

Important HOA News Inside!

NOVEMBER/DECEMBER 2018

# Caughlin RANCHER

The Official Magazine of the Homeowners Association

**Caughlin Ranch Gives Back...** story p. 7

**DON'T MISS Annual Meeting & Spaghetti Feed**  
NOVEMBER 14TH... p. 18

**The Rules for Holiday LIGHTS & DECORATIONS...** p. 11

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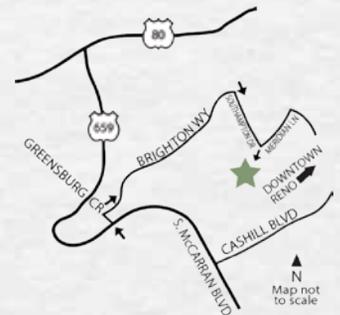


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### ON THE COVER:

A reflection of the generosity of Caughlin Ranch residents is seen in the response to the Angel Tree last year. Find out how you can help this year. *Story page 7. Photo courtesy CRHA staff.*

## PRESIDENT'S CORNER



Al Dennis  
President

## *Be a Good Neighbor, Follow the Rules, and Give Us Feedback!*

WELL TIME SURE DOES FLY! We have survived another summer without mishap at the Ranch. Ninety-nine percent of you are good neighbors and follow the rules, but there are still some ongoing issues of concern:

- **Speed limits:** The 25 mph speed limit is still being observed as a “suggestion” by many. Please watch your speed.
- **ACC:** There has been a disturbing new development in the number of changes and modifications being done to homes and properties without getting the necessary approvals from the Architect Control Committee (ACC). Remember, if it is outside your home, there should be a committee review (more info page 12). There are exceptions which can be found on our website ([www.caughlinhoa.com](http://www.caughlinhoa.com)).
- **Loose dogs:** We have had a number of complaints about loose dogs on the trails. We are governed by the City of Reno rules. The correct procedure would be to contact animal control through RPD (Reno Police). If you wish to contact the HOA office about the animals, we need the following information: Witness name(s), time, date, address of animal and if possible a picture. We do have rules about our pets, and cannot control animals that do not live in Caughlin Ranch (more info page 11).

**Be a good neighbor.** Please follow the rules for noise and holiday lighting (see page 11). If you have any issues and/or concerns please provide feedback to the office at 1070 Caughlin Crossing or call 746-1499 during normal business hours.

## OPPORTUNITIES FOR IMPROVEMENT

We always welcome feedback, even if you think we did something wrong. We are not and do not profess to be perfect. If you have the need to provide feedback on any association matter, please email GM Olson at: [manager@caughlinhoa.com](mailto:manager@caughlinhoa.com). The office staff are responsible for disseminating feedback as necessary. Sometimes, the General Manager and/or Landscape and Maintenance Superintendent can immediately address the feedback. It may be as simple as issuing a work order to correct a deficiency. Other times, the feedback may require notifying the Board and possibly the Association Attorney.

If you prefer to include a Board Member in your email communication, please include me at [al@caughlinhoa.com](mailto:al@caughlinhoa.com). You may also drop off or mail feedback to the Association office. It will be opened by office staff unless the envelope indicates it is confidential and/or personal to be opened by the addressee only. We are required to reply to an owner within 10 days of receiving feedback. We will do our best to address or resolve the matter as quickly as possible within the authority granted by the Association's governing documents.

— Al Dennis, PRESIDENT  
[al@caughlinhoa.com](mailto:al@caughlinhoa.com)



**Lorrie Olson**  
General Manager

## *The DOs & DON'Ts of Caughlin Ranch and Why Everyone Should Hear Them*

**(and not just because you may win a \$10 Starbucks gift card!)**

ONE THURSDAY AT 5:00 P.M. every month, I conduct a New Homeowner Orientation to introduce new owners to the **DOs** and **DO NOTs** of Caughlin Ranch, along with everything that is special and unique about this amazing community.

The first **DO** involves our community events and how we truly work to create “community” within our community. The first **DO NOT** is emphatically about trash containers; do not place them into view or out for pick-up prior to Tuesday morning. Unless, and only a handful of owners fall into this category, you have an approved animal-resistant container in service.

I also discuss staff; full-time and seasonal, vehicles and equipment, compliance tours and why we take photos, ACC requirements, wildlife and trash, dogs and their requirement to be leashed, accounting and payroll processes, UNR Cooperative Extension and Choosing The Right Plants, Truckee Meadows

Community Forestry Coalition and Arborist Dale Carlon, sub-associations for which we provide services, new developments in progress, the three parks that Caughlin Ranch maintains, board and committee meetings, 1070 Caughlin Crossing, late and interest charges, coupon books and ACH deductions, CRHA website, message boards, the *Caughlin Rancher* Magazine, snow removal, etc., etc.

No matter how long you have lived in Caughlin Ranch, you are welcome to attend a New Homeowner Orientation. We can almost guarantee you will hear something about Caughlin Ranch that you did not know. To encourage participation, we conduct a raffle for a \$10 Starbucks gift card at each orientation.

— *Lorrie Olson*, CMCA, AMS, PCAM, LSM  
GENERAL MANAGER/SUPERVISING COMMUNITY MANAGER  
CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

## IN THIS ISSUE

» President's Corner.....	5	» Wreaths Across America .....	17
» From the General Manager .....	6	» It's Not Just a Meeting...It's a Party! .....	18
» Be an Angel this Holiday Season and Beyond .....	7-10	» Annual Cross Peak Hike .....	19
» Important Notices & Reminders .....	11-13	» July Concerts on the Village Green .....	20
» The Fires on McCarran Corridor .....	13	» 2018 Annual + 2019 Budget Ratification Meetings .....	21
» Unlicensed Contractor Scamming Local Residents .....	14	» Fun Times at the 8th Annual CRHOA BBQ .....	22
» Landscape & Maintenance Update .....	15	» Ice Cream Social to Celebrate Ownership of 1070 .....	23
» Get to Know Lisa Ericson.....	16		

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.



# BE AN ANGEL THIS HOLIDAY SEASON AND BEYOND

*By Bridget Meade*

**TO SAY THE HOLIDAYS CAN BE TOUGH** is a cliché, but it is true. No matter one's age, the reminders about gathering with loved ones and expressions of gratitude for family, friends, and abundance are constant.

Many in Northern Nevada experience hardship year-round. The holidays can exasperate their situation.

The Caughlin Ranch Homeowners Association is working to abate this problem. For years, the community has brought cheer to those who need extra help this time of year through partnerships with the Northern Nevada Food Bank, Washoe County Senior Services, and Alice Smith Elementary School.

## **CAUGHLIN RANCH IMPACT**

In 2017, the Angel Tree had 100 ornaments with gift requests for Alice Smith and 25 ornaments for Washoe County Senior Services.

The community went to work. Approximately 130 Caughlin Ranch community members donated gifts, food, and monetary contributions.

"We had to rent a 24 foot box truck to deliver everything," said Lorrie Olson, General Manager at Caughlin Ranch HOA.

"Last year was phenomenal," said Gloria Presta, Caughlin Ranch HOA's Office manager. "My dentist donated 100 toothbrushes and toothpaste tubes. We received cash to buy extra jackets and winter gear for children at Alice Smith."

These donations, along with the year-round partnership with the Food Bank, helped Northern Nevadans of all ages enjoy their holiday season.

## **HOW IT BEGAN**

The Caughlin Ranch Homeowners Association (CRHA) began its relationship with the Food Bank of Northern Nevada (FBNN) about 5 years ago when GM Olson reached out to them in 2013 after CRHA started hosting community events. The price of admission to the events became a food item or monetary donation to the Food Bank of Northern Nevada.

On average, the HOA collects 1 to 2 barrels of food per event. Sometimes more.



“My goal is to fill at least two barrels at each event.”

These donations account for approximately 3,000 meals a year. This is critical as the Food Bank of Northern Nevada (FBNN) provides for an estimated 92,000 people a month.

FBNN’s Director of Marketing and Communications Jocelyn Lantrip, remarked that during the recession people were more aware of the need. Now

the problem seems to be more obscure.

“People are struggling even when they’re

**The Food Bank barrel, that goes to every Caughlin Ranch community event, often comes back to the office filled to the top.**

working. That’s why having consistent partners like the Caughlin Ranch HOA is so powerful,” Lantrip said.

As for Washoe County Senior Services, the partnership began several years ago when a resident suggested the community help seniors in need.

“The Caughlin Ranch community is very generous,” said Gloria Presta, Caughlin Ranch HOA’s Office Manager. “In fact, the requested items for seniors are usually the first to be selected on the Angel Tree.”

Residents have donated clothes, blankets, heaters, among other items.

“The seniors we work with may not have any family or their family lives far away,” said Joti Bhakta, Washoe County Human Services Supervisor. “These gifts let them know that someone cares. A gesture of kindness goes a long way.”

This sentiment also rings true for the children, families, and staff at Alice Smith Elementary School. Everything from toiletries to clothes to toys gets delivered to the students and families at Alice Smith.

Located in Stead north of Reno, Alice Smith has one of the most diverse populations in Washoe County School District. Unfortunately, it is also one of the poorest.

“We have families who cannot afford simple things like going to the laundromat on a regular basis,” said Elizabeth Hester, a counselor at Alice Smith Elementary School.

That’s not all.

“Many of our kids endure trauma, poverty, domestic abuse, and drug use at home. To see them have a day where they experience a sense of normalcy is wonderful,” Hester said.



**Leonard Schiller goes to Smith’s and stocks up when they have their case sales. He brings 8-10 cases of dry goods to the CRHA office for the Food Bank twice a year.**

### WHAT’S NEXT?

The Caughlin Ranch HOA is honored to continue to help again in 2018.

“It’s about spreading the love in our community,” Olson said. The Angel Tree and Food Bank of Northern Nevada donation

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L. to R. Sandy Wheeler, Kim Teepe and Gloria Presta from the CRHA office take a moment to pose for a picture after filling a moving truck full of gifts for kids and seniors in need last holiday season.



bins are located at the Caughlin Ranch HOA office. Food or monetary gifts can be made to the Food Bank of Northern Nevada at the office year round. For the Angel Tree, donations will benefit the under privileged children of Alice Smith Elementary School. Please stop by the Association office to choose an Angel/Angels beginning November 1st; please deliver all packages to the Association office no later than December 12th. Office staff will wrap and/or provide gift bags if need-be.

For those who want to help but are not able to shop, the HOA is accepting cash donations. Residents can be specific about where they want the funds to go.

**BE AN ANGEL YEAR ROUND**

As demonstrated by the HOA partnership with the Food Bank of Northern Nevada, many Northern Nevadans go without year round.

“We have a great, supportive community,” said Jocelyn

*Continued on page 10*

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Lantrip of FBNN. "However, we always welcome donations."

Joti Bhakta shared Lantrip's sentiment, "We're often using resources designated for other purposes to help our families out."

Alice Smith and Washoe County Senior Services welcome donations from the public. For more information, please reach out to Joti Bhakta (jbhakta@washoecounty.us; (775) 328-2773) at Washoe County Senior Services and Elizabeth Hester (ehester@washoecountyschools.net; (775) 677-5410) at Alice Smith Elementary School.

*Bridget Meade is a freelance writer and marketer based in Reno, Nevada. A runner and hiker, she can be found on the trails with her German Shepherd, Dolce.*

# WHAT YOU NEED TO KNOW

**Help** Northern Nevadans in need this holiday season by participating in CRHA's Angel Tree to benefit Alice Smith Elementary School and Washoe County Senior Services. Residents can select Angels (i.e. gift requests) to help make someone's holiday brighter.

Staff also accepts cash. With that cash they buy angel gifts and extra winter clothing if funds allow. They also buy gift bags and wrapping paper so that anyone who does not or cannot wrap, can bring the gifts in to us and we will take care of that for them.

All Angel Tree donations must be to the HOA office by December 12, 2018.

**LOCATION:** 1070 Caughlin Crossing, Reno, NV 89519

**HOURS:** Monday through Friday, 8 a.m. to 5 p.m.

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## Thank you to CRHA

To Whom It May Concern,

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

Thank You,

**Elizabeth Hester, MA, NCC**

SCHOOL COUNSELOR

ALICE SMITH ELEMENTARY SCHOOL

# Important Notices & Reminders

## HOLIDAY LIGHTS & DECORATIONS

### The Revised Rules & Regulations state:

**25.** 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.**

CRHA has multiple locations where they install holiday lights, as a result it takes several weeks to complete all the installations. The maintenance staff has been advised not to power the lights any sooner than the day before Thanksgiving. Caughlin Ranch wishes you all a very safe and enjoyable holiday season.

## UNLEASHED DOGS – NOT PERMITTED WITHIN CAUGHLIN RANCH

Caughlin Ranch, the City of Reno and Washoe County all require that dogs be leashed when out in public. In order for us to take any action, which is to send a violation notice, on an unleashed dog, we need to know the date and time the animal was unleashed and its Caughlin Ranch address. We have no authority or control otherwise since our trails and common areas are open to the public.

We cannot control who comes in and most importantly who does not leash their dog unless the dog owner lives in Caughlin Ranch. I am often criticized for picking on Caughlin Ranch owners when they have a dog off-leash while I am unable to pick on non-residents who also do not follow the rules.

We are at a loss on how to control this behavior. I don't expect anyone I walk up to with an unleashed dog is going to give me their Caughlin Ranch address so that I can send them a violation notice. I have on multiple occasions asked for Washoe County to patrol for dogs off-leash but to no avail. As you can expect, their response is that they do not have the resources for that. They advise to call them if we see a dog off-leash.

The Patrol Service is walking the paths in different areas once a week for four hours for the specific purpose of reminding dog walkers that dogs must be leashed at all

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times. They hand the dog walker a flier that has both the WC Ordinance and CRHA R&Rs pertaining to dogs needing to be leashed.

We remind owners and residents regularly that dogs must be leashed at all times. For the most part, we cannot control bad behavior. We talk about this problem regularly; none of us have a solution. We are considering hosting a Neighborhood Forum-type meeting where owners can come together to share ideas and thoughts on how we may be able to get a handle on this problem. Please feel free to share any recommendations you might have with us.

### WHAT HAPPENS WHEN A MODIFICATION IS MADE WITHOUT ACC APPROVAL?

When staff finds an unapproved modification or if one is reported to us, we follow-up by taking photos and sending the owner a Notice of Violation. The owner is then required to complete an ACC Request for Approval form for which they will have a specified deadline to submit along with the details related to the modification in order to seek ACC approval for the modification after the fact. We need to see photos and to know the details of everything that was modified.

The ACC has the legal authority and ability to deny the modification for specific reasons and/or for purely aesthetic reasons. The ACC may approve the modification as-is or may

require additional modifications at the owner's sole cost. The modification must be removed, and the surface and/or area, etc. returned to its original condition if the ACC denies the unapproved modification again at the owner's sole cost. This is the chance an owner takes when they embark on an unapproved modification. It could cost double to remove an unapproved modification.

Once the ACC process is completed, regardless of whether the modification was approved or not, the owner will be invited to attend a Compliance Hearing where a fine may be assessed. The purpose of the hearing is to make sure the owner is well aware of the ACC requirements and guidelines going forward. Failure to submit to the ACC for approval after the fact and/or failure to remove an unapproved modification are also actions subject to compliance hearings where fines can be assessed.

The best course of action is never to embark on any exterior home or yard/landscape project without prior written approval from the ACC. It will save you time, aggravation and possibly money if you adhere to this requirement.



### NEVADA HUMANE SOCIETY - CAT ACTION TEAM

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NHS Cat Action Team (CAT) creates awareness about living harmoniously with feral cats and the benefits of Trap-Neuter-Return (TNR)—an effective and humane way of managing feral and outdoor cat populations – as well as facilitating TNR itself. Over 700 cats were spayed or neutered thanks to CAT’s efforts during 2013. For more information about Cat Action Team, call the animal help desk at (775) 856-2000 ext. 337, or email: [animalhelp@nevadahumanesociety.org](mailto:animalhelp@nevadahumanesociety.org).

To learn more about feral cats in general, where they come from and more, visit: <http://nevadahumanesociety.org/wp-content/uploads/2015/07/The-Truth-About-Feral-Cats-W-O-WC-Stats-7-24-15-V2.pdf>. You can also get great tips on becoming a feral cat advocate as well as talking points to help educate others.



# THE FIRES ON THE MCCARRAN CORRIDOR

(Our Fire-Adapted Community)

By Vince Ames

THE TWO RECENT FIRES ON MCCARRAN concerned me as well as many homeowners. One careless flick of a cigarette out of a car window could be the cause of serious threat to life and property. So what are we doing as a community?

My research regarding our preparedness as a “Fire-Adapted Community” pointed to some interesting information I would like to share. Anyone interested in staying current about grant opportunities and helpful tips to reduce the threat of wildfires can visit [www.livingwithfire.info/the-network](http://www.livingwithfire.info/the-network) and join their email list.

Our Landscape and Maintenance Superintendent, Randy Lisenby, has been a long time member of the Fire-Adapted Community Network. He directs his crew to follow guidelines for creating defensible space in our common areas. Those guidelines include thinning and clearing. Specifically, the crew clears 10 feet and thins an additional 20 feet of underbrush, dead trees and dead grass.

You may have noticed that our walking paths and common areas reflect the guidelines outlined above. While the McCarran Corridor is governed by the Regional Transportation Commission, Caughlin Ranch has taken the initiative to plant and hydrate trees along the slopes.

Caughlin Ranch has been applauded for its initiative in fire prevention and involvement with our fire agencies. At our invitation, The Nevada Division of Forestry has evaluated our McCarran slopes; our landscape crews continually implement their recommendations.

Is Caughlin Ranch fire ready? We have well-designed fuel breaks, defensible space, access for emergency responders, and ignition-resistant home construction that follows County guidelines.

Washoe County is at risk; it takes the cooperation of our entire community to be prepared. Our landscape crews are doing the recommended work to make us fire ready and fire safe. For more information please visit [www.livingwithfire.info](http://www.livingwithfire.info).

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# UNLICENSED CONTRACTOR SCAMMING LOCAL RESIDENTS



**RENO, Nev. (News 4 & Fox 11)** —The Nevada State Contractors Board is issuing a strong warning to residents, especially senior citizens, as well as landscape and paver contractors in and around the Reno/Sparks areas regarding illegal contracting scams being conducted frequently by Lucas Hunter Schopper.

Schopper, who claims to own a company called “Diamond Pavers,” falsely uses licensed contractors’ license numbers to perform work related to landscaping, concrete and masonry.

“The Contractors Board is encouraging every member of the public, especially seniors, to memorize Mr. Schopper’s photo and to avoid business with him at all costs,” advised NSCB Executive Officer Margi A. Grein. “Unscrupulous individuals like him are the reason we advocate so passionately for the protection of the public. We ask for the public’s vigilance in verifying their contractors are properly licensed, but most importantly immediately reporting any unlicensed activity to the Board or local authorities to provide the best opportunity to take Mr. Schopper and those of his kind off our streets.”

He claims the companies affiliated with the valid license numbers are divisions of Diamond Pavers, which they are not.

**According to the board, Schopper posts and publishes flyers around town, which claim to offer significant discounts to those willing to pay him immediately upon bidding the work. He consistently uses the e-mail renopavers@yahoo.com as well as the phone number (775) 378-3588.**

Schopper was arrested Sept. 18 on a warrant for contracting without a license and diversion of funds – both felonies—as well as for false use of a license—a gross misdemeanor—from the Sparks Justice Court. He has since posted bail, which was set at \$5,000, and has been released back into the community.

Schopper’s scheme is devious and targets unsuspecting homeowners by presenting himself as a licensed contractor. His most recent victim paid Schopper over \$24,000; however, substandard workmanship led the victim to pay an additional out-of-pocket cost of \$25,000 to repair and finalize the poor work he performed. His victims have paid as much as 50 percent up front with little or no work performed.

The board issued Schopper a C-10 landscape contracting license in Oct. 2007 under the business name “Bella Terra Professional Landscaping Services;” however, the board revoked his license in 2009 after finding him guilty of abandoning a construction project, failing to comply with the board’s orders, receiving money and not performing commensurate work, acting beyond the scope of his license, committing a fraudulent or deceitful act, performing work that was not current with industry standards and failure to establish financial responsibility, among other violations.

Schopper plead guilty to contracting without a license and/or submitting a construction bid without a license in 2010, 2012 and 2015. Two of the three cases resulted in a suspended jail sentence of ten days, however, each case included an order to pay fines and costs; restitution of \$711 was ordered in the 2015 sentencing. Schopper was arrested in February 2018 on four contractor law violations. Those charges are still pending.

NSCB is urging anyone who feels they may have been scammed by Schopper or who have information on his whereabouts to contact the NSCB Unlicensed Contractor Hotline: (775) 850-7838 as soon as possible.

The Board encourages anyone looking to have work performed on their home to always verify a contractor’s license number on the Board’s website or contact the Board directly at (775) 688-1141 before signing a contract. Homeowners who hire licensed contractors receive the Board’s full protections should something go wrong during the course of a project and may be eligible for the Board’s Residential Recovery Fund, which may award up to \$35,000 in financial recourse to damaged homeowners.



# LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,  
Landscape & Maintenance Superintendent

## EQUIPMENT MAINTENANCE AND TUNE-UPS:

- Utility/Vehicle – Front end suspension being worked on
- Backhoe – Fuel and hydraulic leaks along with some miscellaneous little problems repaired
- Bobcat – Computer problems; repair work scheduled

## FLOOD CLEAN-UP:

- Working on various locations in Alum Creek; October to November
- Caughlin Glen (large clean-up) already started

## WATER CONSERVATION PROJECTS:

- October to November

## VILLAGE GREEN PARK:

- Light pole repairs in-progress; completed
  - New lenses; completed
  - Electric repair; completed
  - New wire cover caps; completed
- Concrete grinding of sidewalks; completed
- Working with Sierra Winds to conduct safety inspections on the playground equipment in each of the three parks. Inspected and now waiting for evaluations; first round completed.

## DEFENSIBLE SPACE: IN-PROGRESS

- Filling two to three 30-yard dumpsters per week
- Two full-time crews working only on defensible space clean-up
- Beginning 2nd round; thinning and removing plant material

## MISCELLANEOUS PROJECTS:

- Planting trees; October to November
- New fresh soil in flower beds; October to November

PHOTO BY AMY SAH



# COOKING CLASSES

- Nov. 8** Taste of Burgundy
- Nov. 9** Couples Pre-Holiday Night
- Nov. 11** 20th Anniversary Open House
- Nov. 14** Creative Sides for the Holidays
- Nov. 17** Pie Crust & Pie Workshop
- Nov. 29** David Holman—Holiday  
Hors d'oeuvres
- Dec. 5** Dim Sum
- Dec. 6** Italian Wine Country Christmas
- Dec. 8** Kids Gingerbread
- Dec. 10** Kids Cook-Holidays
- Dec. 12** Pan Roast & Cioppino
- Dec. 13** Girls' Night Out—Holiday  
Appetizers
- Dec. 15** Holiday Truffle Workshop
- Dec. 19** Christmas in Provence
- Dec. 21** Holiday Date Night
- Dec. 22** Cinnamon Roll Workshop
- Dec. 26** Taste of Thailand
- Dec. 27** Taste of Tuscany
- Dec. 28** Sushi

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# Get to Know Lisa Ericson

*Caughlin Rancher* Editor/Publisher



**1. How did you become editor/publisher of the *Caughlin Rancher*?** I have a degree in Communications and have always worked in the media including the Reno Gazette-Journal, KRNV-News 4, a local website, various magazines and the advertising program at the airport. In 2008, while working at Swift Communications, I brought the *Caughlin Rancher* idea to my boss and we began publishing it, with me as the editor. Then in 2012, I saw the writing on the wall with all the layoffs during the recession, and decided to go out on my own, with the *Caughlin Rancher* as my only project at the time.

**2. What's your favorite thing about producing the *Caughlin Rancher*?** I love getting to know people in our community. I try to attend all of the *Caughlin Ranch* events so I can get to know my neighbors and take pictures for the magazine. There are so many interesting people that live in our community. I also just love everything about the process of putting the magazine together, including selling the advertising. I get to know local business people while selling the ads which keep the magazine free to the HOA.

**3. What else do you do besides the *Caughlin Rancher*?** My business is called CPM Services which stands for Custom Publishing & Marketing. The Custom Publishing encompasses the publications that I work on. Besides the *Caughlin Rancher*, I also produce *Hawk Talk*, which is the official HOA publication for Wingfield Springs. I also produce other custom publications such as programs for events, marketing pieces, annual reports, direct mail pieces, etc. for businesses and non-profits. On the marketing side, I work with clients to put together marketing budgets and do their media buying.

**4. How long have you lived in Caughlin Ranch and where did you move from?** My husband Jon and I moved to Caughlin Ranch in 2006 when our daughter Grace was 7 and my son Cooper was 5. We sold our home off of W. 4th Street by the Truckee River and the Patagonia Outlet to move to a bigger house and be in a great school district. Both my husband and I grew up in Reno. I was born in Edmonton, Canada, but moved here when I was 11. He is a 3rd generation Nevadan, which makes our kids 4th generation. Cooper is now a junior at Reno High and Grace is a freshman at UNR.

**5. Tell us a little bit more about you and your family, hobbies, etc.** Jon and I are true Nevadans and love living in Reno. We can't imagine living anywhere else. All of our family is here,

not to mention a great circle of friends, many of whom we've known since our elementary and middle school days. We all love to ski and get passes to Mt. Rose every year where we always see someone we know. Jon is a big hunter and every fall I am a hunting widow as he goes east to Canvasback Gun Club just outside of Fallon to go bird hunting. We both love music and attend several concerts a year. We also love to take the kids and spend spring break either in Puerto Vallarta or Cabo and often head to Southern California (generally Palm Springs or San Diego) over winter break.

**6. Tell us something that is different or not everyone knows about you.** Because I was born in Canada, I learned French in elementary school. I continued to take French classes at Pine Middle School and Wooster H.S., and in college at the University of Idaho. I always wanted to go on an exchange to France but was unable to make it happen when I was in school. So, at the age of 28, I decided to take a year off to live and study in France. I learned about this great exchange program at UNR that anyone can participate in, so I signed up for it, paid for it myself, and lived for 9 months with a French family in Pau, France while attending classes at the university and traveling throughout Europe over the Christmas break and in the spring after my classes were over. I came home broke, but I'm so glad I did. It was the experience of a lifetime.

**7. What is your favorite thing about living in Caughlin Ranch?** The longer I live here, the more I love it! Our kids grew up here and have great friends, and we've developed friendships with those kids' parents. I've gotten to meet so many great people by going to the community events and featuring people in the *Caughlin Rancher*. I love being involved with our community and my husband has gotten involved as well, recently joining the ACC (Architectural Control Committee) for CRHA. He brings a lot of experience to the table being a civil engineer and currently City Engineer for the City of Sparks. We love the location because we're close to everything yet, when you're in Caughlin Ranch, it's like you're miles away from the hustle and bustle of the city. It truly is its own little oasis.



# 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.

SPONSORSHIP LEVEL	PRICE	QTY.	TOTAL
Individual = 1 wreath	\$15		
*Family = 4 wreaths	\$60		
Small Business = 10 wreaths	\$150		
Corporate = 100 or more	\$1,500 +		

**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. Funded in part by the Fernley Convention & Tourism Authority.*



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# It's not just a meeting...**IT'S A PARTY!**

## 34th Annual Members Budget Ratification and Election Meeting and FREE SPAGHETTI FEED

**NOVEMBER 14, 2018**

**Spaghetti Feed starts at 5:45 p.m. | Members Meeting at 6:30 p.m.**

PLEASE JOIN US FOR A FREE SPAGHETTI FEED at 5:45 p.m. in the Community Conference Room at 1070 Caughlin Crossing in Reno. Each adult homeowner with a Food or \$5.00 donation to the Food Bank of Northern Nevada will receive one drink ticket which can be exchanged for one 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

34th Annual Members Meeting.

We will be prepared to feed up to 100 Caughlin Ranch Homeowners who plan to attend. Therefore, RSVP's ARE REQUIRED if you intend to participate in the Spaghetti Feed.

**Please RSVP to:** [events@caughlinhoa.com](mailto:events@caughlinhoa.com) or call the office at 775-746-1499 NO LATER THAN 5:00 P.M. ON MONDAY, NOVEMBER 12TH.

Please join us as we recap 2018, assemble a new Board of Directors and discuss our plans for 2019 and beyond.



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# ANNUAL CROSS PEAK

LED BY TRUCKEE MEADOWS PARKS FOUNDATION

**September 15th, 2018**

WE HAD A NICE TURNOUT for the Cross Peak hike. About 15 Caughlin Ranch residents joined the trail that rises above Caughlin Ranch. We moved the hike from August to September to take advantage of cooler weather. It was a little blustery at the peak, but still warm enough for a hike.

Nate Daniel of Truckee Meadows Parks Foundation was once again our guide. TMPF is a non-profit organization that relies on the support of the community. If you would like to become a member of Truckee

Meadows Parks Foundation and/or register for the Truckee Meadows Trails Challenge go to [tmparksfoundation.org](http://tmparksfoundation.org).

Among the many things they do to improve our community, your support allows them to continue to connect over 3,300 of the poorest students in our region to their parks each year through our citizen science-based Student Stewards Program. In addition, the Discover Your Park walks have come to a close this year, but will start back up in April with 26 Thursday evening walks.



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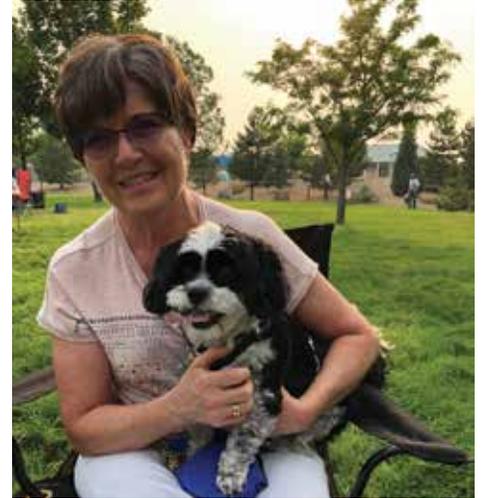
# JULY CONCERTS

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CAUGHLIN RANCH HOA again partnered with Artown to present Concerts on the Green in Village Green Park this past July. This year we were fortunate enough to have Dickson Realty sponsor the concerts for the second year in a row.

Heat, smoke and even a thunder storm, were not enough to keep people away. Big crowds showed up for a different band every Sunday in July, and as always, it was free for everyone to attend.

PHOTOS (Clockwise, starting top right): Debbie Salmonson with Shelby; Jody Hartog and her dog Sammy; MC Pierson and Donna Fuller from Dickson Realty; and The 80s cover band, Fast Times, got people on their feet and dancing.

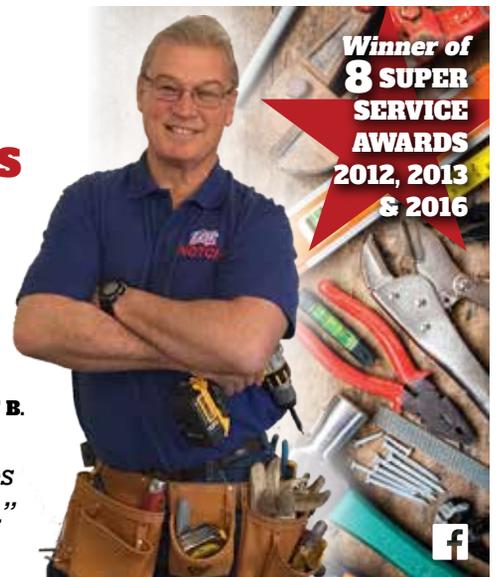


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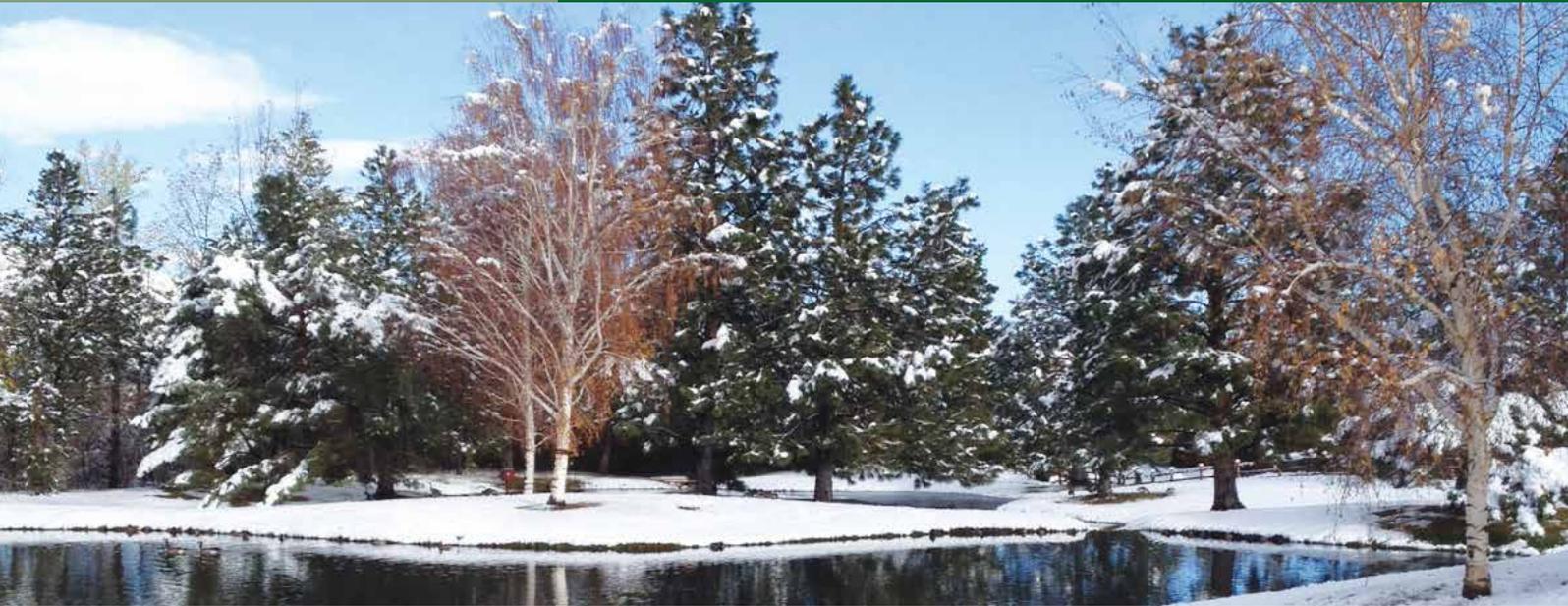
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## Caughlin Ranch

- NOV. 7TH; 5:30 P.M.** Candidate Forum; Meet the Candidates (if necessary)
- NOV. 12TH; 4:00 P.M.** Board Agenda Workshop; Review Nov. 14th Organizational / General Business Meeting Agenda
- NOV. 14TH** Annual Ballot Deadline 12:00 noon and Annual Ballot Count Meeting 1:00 p.m. (if necessary)
- NOV. 14TH** 6:30 p.m. Annual 2018 Members Election / 2019 Budget Ratification Meeting;  
Board of Directors Organizational / General Business Meeting will immediately follow the Annual Members Meeting.

## Caughlin Creek

- NOV. 28TH; 5:30 P.M.** Annual 2018 Members Election / 2019 Budget Ratification; Board of Directors Organizational / General Business Meeting will immediately follow the Annual Members Meeting.

## Eaglesnest

- NOV. 29TH; 5:30 P.M.** Executive Session; 5:00 p.m. Annual 2018 Members Election / 2019 Budget Ratification;  
Board of Directors Organizational / General Business Meeting will immediately follow the Annual Members Meeting.

*Caughlin Ranch and Eaglesnest meeting agendas are posted on their respective websites. Agenda copies for each Association are placed in the brochure box to the right of the entry door of the Association office at 1070 Caughlin Crossing, Reno, NV 89519. You may also call 775-746-1499 to obtain agenda copies. Agendas are available at least seven (7) calendar days before each scheduled Board of Directors Meeting.*

**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.

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# FUN TIMES



AT THE 8TH ANNUAL CAUGHLIN RANCH HOA BARBECUE  
SPONSORED BY RENO BUICK GMC

September 9th | Village Green Park

THIS WAS OUR FIRST YEAR moving the barbecue to Village Green Park and it worked out great! Lots of room for everyone—families could eat at the tables set up under the trees while the kids got their face painted and ran around on the playground. The Lions Club once again grilled up hot dogs and hamburgers while Billy Slais and the Killer Bees provided entertainment from the amphitheater.

A BIG THANK YOU to Reno Buick GMC for sponsoring this year's event and giving away a brand new grill!





ON FRIDAY, AUGUST 17TH, CRHA celebrated officially owning their building at 1070 Caughlin Crossing, by having an ice cream social.

Dozens turned out for various cold treats on a hot day.



## ICE CREAM SOCIAL TO CELEBRATE OWNERSHIP OF 1070



7<sup>TH</sup> ANNUAL

## "Share Your Wine" HOLIDAY PARTY

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

**Thursday, Nov. 8<sup>th</sup>  
5-7 p.m.**

**Moana Nursery  
1100 W. Moana Ln.**

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

Light hors d'oeuvres • Live music

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

**Guests:** \$10 each

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(Must be 21 to attend)



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