kuenzli Avenue and behind Section 115. Proof of rabies vaccination required.
- ✗ Chairs may be brought in.





DEAR GROWN UP ME,
 BY THE TIME YOU READ THIS I HOPE
 I'M ALL THE THINGS I'VE DREAMED
 ABOUT. I DON'T KNOW IF I'M A
 PHYSICIST YET OR AN ARTIST BUT
 WHATEVER I BECOME, I HOPE I'M
 DOING INCREDIBLE THINGS. ALONG
 THE WAY I HOPE I TOOK RISKS.
 I HOPE I LEARNED THAT SUCCESS
 IS IMPOSSIBLE WITHOUT TRYING.
 AND I HOPE I'VE BEEN CONFIDENT
 THROUGH IT ALL. MOST OF ALL, I
 HOPE I'M UNAPOLOGETICALLY
 ME—THAT PERSON THAT I'VE
 ALWAYS WANTED TO BE.

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—LESLEE P.

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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent



The landscape and maintenance crew finished the installation of a newer and safer play structure at Crest Park in April. Crest Park is located on Cashill, just off McCarran.

1. **Flood mess clean-up underway:** 1) water under control; 2) pipes cleaned out; and 3) pond work in-progress.
2. **47 Trees Fell:** trees cut & removed; stumps to be removed at a later date
3. **Updates:** seasonal crew started working April 3rd
4. **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 be invited on a tour of the common areas to identify the remaining areas in need of conversion.
5. **New poop station:** To be installed near the Cottages' Arbor
6. **Common Area Damages Resulting from Steamboat Ditch breaching:**

Estimated repair costs:	Equipment Rental	\$1,100.00
	Labor	\$1,680.00
	Total	\$2,780.00

7. **Spring flowers have been planted.**
8. **Spring clean-up underway.**
9. **Irrigation System being inspected and repaired.**

It is expected we will have significant weeds such as cheat grass this year since the soil was unusually disturbed due to heavy rains and flooding events. If this is the case, we plan to schedule a morning where volunteers can help pull weeds. We are precluded from using harmful chemicals along the Alum Creek corridor to eliminate weeds. Much of the work will need to be done by hand. We will provide a notice and update in an upcoming *Caughlin Rancher* edition.

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

Board Workshops begin at 4:00 p.m. The purpose of each Workshop is to review the agenda items for the next regularly scheduled Board of Directors General Business Meeting; no decisions are made at these Workshops. Board Executive Sessions will be held prior to the Board's General Business Meetings.

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

Homeowners are welcome to attend the Workshops, Meetings and Events. Executive Sessions are conducted with Board Members only. The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno unless noted otherwise:

MAY 22	Board Agenda Workshop 4:00 p.m.
MAY 24	Executive Session 5:15 p.m. Board General Business Meeting 6:00 p.m.
JULY 24	Board Agenda Workshop 4:00 p.m.
JULY 26	Executive Session 5:15 p.m. Board General Business Meeting 6:00 p.m.
AUGUST 21	2018 Budget Workshop 4:00 p.m.
SEPTEMBER 25	Board Agenda Workshop 4:00 p.m. (Final 2018 Budget Review)
SEPTEMBER 27	Executive Session 5:15 p.m. Board General Business Meeting 6:00 p.m. (Approve 2018 Budget)
NOVEMBER 2	Candidate Forum; Meet the Candidates 5:30 p.m. (if necessary)
NOVEMBER 13	Annual Ballot Deadline 12:00 noon (if necessary) Annual Ballot Count Meeting 1:00 p.m. (if necessary) Board Agenda Workshop 4:00 p.m.
NOVEMBER 15	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
DECEMBER 8 & 9 (TENTATIVE)	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.

RIVER RUN HOMEOWNERS ASSOCIATION 2017 RIVER RUN MEETINGS

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 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:

MAY 25

JULY 27

SEPTEMBER 28

NOVEMBER 30

Executive Session, Annual Members Election & Board of Directors Meeting

Executive Session & Board of Directors Meeting

Executive Session & Board of Directors Meeting

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

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 **Community Manager:** Kim Teepe; kim@caughlinhoa.com, (775) 746-1499.

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EAGLESNEST HOMEOWNERS ASSOCIATION 2017 EAGLESNEST MEETINGS

BOARD OF DIRECTORS

Chet Mallory, *President*
Bryant Whittaker, *Vice President*
J Witt, *Secretary*
Paul Gianoli, *Treasurer*
John Lopez, *Director*

Executive Sessions will begin at 5:00 p.m. (as-needed); Board Meetings will begin at 5:30 p.m. The November Annual Members/Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow. 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:

MAY 18

JULY 13

SEPTEMBER 21

NOVEMBER 16

Executive Session & Board of Directors Meeting

Executive Session & Board of Directors Meeting

Executive Session & Board of Directors Meeting; Approve 2018 Budget

Executive Session, Annual Members | 2018 Budget Ratification & Board of Directors | Organizational Meetings

Meeting dates and times are subject to change. Meeting Agendas will be posted on the CRHA website at: www.caughlinhoa.com at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or e-mail: manager@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. Speed Limit:** The maximum speed limit on all Eaglesnest streets is 15 MPH.
- 4. Community Manager:** Lorrie Olson; manager@caughlinhoa.com, (775) 746-1499.

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CAUGHLIN CREEK HOMEOWNERS ASSOCIATION 2017 CAUGHLIN CREEK MEETINGS

BOARD OF DIRECTORS

Joe Mastroianni, President

Jeanne Naccarato, Secretary/Treasurer

Gregg Stokes, Director

Executive Sessions will begin at 4:30 p.m. (as-needed); Board Meetings will begin at 5:00 p.m. The November Annual Members/Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow. 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:

JULY 12

OCTOBER 11

NOVEMBER 8

Executive Session (if needed) | Board of Directors Meeting

Executive Session (if needed) | Board of Directors Meeting; Approve 2018 Budget

Annual Members | 2018 Budget Ratification & Board of Directors | Organizational Meetings

Meeting dates and times are subject to change. Agendas will be available at least 7-days before each regularly scheduled Board of Directors Meeting. There is a brochure box located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing; one is labeled for CCRK. You may also obtain an Agenda copy from the CRHA website at: www.caughlinhoa.com, or the CRHA office by calling: (775) 746-1499, or by e-mail: manager@caughlinhoa.com.

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Goodbye



TO LONG-TIME CAUGHLIN RANCH RESIDENT, DOROTHY BAER

Dorothy Baer joined the world on February 3, 1923 and left us last week on April 12, 2017. Dorothy had a wonderful life and lived it to the fullest. For many years she travelled the world with her dear friend Dorothy, exploring all the places she wanted to see. She learned to fly and was proud to pilot her own plane, eventually joining the 99's, an elite group of female pilots. She was active in the Reno National Air Races and Daughters of the Nile.

Dorothy moved into her home in Caughlin Creek in July of 1991 where she lived and enjoyed all of the beauty that surrounded her. Dorothy loved life; she played tennis, and bridge, loved to garden, read and do crossword puzzles, and walk the Caughlin trails with her Caughlin Club walking group. Dorothy loved her neighbors and would spend many happy hours visiting with them and even shared a beloved cat with her next door neighbor.

Dorothy was one of the original residents of Caughlin Ranch and her presence was felt by so many and her absence will leave a void in all of us who knew and loved her. But we know she is smiling down upon us and to that we raise our glasses, and as Dorothy would always cheer, "Evoe!"

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