

Important HOA News Inside!

NOVEMBER/DECEMBER 2017

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The Official Magazine of the Homeowners Association

**Award-Winning
GM Olson
Tells Her Story**



A Christmas Story
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A Manager with Moxie

GENERAL MANAGER LORRIE OLSON HAS TURNED
MANAGING CAUGHLIN RANCH HOA INTO AN ART FORM

Written by Jessica Santina
Photos courtesy Lorrie Olson

Lorrie with one of her favorite
Presidents, Abraham Lincoln, at the
Wax Museum in Orlando Florida.

Despite the numerous awards—including On-Site Manager of the Year for Northern Nevada in 2016 and 2012—that line the walls at the Caughlin Ranch Homeowners Association office, Lorrie Olson admits this was not the career she'd planned for. Though it might be hard to believe that this high-powered, no-nonsense manager basically stumbled into it, that's the truth.

But since taking the helm as general manager in 2012, there's been no stumbling. In just five years, she's helped the association form important partnerships, rejuvenated the spirit of community and created changes that have improved residents' quality of life.

AN UNEXPECTED CAREER

As she relates the story of how she got to where she is today, Olson laughs. She describes how, as a spirited, unhappy 17-year-old—the eldest of five children—from Rhode Island, she “ran away” to upstate New York and became an emancipated high school senior. She describes earning a two-year degree in accounting at Cayuga County Community College in New York, then running away again to Prudhoe Bay, Alaska. She explains that after two marriages and several relationships, she found herself a single mother to daughter Savannah, living in the Bay Area of California, working at the corporate office of Natural Wonders.

“I had lived in the Bay Area for about 14 years, and my daughter was about to go into middle school, and I said, ‘You are *not* going to middle school here,’ Olson recalls. “I had a brother living at Tahoe, so I said, ‘Let’s move there!’”

Caughlin RANCHER

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ON THE COVER:

GM Lorrie Olson
poses with her “baby”,
a 1964 GTO. Photo by
Michael Beasom.
Story p. 4.

In the July 1999, the two picked up and moved to Lake Tahoe, where Olson applied for work with an employment agency. By the next day, she had an appointment for an interview at a property management company.

"I didn't even know what HOAs were, I'd never lived in one!" she says.

She was hired as bookkeeper/office manager at Lake Village, a condo association in Zephyr Cove, and within six months, the management company fired the association, and it was on its own. She remained on as an employee of the association, and it was so appreciative of her work that within six months she was made general manager. It even invested in her by paying for her training with the Community Associations Institute (CAI), so she could begin earning official credentials in association management.

Olson worked for six years as GM at Lake Village, then seven with a management company in Sparks, overseeing a portfolio of associations throughout the area. She continued her training through CAI, eventually earning the prestigious Professional Community Association Manager (PCAM) designation.

She's gone on to earn numerous recognitions and designations: Dedicated Community Association Leader, Certified Manager of Community Associations, Association Management Specialist and the PCAM.

It was the PCAM credential that helped her to secure the general manager position at Caughlin Ranch in March 2012. As part of her contract, the board indicated that it would further invest in Olson by supporting her training to earn the Large-Scale Manager (LSM) designation—a distinction that signifies the top echelon of her career and which only 98 people in the world, including Olson, can claim.

"I've always focused very much on education," Olson says. "I think it's very important to be the best at what you are."



MILLION DOLLAR MANAGER

Olson now manages an association that oversees 26 distinct neighborhoods with about 2,400 homes. And in her relatively short tenure, she's made some major strides.

Lorrie with (L. to R.) Peggy Gray, Secretary of State Barbara Cegavske, and Darlene Ruedy at 2017 Nev. Federation of Republican Women Spring Board Meeting in Reno.

As part of a partnership with the Nevada Division of Wildlife and her commitment to supporting the diverse population of wildlife in Caughlin Ranch, she helped broker an arrangement with Waste Management to service animal-resistant trash containers, as well as to distribute them to the homes in unincorporated Washoe County.

"We just have one more hurdle—to get the City of Reno to supply the containers," says Olson. "I'm working very closely with Jenny Brekhus, our city councilwoman, and I won't stop until I get it done."

Another partnership has involved University of Nevada, Reno, biology students providing and servicing bird nesting boxes throughout the community, enabling residents to watch the life cycles of native bird species who can now safely coexist here.

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“The thing I love most about Caughlin Ranch is that we embrace our wildlife,” she says. “We have some of the most beautiful pictures from homeowners who have seen a cougar, a lynx, deer, the most adorable marmots ... all the ponds and the birds. You have to appreciate that.”

She has spearheaded charitable efforts, including an angel tree holiday fundraiser for low-income Alice Smith Elementary School students, an adopt-a-senior program and

Lorrie with U.S. Assemblyman Mark Amodei (R NV).

ongoing food drives for the Food Bank of Northern Nevada. And her interest in supporting an open, friendly community led her to push to make the association building a polling place, and to take a homeowner’s recommendation and open a lending library for residents there, too.

Her work to form strong relationships with local politicians—including Brekhus and County Commissioner Marsha Berkbigher—have earned her a place at the table in terms of forming policies that take Caughlin Ranch concerns into account.

Currently, her priority is seeing that the association is able to purchase its current building, an effort that would offer advantages that include convenience and proximity to (and parking for) landscaping equipment and crew.

“That’s the big thing right now. We love this building, and we’ve taken very good care of it,” Olson says. “We want to stay here, and we hope homeowners allow it.”

HIGH HEELS TO HOT RODS

Olson and her husband, Mitch—her “the third time’s the charm” husband—live in Lyon County. In their free time (“of which I have none,” she jokes), they enjoy being motor heads. Mitch owns Quality Auto & Cycles in Carson City, and his ability to soup anything up extends to his wife’s 1964 GTO. The two like their motorized toys, including his small planes,

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a side-by-side and a “big, fancy motorcycle” on which they take weekend trips.

She’s also a huge sports fan, even selecting her daughter’s birthplace, Oakland, because it was an American League baseball town. Both Olsons are huge fans of the Seahawks, and they make yearly trips to see football games in Seattle (near where her daughter now lives and runs an organic farm) and on the road.

She also commits to teaching continuing education courses through CAI to contribute to the profession that’s given her so much, including the opportunity to manage this special community.

“When I meet someone out in public and I tell them I’m the general manager for Caughlin Ranch, they say, ‘You know, that place is beautiful,’” Olson says. “That, to me, is a big kudos for what we’ve accomplished.”

(ABOVE): Lorrie with friend Audra Sullivan at 2016 MLB All Star Game in San Diego.

(RIGHT): Lorrie with her husband Mitch at a Seahawks game in Seattle in 2016.



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Mystical & Magical

A Christmas Story

By Tony Termini, CRHA Board President

When I was growing up our family had a skinny black cat named Mystical. His fur was matted and his lemon-yellow eyes were slightly crossed. He had a bald spot on the top of his head and the end of his elongated narrow snout revealed one of his incisors. The combination of these features made him look like a caricature of a hillbilly. But, he was a proud and self-confident animal with the heart of a lion.

Mystical must have been malnourished as a kitten and during his entire life he remained somewhat gaunt. That malady took its toll on the freaky little feline in other ways. He was not at all sure-footed and wobbled more than walked. He had an obvious limp, which impaired his ability to leap. I think the extent of his height and distance was all of about a foot and a half.

At the end of his gangly twig-like legs protruded his ever-exposed claws, which looked more like grains of long white rice than talons. And, sadly, he couldn't retract them. That caused him a lifetime of grief as he became as clingy as Velcro whenever he laid down on a blanket, bedspread, couch, or human lap. As a result, our family went through more wool sweaters than a swarm of *Tineolas*. The final aesthetic insult dealt to poor Mystical was that at about an inch from its end, his tail was broken and bent in a nearly 90-degree angle.

But, for what he lacked in looks he more than made up for in personality. His purr was concussive, which was great unless you wanted to sleep. That's because he was also an extremely affectionate little kitty. And, for as slight as he was, when he laid down on your chest at night and purred it felt as if a herd of elephants was parading over you. Mystical was also very gregarious.

When my mother would head off to the grocery store, or drive us to school in the morning, Mystical would jump (just barely) into the car and make the trek with us. And, he was the most talkative cat in the world. He would follow people around the house and mew at them constantly, as if barking orders or recounting the ordeal of his youth.

My father found Mystical one Christmas Eve and he was lucky to have survived the encounter...the cat I mean, not my father. His passion was building Christmas displays and the year that Mystical came to live with us my dad had just completed his most ambitious project to date. It was a

miniature Nativity scene replete with animated farm animals. Each one's head was connected to a series of pulleys and gears powered by barbeque rotisserie motors. As the engines turned, the heads would move from left to right at different intervals to make them look like they were real. Well, as real as a blow-molded plastic lamb and donkey can appear. The Manger sheltered the Holy family and outside the three Wise Men kneeled before them. There was a huge star above the shelter that shown so brightly that it lit the way to our house for several blocks.

After my parents put us to bed that night I looked outside my window and saw snowflakes just starting to drift down. As the sight slowly lulled me to sleep I heard a faint sound outside. It sounded as if someone were walking on the roof. While it wasn't the cacophony that Clement Clarke Moore described, I knew that it was Santa. But, then something happened.

The footsteps stopped and there was the quietest little peep. And, then the sound a card makes when it's pinned to the forks of a bike and its edge is clipped by the spokes of a rolling tire; that same staccato, only fainter. And, then bang.

I heard the sound of plastic shattering and at the same moment a shower of sparks shot horizontally past the window. The shattering plastic noise was instantly followed by a huge crashing sound as the 15-foot galvanized steel pole used to hold up my father's star of Bethlehem cleaved through the roof of the Manger. I heard the sound of wood splintering as its sides and rear wall caved in on top of Jesus, Mary, and Joseph.

The arm on one of the pulleys was severed from its barbeque motor and I could hear the sound of hollow plastic bouncing and metal ringing as either the lamb or the donkey's head was hurled across the street. And, then there was a thud and final bell toll as the cranium and lever hit the curb on the opposite side. Then, there was silence.

But, that didn't last long. The next noise was the howl of a cat accompanied by a flash of light. The garage was below my bedroom and I could hear the pop sound the fuse made as it was blown. And, then the power went out.

After my dad replaced the fuse and we all donned our bathrobes and flashlights, we went out to inspect the carnage. The Manger had been completely destroyed and the small fire that the sparks started was luckily doused by the falling snow. Nevertheless, it had enough time to melt each of my father's animatronics creations. The white Christmas lights that my dad used to fashion twinkling stars were strewn across the front yard in a line about ten feet long and came to rest in a smoldering pile under a Ponderosa Pine. The mound of Christmas lights was moving; heaving up and down rapidly. It was the cat! He somehow got tangled up in them and when he tried to run away the wire twisted around his tail and broke it at the end.

Dr. Ricciardi said that the cat would be fine and that the gash on his head would heal. The vet also said he would have

a bald spot for the rest of his life and that his broken tail would remain bent. He went on to say how he thought it was mystical for a kitten to end up on a two-story roof—not to mention falling off of it—and then surviving that and a fire. So, that’s how Mystical got his name. And, he went on to live another thirteen Christmases.

After I went off to college I saw less and less of Mystical. But, each time I visited my parents’ home, the cat would follow me around meowing loudly and getting his un-retractable claws caught in my wool sweaters. The last time I saw Mystical was the week before Christmas, 1979.

I was home to help my father assemble his latest version of the Nativity scene. By this time the little diorama had transmogrified into a life-sized Busby-Berkeley-like spectacle that included spotlights, music, and an imitation campfire that used a fan to blow four-inch pieces of silk ribbon that were illuminated by red, yellow, and blue light bulbs. As the ribbons flickered and caught the different colors it really looked like a burning fire. I’m sure my dad added this touch as a sarcastic homage to Mystical’s introduction to the family. And, each night when I went to bed, he would jump up on my chest and purr as loud as a chainsaw. But, then, one night, he didn’t. I didn’t think anything of it at the time, but the next morning Mystical was gone.

We looked around the house and searched the backyard for him that whole day and then around the neighborhood for the remainder of the week. We put up on every telephone pole and stop sign within a two-mile radius of the house “Lost Cat” flyers that included a picture of Mystical and my parents’ phone number. Nobody called. It was a sad, empty time and our Christmas Eve celebration was muted because of his absence.

The wind can blow pretty hard in Reno and the front that came in that Christmas Eve brought with it 60 mile-an-hour gusts. It was tough to get to sleep that night...even tougher than on the nights that Mystical would lay on my chest and belt out his high decibel thrumming. I could hear the old Ponderosa Pine creaking as it swayed back and forth in the wind. That was accompanied by the occasional garbage can lid skidding down the street. And, then came a thunderous crashing sound like a car running into a fence. If there was anyone in the house that had actually fallen asleep, that woke them up. And, we all went outside to see what had happened.

The wind had blown down the lean-to and scattered the Holy Family, farm animals, and Wise Men all over the front yard. The imitation fire had been extinguished, but the Star of Bethlehem and twinkling lights were still lit...although they too were scattered all over the front lawn. My dad had used a number of bales of hay to add a degree of pastoral authenticity to the whole scene and the wind had blown it up against the house into a huge mound. And, I noticed that the mound was moving.

At first I thought it was just the wind. But, upon closer

inspection I realized that the mound was moving not from the outside but from within. There was something alive underneath all that hay. And, it was starting to make a noise. While this thing was buried in what was probably eight or nine pounds of straw, the noise it made didn’t suggest that it was struggling. It sounded like it was playing. The thing was a cat! And, the cat was purring.

Then, all of a sudden, the cat burst out of the hay and leapt about four feet onto the lawn. He couldn’t have been more than eight weeks old. He was a beautiful orange tabby with perfect white teeth and a fluffy coat, more down than fur. But, the fur around his collar was full and thick and looked like a mane. He was grand and elegant and had solid sturdy legs and big fat paws. He was beautiful. And, then we saw it! His tail was bent at an angle about an inch from the tip.

The circumstances surrounding the arrival of that orange cat were magical. So, that’s what we named him. Magical lived with my parents for many years and every Christmas Eve my father would gather all the kids and grandchildren around the fireplace to tell this story. It became one of our most enduring holiday traditions. And, it’s in this spirit that I want to wish you all a mystical and magical holiday season.



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Important Notices & Reminders

Submitted by Lorrie Olson, CRHA General Manager



WHEN IT SNOWS

Residents of properties that abut sidewalks are responsible for keeping the sidewalk in front of their home or lot, from property line to property line, free of snow and ice.

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Holiday decorations (except December holidays), including flags and banners, shall not be installed any earlier than the first of the month the holiday falls in, and shall be removed no later than the 2nd full weekend of the month following the holiday.

December holiday decorations and lighting may be installed up to fourteen (14) days before Thanksgiving, and shall be removed no later than the last full weekend in January.

December holiday decorations and lighting may not be lit-up any sooner than the day before Thanksgiving.

2017 ANGEL TREE

Donations will once again benefit the under privileged children of Alice Smith Elementary School. We need your help, there are so many local children in need. Please come by the office and select your "Angel" so you can help to fulfill a child's Christmas Dream. Many families have more than one child in school; we bundle those angels together in hopes that our generous residents will choose to shop for siblings also.

This year, CRHA will host 100 needy children and 25 seniors. We are working with Washoe County Senior Services to provide basic items to local seniors who cannot otherwise provide for themselves. For more information, please contact Gloria at: gloria@caughlinhoa.com if you are interested in

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A donation barrel is available in the Association office year-round. The need is even greater during the holiday season, so please help fill the barrel with non-perishable foods that will be distributed to needy families in northern Nevada.

6TH ANNUAL SHARE YOUR WINE HOLIDAY PARTY & FOOD DRIVE

Please plan to join us at Moana Nursery at 1100 W. Moana Lane from 5:00 p.m. to 7:00 p.m. on Thursday, November 9th. There will be light hors d'oeuvres and live music to enjoy. Entry for Caughlin Ranch residents is a Food Bank donation and a bottle of wine, or \$5 and a Food Bank donation. Guests of residents will be charged \$10 each. Moana Nursery will be decorated for the holidays showcasing their seasonal items

and gifts. Guests will receive 10% off regularly priced items (excluding gift cards and services) the night of the event only.

Please RSVP to: events@caughlinhoa.com, or call: (775) 746-1499 by 5:00 p.m. on Tuesday, November 7th; space is limited.

2017 ANNUAL MEMBERS MEETING & SPAGHETTI FEED

The Annual Election and 2018 Budget Ratification Meeting will be held on Wednesday, November 15, 2017 at 6:30 p.m. at the Caughlin Ranch Association office at 1070 Caughlin Crossing, Reno, NV 89519.

The Board and staff will host a Spaghetti Feed, prior to the Annual Member's Meeting, beginning at 5:45 p.m. on November 15th. Please **RSVP NO LATER THAN 5:00 p.m.** on Monday, November 13th if you plan to attend: events@caughlinhoa.com. We want to make sure we have enough to feed everyone who attends.

The results of the 2018 Budget Ratification and Election to the Board of Directors will be announced.

NRS 116 does not require a quorum be present at the Annual Members Meeting



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for the purpose of ratifying the next periodic budget (January 1 through December 31, 2018) and/or to announce the results of the annual election.

Homeowner ratification of the 2018 Budget is scheduled to take place at the Annual Election and Budget Ratification Meeting. Unless at that meeting a majority of all homeowners, or any larger vote specified in the CRHA documents, rejects the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the 2017 Ratified Budget will be continued until such time as the homeowners ratify a subsequent budget proposed by the Board of Directors.

At the Annual Election and 2018 Budget Ratification Meeting we will also recognize note-worthy accomplishments over the past year. The Board of Directors, Committee Members, and Staff will be introduced and acknowledged for their contributions.

A Board of Directors Organizational and General Business Meeting will immediately follow the Annual Election and 2018 Budget Ratification Meeting for the purpose of appointing Officers to serve in 2018 and to conduct Association business. Board Meetings are open to all Members.



A BIG THANK YOU TO LEONARD SCHILLER

Mr. Schiller, of Ramcreek Trail, goes to Smith's Grocery Store when they have their case sales. Twice a year he brings us eight to ten cases of dry goods for the Nevada Food Bank barrel. We would like to thank Mr. Schiller for his generous donations.



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THANK YOU!

Neighborhood Thank You BBQ for the Landscape Crew



A group of neighbors from Quail Creek Ct. got together to put on a Thank You Barbecue for the landscape crew on Friday, September 29th.

Thank you to the residents listed below for purchasing food, donating your time and coordinating this much-appreciated event!

Behind crew members L. to R.: Leigh & John Burdrow, Brad & Carol Tretten, Mary Tolotti, Jean Beloso, Norm DeHaven.

Quail Creek Ct. Residents: Jean & Joe Beloso; Leigh & John Burdrow; Sandy & Norm DeHaven; Carol & John Douglas; Karin & John Jelavich; Joanne & Reese Perkins; Joyce Thompson; Mary Tolotti; Merri & Tom Traficanti and Carol & Brad Tretten.





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It's a Party!

Let's turn the Annual CRHA Board Meeting
into a Fun Gathering for All

Free Spaghetti Feed with Wine & Entertainment!

Caughlin Ranch is hosting their

33rd Annual Members Budget Ratification &
Election Meeting

November 15, 2017 | 6:30 p.m.

Please join us for a

Free Spaghetti Feed | 5:45 p.m.

Join us in the Community Conference Room at 1070 Caughlin Crossing in Reno. Each guest will be offered 1 drink ticket which can be exchanged for one glass of wine. A \$5.00 donation to the Food Bank of Northern Nevada is required for an additional glass of wine. Water and coffee will be served at no charge.

This is your opportunity to join current and potentially new Board Members as well as Office and Landscape & Maintenance staff for dinner and conversation prior to CRHA's 33rd Annual Members Meeting. We are also working on some entertainment during the Spaghetti Feed, so stay tuned!

We want to be prepared to feed everyone who plans to attend. Therefore, **RSVP's ARE REQUIRED** if you intend to participate in the Spaghetti Feed. **Please RSVP to: events@caughlinhoa.com no later than 5:00 p.m. on Monday, November 13th.**

Please join us as we recap 2017, assemble a new Board of Directors and discuss our plans for 2018 and beyond.

This is also a great opportunity to pick an "Angel" off the Angel Tree or bring a donation to the Food Bank!



CROSS PEAK HIKE

Saturday, September 16th

About a dozen people joined us for the annual hike to Cross Peak above Caughlin Ranch. The hike was again lead by Nate Daniel, Executive Director for the Truckee Meadows Parks Foundation, who stopped along the way to point out the local vegetation and rock formations. The weather was perfect and views were spectacular!



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Nov. 9	Cheese Making Workshop
Nov. 11	Biscuits, Gravy & Sausage
Nov. 13	Kids Cook! Thanksgiving
Nov. 16	Paella
Nov. 17	Couples Holiday Night Out
Nov. 18	Pie & Pie Crust Workshop
Nov. 28	Holiday Hors d'oeuvres
Nov. 29	Sauces
Nov. 20	Sir-Fry Workshop
Dec. 6	Pan Roast & Cioppino
Dec. 9	Gingerbread Houses
Dec. 12	Kids Cook! Holiday Treats
Dec. 13	Christmas in Provence
Dec. 15	Girls Night Out: Bubbles & Bites
Dec. 16	Holiday Truffle Workshop
Dec. 19	Christmas in Provence
Dec. 20	Crazy for Crab
Dec. 21	Cinnamon Roll Workshop
Dec. 27	Taste of Tuscany
Dec. 28	Sushi
Dec. 29	Cooking with Wine
Jan. 25	Douglas Dale: A Taste of Wolfedale's

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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

FALL CLEAN UP:

Leaf abatement has begun
Flowers to be removed before the seasonal crew leaves
Cleaning out the dead material from trees

SLURRY SEALING:

Work to be completed week ending 10/13/17

FERTILIZATION:

Completed in October

DEFENSIBLE SPACE:

First round has been completed and we are working on a second round and will continue through the end of the season. We continue to fill three to four 30-yard dumpsters per week.

IRRIGATION SYSTEM:

Crews will begin shut off of irrigation systems by mid-November

FLOOD CLEAN-UP:

Sod installation completed week ending 10/13/17

TREES:

A total of 70 trees delivered to be planted. These include both deciduous and evergreen.

HOLIDAY LIGHTS:

Installation to be completed in time for Thanksgiving; weather permitting



NEW EQUIPMENT ACQUISITION—BILLY GOAT DEBRIS LOADER

Superintendent Lisenby investigated ways in which to reduce labor cost and dump fees associated to fall cleanup of leaves. After reviewing several different options, he determined that the purchase of the Billy Goat

Debris Loader would best meet our needs for saving money associated to labor and dump fees. Instead of the customary manual labor of loading leaves into trailers that are then transported to the dumpster, this machine will vacuum up the leaves from central piles on streets and greenbelt areas directly into the trailers. While at the same time it will reduce the debris up to 12:1 and maximizes trailer loading across multiple properties before dumping, saving time and dump fees. This will facilitate completing the leaf abatement for Caughlin Ranch including the sub associations that CRHA is contracted with for landscaping services. The reduction of man hours will then allow for the crews to complete other tasks.

Great Turnout For 7th Annual
CRHA Community



BARBECUE

Held on
Sunday, September 10th.



L. to R. Sonal & Inder
Bhanner, Heather Holmes,
Nicole & Maia Beaulieu



Billy Slais and the Killer
Bees entertained with
classic rock hits



L. to R. Quan-Ping Chai,
Steve Chai, Nikki Bracco,
Howard Chen, Hung Peng,
Janet Chen, Heidi, Emily &
Chien Kaokao



L. to R. Dylan McCann,
Emma Keuscher,
Leah McCann

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Wreaths Across America

Nevada Veterans Coalition and Northern Nevada Veterans Memorial Cemetery join national and state veteran cemeteries across our great nation every third Saturday in December at 9 a.m. to honor America's heroes.

HELP US PLACE A WREATH AT EVERY VETERAN GRAVESITE DURING THIS HOLIDAY SEASON.

The goal each year is to place a wreath at every gravesite. Learn more about the history at: WreathsAcrossAmerica.org

We also welcome all veterans and supporters of veterans to volunteer for our many events in the community. For more information go to: www.SupportNNVC.org or visit us at 140 E. Main St., Ste. D in Fernley.

Complete this order form and mail with your check to:
Nevada Veterans Coalition, PO Box 415, Fernley, NV 89408.

Make checks payable to: Wreaths Across America

**Nevada Veterans Coalition will place a wreath at your loved one's gravesite with honors.*

—WREATH ORDER FORM—

Full Name of Your Loved One:

Gravesite Location: _____ (i.e.: 4F #132) or

☐ **Unknown (our staff will research)**

☐ **I would like to volunteer at this event.**

Name: _____

Email address: _____

Wreaths Across America is a non-profit ID#20-8362270.

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JUNIOR LEAGUE OF RENO TO PUBLISH COLLECTION OF RECIPES FROM COUNTRY GARDENS RESTAURANT

Below is a selection from the new Junior League Recipe Collection which is available now. It will contain many of your favorites from the beloved Country Gardens Restaurant that was in Arlington Gardens for years. For information on how to order your own copy, go to jlreno.org.

Pumpkin Pear Bisque

- 2 29-ounce canned pears, drain & rinse
- 1 large white onion, roughly chopped
- 2 tablespoons canola oil
- 2 tablespoons brown sugar
- 1 29-ounce can pumpkin puree
- 6 cups chicken stock
- 1 teaspoon salt
- 1/2 teaspoon black pepper
- 1/2 teaspoon all spice
- 1/4 cup brown sugar
- 1 tablespoon fresh orange zest
- 1/4 cup heavy cream
- Garnish: crème fresh



Preheat oven to 400 degrees. Combine the pears, onion, canola oil and 2 tablespoons brown sugar on parchment paper placed on a baking sheet. Bake for 25–30 minutes until the onions caramelize. Add all baked ingredients to a large pot along with the canned pumpkin puree, chicken stock, salt, pepper and all spice. Cook on the stovetop for 20 minutes. Then add 1/4 cup brown sugar and cook for 5 more minutes. Add orange zest and blend all ingredients with a stick hand blender. Correct seasoning if needed. Add heavy cream at the end. Serve in a bowl with a dollop of crème fresh. *Serves 8.*



The following are the proposed 2018 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, and the Annual Members Election and 2019 Budget Ratification Meeting. An updated meeting notice/schedule will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com.

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.

Homeowners are welcome to attend the Workshops and Board General Business 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:

JANUARY 22	Board Agenda Workshop 4:00 p.m.
JANUARY 24	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.
MARCH 26	Board Agenda Workshop 4:00 p.m.
MARCH 28	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.
MAY 21	Board Agenda Workshop 4:00 p.m.
MAY 23	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.
JULY 23	Board Agenda Workshop 4:00 p.m.
JULY 25	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.
AUGUST 27	2019 Budget Workshop 5:00 p.m.
SEPTEMBER 24	Board Agenda Workshop 4:00 p.m. (Final 2019 Budget Review)
SEPTEMBER 26	Executive Session 5:00 p.m.
	Board General Business Meeting 6:00 p.m. (Approve 2019 Budget)
NOVEMBER 1	Candidate Forum; Meet the Candidates 5:30 p.m. (if necessary)
NOVEMBER 12	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 14	Executive Session 5:30 p.m.
	Annual Members Election and 2019 Budget Ratification Meeting 6:30 p.m.
	Board General Business & Organizational Meeting will immediately follow the Annual Members Election and 2019 Budget Ratification 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: admin@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 2018 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 be held from 4:00 to 4:30 p.m. Board Meetings will begin at 4:30 p.m. The May Annual Members and Board Meeting along with the November Members Budget Ratification and Board Meeting will begin at 5:30 p.m. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

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

JANUARY 18
MARCH 15
MAY 24
JULY 19
SEPTEMBER 6
NOVEMBER 15

Executive Session & Board of Directors Meeting

Executive Session & Board of Directors Meeting

Executive Session, Annual Members Election & Board of Directors/Organizational Meeting

Executive Session & Board of Directors Meeting

Executive Session & Board of Directors Meeting (Approve 2019 Budget)

Executive Session, Members 2019 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 at cost.
- 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:** Please DO NOT puncture the siding.
- 6. Community Manager:** Kim Teepe; kim@caughlinhoa.com, 775-746-1499.

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EAGLESNEST HOMEOWNERS ASSOCIATION 2018 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:

FEBRUARY 15
MAY 17
AUGUST 23
OCTOBER 25
NOVEMBER 29

Executive Session & Board of Directors Meeting
Executive Session & Board of Directors Meeting
Executive Session & Board of Directors Meeting
Executive Session & Board of Directors Meeting; Approve 2019 Budget
Executive Session, Annual Members / 2019 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 2018 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 Election/2019 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:

FEBRUARY 7
MAY 16
AUGUST 22
OCTOBER 17
NOVEMBER 28

Executive Session (as needed) / Board of Directors Meeting
Executive Session (as needed) / Board of Directors Meeting;
Executive Session (as needed) / Board of Directors Meeting
Executive Session (as needed) / Board of Directors Meeting; Approve 2019 Budget
Annual Members Election / 2019 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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