

NOVEMBER/DECEMBER 2015

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

**JOHN & KARIN
JELAVICH:**
The importance of
giving back p. 7

Recap of 2015 accomplishments p. 5

Preparing your landscape for El Niño p. 12, 24

Update on Amended CC&R vote p. 22

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Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 8, ISSUE 6

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CONTACT INFORMATION

CAUGHLIN RANCH

HOMEOWNERS ASSOCIATION:

1070 Caughlin Crossing

Reno, Nevada 89519

(775) 746-1499 P | (775) 746-8649 F

Email: manager@caughlinhoa.com

OFFICE HOURS:

Monday-Friday 8 am to 5 pm

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CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

FOR ADVERTISING INFORMATION CONTACT:

Lisa Ericson

Owner, CPM Services

(775) 223-0008

lisa.cpmervices@gmail.com

PUBLICATION DESIGN:

Lori Kunder

Owner, Kunder Design Studio

(775) 823-9722

lori@kunderdesignstudio.com

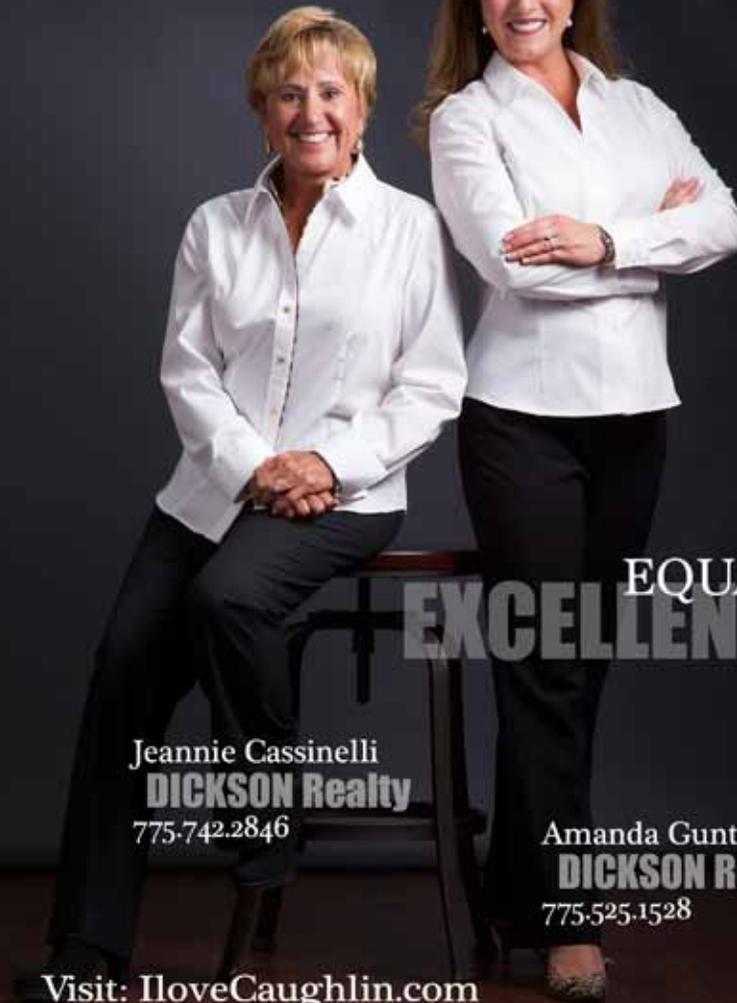


ON THE COVER:

John & Karin Jelavich at their home in Caughlin Ranch talk about their donation to Junior Achievement and giving back to the community. Story page 7. Photo by Mark Hammon.

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PRESIDENT'S CORNER



Michele Attaway
Acting President

25 Reasons I Love Living in Caughlin Ranch

1. The walking paths and trails
2. The planted wildflower areas
3. Share Your Wine Spring Event
4. The gorgeous heron that frequents the ponds in the spring
5. The ponds and waterfalls—pray for snow!
6. Scolari's Shopping Center
7. Community Garage Sales
8. The Caughlin Ranch HOA office staff
9. Open space and greenbelts
10. Steamboat Ditch Trail
11. Shredding event
12. Alum Creek
13. The deer
14. Summer Concert Series at the Village Green Park
15. The trees
16. The zinnias planted by our landscape staff every summer
17. The owls and hawks (that's two!)
18. The Holiday Angel Tree supporting children in need
19. Annual Cross Peak Hike
20. Year-round, community support of the Food Bank
21. Little Free Library
22. Share Your Wine Holiday Event
23. Coffee with the Manager
24. Annual Community Barbecue
25. The residents who volunteer their time on the Board of Directors and committees



I can think of many, many more reasons why I love living at Caughlin Ranch and I'm sure you can too! There are probably a few reasons that you can't believe I missed. One thing we can all agree on, Caughlin Ranch is a wonderful place to call home and we are fortunate to live here.

Do you love Caughlin Ranch? Email your reasons to admin@caughlinhoa.com and we'll print them in the next *Caughlin Rancher*! Send a picture too (of you, of a place in Caughlin Ranch you love, or both!)

— Michele Attaway

PHOTO COURTESY OF AMY SAH

IN THIS ISSUE

» President's Corner.....	4	» Bill Peart and Tony Termini Join Board	22
» From the General Manager	5	» Amended CC&R Vote; 2015 Angel Tree	22
» John & Karin Jelavich: Giving Back	7	» Pitts Orthodontics Educating our Kids	23
» Landscape & Maintenance Update	11	» bioPower10 Ribbon Cutting	23
» Important Notices & Reminders	12	» Wet Winter Preparation	24
» 2016 Meetings & Other Important Dates.....	19	» Norovirus and the 2015 Reno Outbreak	25
» 2016 River Run Meeting Dates	20	» Coyote Safety Tips	25
» Annual BBQ for Landscape & Maintenance Crew	21	» Waste Management Premium Services	26

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.

FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

2015...a Busy and Productive Year!

2015^{was} another very busy year for the Caughlin Ranch Board and staff.

The following is a list of items that were accomplished during the course of the year:

- Landscape & Maintenance (L&M) Staff completed the requirements of the Alum Creek Preservation Project:
 - Willow sprigs, harvested from within Caughlin Ranch, were planted along the banks of Alum Creek to help control the sediments leaching into the creek water.
 - The street DI's (drain inlets) were stenciled "NO DUMPING DRAINS TO RIVER". The stencils were provided by the City of Reno; CRHA provided the paint and manpower.
- New signage along the trails was installed to warn of bears and to remind dog walkers to immediately pick-up their pet's waste.
- A used 4-door 2014 Ford F-150 pick-up truck was purchased for the L&M crew.
- The L&M crew completed an extensive xeriscape project along Caughlin Parkway outside the Castleridge neighborhood.
- A section of asphalt trail near 2030 Caughlin Creek Rd. was replaced with concrete. This "test area" will be monitored to determine if concrete has a longer life and lower maintenance costs, or not, than asphalt.
- CRHA purchased and had installed, with approval from Washoe County, two solar radar blinking speed limit signs along lower Caughlin Parkway. The Promontory Pointe sub-association also purchased one sign they had placed outside their gates.
- In January, the Board of Directors approved the Final Draft of the Amended CC&R's (Covenants, Conditions & Restrictions) which were mailed to CRHA members in February. We expect to have approval from at least 1,135 members (the required quorum) by the date of the Annual Meeting.
- During the course of the year, the Rules & Regulations, Delinquent Assessment Collection Policy, Confidentiality Agreement, and Fence Guidelines were all revised. New Guidelines for the Use & Disposal of Company Owned Vehicles and a Common Area Tree Removal Policy were also approved. As a result of the 2015 NV Legislative Session, the Delinquent Assessment Collection Policy and Policies and Procedures Regarding Conflicts of Interest were revised in September.
- The Board solicited bids for a new on-site Reserve Study for CRHA, Caughlin Creek and Mountainshyre. The state requires a new on-site study every 5-years. The final Reserve Studies completed by Browning Reserve Group were approved in September. Yearly financial updates will be completed in time for the March Board Meeting.
- The Board solicited bids in 2014 for a new CPA firm to complete a full audit of CRHA's financial activities and reports. The Board approved the 2014 Audit prepared by McClintock Accountancy in March; it was a clean audit with minimal adjustments.
- The NV State Contractor's Board is requiring Caughlin Ranch to acquire a NV C-10 Landscape Contracting License. The application submitted by GM Olson requested a variance to allow Landscape & Maintenance Superintendent Lisenby to serve as both the Management and Trade Qualifier. The variance request was denied. As a result, the President, Secretary and Treasurer of the Board will be required to submit to a background check and finger printing in order for CRHA to obtain and hold the license. The application will be re-submitted after the officers are chosen at the 2015 Annual Meeting.





“CRHA installed a video surveillance system at 1070 Caughlin Crossing. The cameras capture the parking lot entry, parking lot, maintenance vehicles and maintenance yard.”

- The Board approved moving Reserve Funds for CRHA, Caughlin Creek and Mountainshyre from Morgan Stanley to Charles Schwab. Charles Schwab provides investment guidance and offers programs that will maximize the return on Reserve Funds that can be invested long-term.
- The Board approved using CondoCerts, an electronic document service (EDS) to provide and distribute re-sale documents and packets. This will cutback on staff time and eliminate the copious amount of copies we generate for resale packets which takes quite a toll on our copy machine. The EDS will provide questionnaires, demands, resale certificates, etc. for resale and refinance purposes only.
- At the September Board Meeting, the Board approved General Manager Olson’s Management Agreement through December 2018.
- On October 1st, CRHA contracted with the River Run Sub-Association to provide Management Services. Provisional Manager Sandy Wheeler is the assigned Manager and General Manager Lorrie Olson will serve as her Supervising Manager. At the 2014 Strategic Planning Session, the Board of Directors instructed

GM Olson to advise the Caughlin Ranch Sub-Associations that CRHA would like the opportunity to bid on their management services the next time they go to bid. CRHA provided a bid and was awarded the River Run Management Contract through December 2016.

- There are two “Little Free Library” book shelves packed with donated books in the CRHA office. Please stop by between 8:00 a.m. and 5:00 p.m. to drop off and/or pick up books. We also have some children’s books; we are hoping for more donations.
- There is a Food Bank of Northern Nevada donation barrel in the CRHA office year-round. Please consider purchasing a few extra items to donate to local families in need.
- CRHA installed a video surveillance system at 1070 Caughlin Crossing. The cameras capture the parking lot entry, parking lot, maintenance vehicles and maintenance yard. The system records and is monitored from the office computers.
- The CRHA Committees meet on a regular basis: The Architectural Control Committee meets twice a month; Events committee & Caughlin Rancher Editorial committee meet six times a year; and the Finance & Budget committee is up to four times a year.
- The Events and Caughlin Rancher Committees are always in need of volunteers. Please contact GM Olson at: manager@caughlinhoa.com if you are interested in serving on one or both committees.

— **Lorrie Olson**, CMCA, AMS, PCAM
 GENERAL MANAGER/SUPERVISING COMMUNITY MANAGER
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“GIVING BACK”



Is Important to Retired Caughlin Ranch Couple

By Maggie O'Neill | Photos by Mark Hammon

For John and Karin Jelavich, homeowners in Caughlin Ranch for the past 15 years, financial literacy has always been an important facet in their lives. This may be a testament to John's lifelong career in banking and economics, but also to Karin's career in education and teaching. As a matter of fact, the couple has gifted substantial amounts of money in support of financial literacy and scholarships in the past several years.

“Karin and I saw a real clear void when it came to educating youth in financial understanding and the handling of money, me from my experiences in banking and Karin from the classroom perspective,” said John, the former CEO of Yuba City, California's River Valley Community Bank that he founded in 2006. “We wanted to give back and over the past few years, we have done that.”

A grant of \$100,000 went to Junior Achievement of Sacramento in 2014 to be used to develop programs in schools located in Colusa, Sutter, Yuba, and Nevada counties of Northern California. A second \$100,000 grant soon followed to Junior Achievement of Northern Nevada to develop new programs in Yerington and Hawthorne. The latter is where Karin grew up.

“I graduated from high school in 1959 in Hawthorne,” said Karin, a retired Sutter County, Calif., elementary school educator and later principal and superintendent.

“I had an excellent education. The only piece missing from that was financial literacy and that hit me when I went to UNR. Then, I knew nothing about money except that it purchased things, but a budget was not in my vocabulary at that time.”

Junior Achievement, a non-profit worldwide organization founded in 1919, has a mission of educating students about financial literacy, workforce readiness and entrepreneurship through hands-on learning. Community volunteers go into classrooms and use the Junior Achievement (JA) curriculum to educate students about budgeting, saving and other financial matters.

“Bringing professionals, such as small business owners, bankers, and financial advisors, into the classroom is important,” Karin said.

The couple also realized the importance of financial education as they raised their three children—two daughters and a son—and strived to teach them how to make good financial decisions. Their son, John M. Jelavich, is now CEO and President of River Valley Community Bank, with a branch in Grass Valley and the headquarters in Yuba City.



Karin and John with all eight of their grandkids.

“I think financial training is extremely important,” said John. “We raised three children, but even with our backgrounds, it wasn’t easy to help them learn good financial habits, from budgeting to savings and how to use credit. Clearly, this is a piece that is missing in our school systems and why Junior Achievement is a good vehicle for providing what is needed.”

For their overall philanthropic efforts in the Yuba-Sutter, Calif., community through banking and teaching, the Sutter Medical Foundation Philanthropic Committee recognized the couple with the Distinguished Philanthropists of the Year Award in 2012—before they even made their financial commitment to Junior Achievement.

The Medical Foundation also cited the couple for spearheading the formulation of the River Valley Community Foundation in 2007. This Foundation, which has since changed its name to the Sutter Yuba Community Foundation, was important because it gave the community a means to donate and support local charitable causes and youth activities. All funds raised are reinvested in the community. Shortly after the foundation’s inception, the couple made a \$100,000 grant to establish a perpetual scholarship endowment for worthy local high school graduates. Each year, several graduates are recipients of the scholarship awards.

John and Karin also support their alma mater, the University of Nevada, Reno. In the fall of 2014, they established the John Jelavich and Karin (Bryant) Jelavich Scholarship Endowment for undergraduate students attending the school, where they initially met and both graduated from in 1963: John with a degree in economics and Karin with a degree in sociology and social psychology. It was later, after they moved to California, that Karin pursued more education to be able to build a career in public schools.

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Bill Heitman, President of Junior Achievement, receiving the “check” representing the \$100,000 donation from the Jelaviches.



PHOTO BY LISA ERICSON

Additionally, the couple has provided financial aid scholarships to more than 150 sixth-grade students from the Yuba City area so that they can attend the Shady Creek Outdoor School, located in a forest outside of Nevada City, Calif. The program is supervised and administered by specially-trained naturalists and students spend a week learning about nature and the environment.

“By concentrating our giving to better prepare our youth for the future, we hope, that in some small way, our efforts will make a positive difference in improving opportunities for the upcoming generation,” said Karin.

Making Caughlin Ranch a More Permanent Home

John and Karin have owned their home in Caughlin Ranch for a decade-and-a-half, but used it as a second residence until last year when John retired from his CEO position at River Valley Community Bank. In fact, both couples have retired multiple times from their respective careers.

“Since Karin grew up in Nevada and we graduated from the University here, we thought we might want to retire here. However, we thought we might want to retire sooner than we

did,” John laughed.

That doesn’t mean they are anything less than busy, however. John continues to serve on the Bank’s board of directors and Karin continues her work on the board of the Sutter Yuba Community Foundation. This leads to many return trips to California, where they also retain their other home.

That said, they can vividly recall their first visit to Caughlin Ranch some 15 years ago and the experience of falling in love with the community. Not only did the layout of the entire development draw them in, but so did the walking paths, the welcoming feel, and even the floor plan of their future home. John said that, even as recent as this year, he’s told people that if they were to make the decision where to live in Northern

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PHOTO BY MARK HAMMON

Nevada again, Caughlin Ranch would remain their top choice.

“I can’t think of a place we would prefer over this,” he said.

While they now appreciate how well the grounds are taken care of and how beautiful and apparent the four seasons are, they also are within manageable distance of all of their children—one in Chandler, Ariz., another in San Jose, and John in Yuba City—as well as their eight grand-children, the two oldest of whom have just started college. As another bonus, they have been able to reconnect with old friends, make new ones, but also keep their relationships in California active and strong.

“We have the best of both worlds,” Karin said. “That is why we love it here. We enjoy having all of the choices of places to dine, the variety of activities Reno offers, as well as our community and the people. It feels like we have come full circle.”

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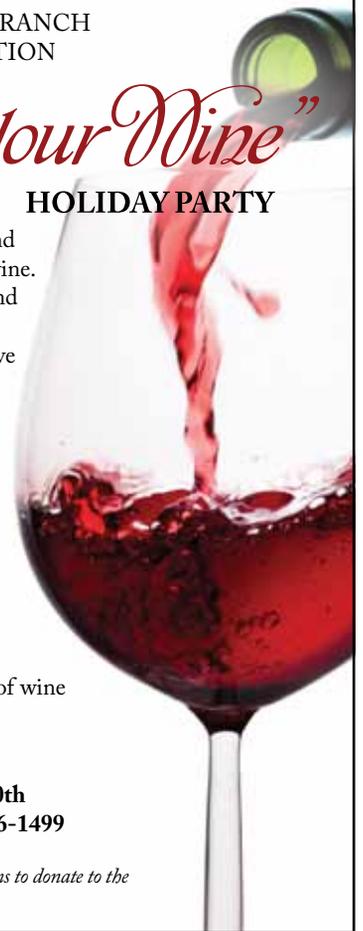
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by **Randy Lisenby, Caughlin Ranch**
Landscape & Maintenance Superintendent

XERISCAPE PROJECT: In a continued effort to conserve water and cut costs, CRHA Landscape & Maintenance (L&M) staff completed a xeriscape project outside the Castleridge neighborhood along Caughlin Parkway. Approx. 20,000 sq. ft. of grass was removed saving the Association approximately \$4,000 per year in irrigation costs. These projects by design require less maintenance time and effort allowing L&M staff more time to focus on clean-up projects and establishing and maintaining defensible space. An adequate number of plants and shrubs irrigated with drip lines, ground covers and boulders were installed to beautify the area.

Through 2014, CRHA completed 49 Water Conservation Projects totaling approximately 494,025 square feet. The savings equates to an estimated 10 million gallons of water which currently saves the Association approximately \$50,000 each year.

ALUM CREEK: CRHA was issued a permit from the NV Division of Environmental Protection (NDEP) to conduct vegetation removal from within the Alum Creek corridor. The purpose is to allow for rapid water flow during periods of heavy rain and snow melt. The intent is to diminish the chance of flooding in the common areas.

The NDEP requires Best Management Practices (BMP's) be employed while working in and along a waterway. As a result, straw waddles will be staked along the creek bank where work is in-progress to help keep sediment from entering the creek.

Work began in October and will take several weeks to complete. If you have any questions or concerns, please contact the Association office at: (775) 746-1499.

WORK IN-PROGRESS: defensible space creation and clean-up, shrub bed care, shrub and ground cover maintenance, leaf abatement, tree pruning, shrub and tree replacements, and winterization of irrigation systems.

Landscape & Maintenance Update

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Important Notices & Reminders

2016 PROPOSED BUDGET

The Annual Members Election and 2016 Budget Ratification packet mailed to all homeowners in October. Please contact the Association office ASAP if you did not receive your packet.

For the 9th consecutive year, there is NO ASSESSMENT INCREASE! In fact, the 2016 Budget shows a small net operating account surplus. If all goes as planned, we will contribute another \$75,000 in 2016 towards the purchase of 1070 Caughlin Crossing and bring our operating cash reserves up to approximately 40% of our yearly expenses. Industry standards recommend between 25% and 50% for larger associations.

The Finance & Budget Committee (F&B) reviewed drafts of the Budget in July and August, Budget Review Workshops were held in August and September, and the Board of Directors approved the Proposed 2016 Budget on September 23rd.

Homeowner ratification will take place at the November 18th Annual Members Election and 2016 Budget Ratification

Meeting. Unless at that meeting a majority of all homeowners, or any larger vote specified in the CR documents, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the 2015 Ratified Budget will be continued until such time as the homeowners ratify a subsequent budget proposed by the Board of Directors.

Please plan on attending the Annual Members Meeting where you will have the opportunity to hear about Caughlin Ranch's accomplishments in 2015, and to meet the Board of Directors, Committee Members and Staff.

We have had a very busy and successful year and we want to share those successes with our homeowners. We look forward to seeing you on November 18th!

ARE YOU PREPARED FOR A RAINY WINTER?

With the prediction of a "Godzilla El Niño" event this year, you should be!

The photos on page 13 show a blocked and a clear drainage swale; also known as a valley gutter. The purpose of the swale is to direct the flow of water to designated drains and street DI's (drain inlets). It is important to note that all water flowing into these drains, flows directly into the Truckee River; there is no treatment plant to remove pollutants before it gets into the river.



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

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



“NO DUMPING DRAINS TO RIVER”

Caughlin Ranch, in conjunction with the City of Reno, stenciled the DI's (drain inlets) throughout Caughlin Ranch to remind residents that all water flowing into these drains, flows



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directly into the Truckee River; there is no treatment plant to remove pollutants before it gets into the river.

HOME & VEHICLE BURGLARIES

On a regular basis we receive reports from Alert ID (<http://alertid.com/>) regarding home and vehicle break-ins and thefts. Here are some helpful hints to keep you and your belongings safe:

- Keep the doors and windows to your home and vehicles locked whether you are at home or not.
- Do not leave windows open that can be accessed from ground level this is particularly critical at night.
- Do not leave valuable or personal items in view in your car.
- Do not leave your garage door open when the garage is unattended.
- Keep your curtains closed at night and when not at home.
- Place dowels in the tracks of sliding doors to prevent them from being forced open.
- Do not allow mail or newspapers, etc. to build-up in your mailbox or driveway. This is a sure sign that the home is vacant.
- Advise your neighbors or family members living nearby when you are away, when you will return and make sure they have an emergency contact number.
- If a stranger knocks on your door regarding your home alarm system, DO NOT tell them you do not have a home alarm. They are casing your house; simply tell them you already have an alarm service provider. Close the door as quickly as you can, do not let them see inside your home.
- It is imperative that we take personal responsibility for the protection of our homes and vehicles. Please consider installing a home alarm system; the value and protection far exceeds the cost. Check with your insurance agent, it may also lower your insurance premiums.

- Filing an insurance claim can be a nightmare and the homeowner is generally on the losing end due largely to deductibles and depreciation.
- In addition to filing a Police Report, report all illegal activities to: Reno Direct at: (775) 334-4636; renodirect@reno.gov.



TREE CARE

Sequoia and Aspen trees require additional care during drought conditions:

- Provide extra water and deep root feeding; use a soaker hose if necessary.
- Set a hose at a slow drip in a ring around the trunk of the tree about two feet out from the trunk.
- Deep root feeding gets the water down into the roots and provides for extra nutrients. There may be some fungus problems with Aspen trees such as black spots on leaves but it is usually all due to extra watering.

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The advertisement is a composite image. On the left, a movie theater with rows of seats and a large screen is shown. On the right, a large, open-plan living area with a high ceiling, wooden beams, and a central pillar is shown. The text is overlaid on these images.

TRUCKEE MEADOWS COMMUNITY FORESTRY COALITION

The TMCFC at: www.communityforestry.org is an invaluable resource for homeowners in our area. They provide, free of charge, information regarding the best trees to plant where, how to plant them and properly irrigate them, tree care, mulching, etc. To schedule a free consultation with a Certified Arborist to evaluate a tree or trees that appear to be stressed or dying, please send an email to Dale Carlon at: dalecarlon@yahoo.com. Make sure to include "TMCFC Evaluation Request" in the subject line.

CROSSWALKS & SPEED LIMITS

Drivers are required to stop when they see a pedestrian approaching or waiting to cross at a crosswalk. Drivers may not enter into the crosswalk until all pedestrians have completely and safely moved out of the crosswalk.

Drivers are also now required to slow down when approaching emergency vehicles and to move over one lane if it is safe to do so. Failure to do so can result in a moving citation.

Speed Limit signs are posted on all surface streets throughout Caughlin Ranch. The maximum speed limit on Caughlin Parkway, lower and upper, is 25 MPH. The maximum speed limit in the majority of the neighborhoods is 15 MPH. Please keep our residents and visitors safe by following the speed limit at all times.



WHEN IT SNOWS

Residents of properties that abut sidewalks are responsible for keeping the sidewalk in front of their home/lot, from property line to property line, free of snow and ice. Please be a good neighbor by assisting your neighbors who are elderly or disabled. The Caughlin Ranch Snow Removal Policy is posted on the website under "Association News".

If you are elderly and/or disabled, please contact General Manager Olson at (775) 746-1499 if you need assistance with removing snow from sidewalks. There are resources available to assist our residents in need.

ASSESSMENT PAYMENTS & BANKING OPERATIONS

In December 2014, CRHA switched their banking operations to Mutual of Omaha Community Association Bank (CAB).



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The new address for 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.

In order to avoid a late fee, 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. However, homeowners are encouraged to mail their payments directly to the payment processing center.

If you pay quarterly by check, you should receive your 2016 coupon books by mid-December. Please contact the Association office as soon as possible if you do not received your coupon 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 monthly Late Fee will be applied 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.

You may also make assessment payments on-line using a Visa, MasterCard, Discover Card or American Express; CAB charges a \$10.00 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.

IN MEMORY OF...



At the September 23rd Board of Directors Meeting the Board approved the "Common Area Memorial Bench Guidelines". These Guidelines allow a homeowner and/or resident sponsored by a homeowner, to purchase a memorial bench, as specified in the Guidelines, for placement in a common area by Caughlin Ranch staff. The Guidelines were mailed to CRHA homeowners with their 2015 Annual Meeting & Budget Ratification packet. Please contact Gloria at: gloria@caughlinhoa.com if you are interested in purchasing a memorial bench for placement in a common area.

POLITICAL SIGNS

Political signs may be displayed on an owner's lot subject to any applicable provision of law governing the posting of political signs and under the following guidelines. A political sign is a sign that expresses support for or opposition to a candidate, political party or ballot question in any federal, state or local election or any election of an association.

Political signs shall not: exceed twenty-four by thirty-six inches (24" by 36") in size, be posted on any common area, or be electronic or lit-up. Political signs shall be posted and removed in accordance with the applicable local ordinances. Only one (1) political sign may be posted for each candidate,



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political party or ballot question. Political signs must also comply with the adopted Guidelines and Policies.

HOLIDAY DECORATIONS

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.

FLAGS

The flag of the United States of America and U. S. Military flags may be displayed on an owner's Lot in accordance with the Federal Flag Code. The flag of the State of Nevada may be displayed on an owner's Lot in accordance with the Nevada Flag Code. Seasonal, college/university and team flags may be hung during the appropriate season (winter, spring, etc.). Holiday flags shall follow the same rules as holiday decorations. No offensive, political, advertisements, and/or ragged and torn flags shall be allowed.

POND SAFETY

Do not walk or attempt to walk, slide or shuffle onto ice coated ponds. Do not allow your pets onto the ice. The ice is very thin and will collapse under very little weight and pressure. Stay safe and off the ice!



NUISANCE BARKING AND DANGEROUS DOGS

Please report loose, dangerous and nuisance barking dogs to Washoe County Animal Control at (775) 322-DOGS (3647).

Dogs that have bitten another animal or a human will be quarantined for 10-days. They may be quarantined at home if

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the dog's rabies vaccine is current and other requirements are met. Otherwise, they are quarantined by Washoe County then tested and observed for rabies during the time they are being held. The animal must be returned to its owner upon payment of all costs of quarantine, veterinary care and examination if it is found to be rabies free.

A dog is considered dangerous if, without provocation, on two separate occasions within 18 months, it behaves menacingly, to a degree that would lead a reasonable person to defend her/himself against substantial bodily harm when the dog is off the premises of its owner or keeper and not confined in a cage, pen or vehicle.

Any person who has been attacked by a dog, or an authorized representative of such person, or a person whose domestic animal has been killed or injured without provocation, or any law enforcement officer or animal control officer, may make a complaint before a judge having jurisdiction over the matter, charging the owner of such a dog with harboring a dangerous dog or vicious dog.

The judge in such action may make a determination that the dog is a dangerous dog or vicious dog based upon evidence of the dog's history or propensity to attack without provocation as provided herein. If a judge has made such a finding, the judge shall make a report of a determination to an animal control officer. If a law enforcement agency has made the declaration, the agency shall make a report to an animal control officer.

Upon receipt of the determination from the judge or declaration from a law enforcement officer that a dog is a dangerous dog, an animal control officer shall notify the owner of the dog that he must comply with the provisions set forth by Washoe County.

REPORTING DOG ATTACKS

Immediately call the Washoe County Animal Services Dispatch number at (775) 322-3647 (DOGS) from the location of the attack if possible. Dispatch is available from 8:00 a.m. to 10:00 p.m. Call 911 if you do not remember the Dispatch number; they will transfer the call right away.

Attempt to keep the dogs and owners at the location and advise Dispatch of the details of the attack. An officer will be dispatched to the location to complete a report of the incident.

When reporting an attack after-the-fact, they will need to know the date, time and location of the attack. They will also need a description of the dog and where the dog lives if known.

Make sure to have a dog that is bitten examined by a veterinarian as soon as possible; even small puncture wounds can become infected and cause serious health problems.

Finally, if you know where the dog lives in Caughlin Ranch, please report the incident to the General Manager at: manager@caughlinhoa.com.

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2016 Meetings & Other Important Dates

The following are the proposed 2016 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, Annual Budget Ratification and Election Meeting, and the 2017 Strategic Planning Session.

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 2016. 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:

January 25th	Board Agenda Workshop 4:00 p.m.
January 27th	Executive Session 4:45 p.m. Board General Business Meeting 6:00 p.m.
March 21st	Board Agenda Workshop 4:00 p.m.
March 23rd	Executive Session 4:45 p.m. Board General Business Meeting 6:00 p.m.
May 23rd	Board Agenda Workshop 4:00 p.m.
May 25th	Executive Session 4:45 p.m. Board General Business Meeting 6:00 p.m.
July 25th	Board Agenda Workshop 4:00 p.m.
July 27th	Executive Session 4:45 p.m. Board General Business Meeting 6:00 p.m.
August 22nd	2017 Budget Workshop 4:00 p.m.
September 26th	Board Agenda Workshop 4:00 p.m. (Final 2017 Budget Review)
September 28th	Executive Session 4:45 p.m. Board General Business Meeting 6:00 p.m. (Approve 2016 Budget)
November 14th	Annual Ballot Deadline 12:00 noon (if necessary) Annual Ballot Count Meeting 1:00 p.m. (if necessary) Board Agenda Workshop 4:00 p.m.
November 16th	Executive Session 5:15 p.m. Annual Members Budget Ratification and Election Meeting 6:30 p.m. Board General Business Meeting immediately following Annual Members Meeting
December 3rd or 10th (TBD)	2017 Strategic Planning Session 10:00 a.m.

Meeting dates and times are subject to change. Please visit the Caughlin Ranch website for up-to-date information regarding Caughlin Ranch Meetings and Events. The Board of Directors' General Business Meeting Agendas are posted on the Caughlin Ranch website and in the brochure box to the right of the entry door at 1070 Caughlin Crossing at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or email: manager@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 BOARD OF DIRECTORS

Chester "Chase" Jackson, *President*

Dale Garrett, *Vice President*

Rick McDermid, *Secretary*

John Ottenbacher, *Treasurer*

Suzy Dugger, *Director*

Robert (Bob) Moor, *Director*

2016 River Run Meeting Dates

The State of Nevada requires at least two general business meetings of the Board be held after regular business hours. Executive Sessions will be held from 4:00 p.m. to 4:30 p.m. Board Meetings will begin at 4:30 p.m. The May Annual Members and Board Meeting along with the October 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 28	Executive Session & Board of Directors Meeting
February 25	Executive Session & Board of Directors Meeting
March 31	Executive Session & Board of Directors Meeting
April 28	Executive Session & Board of Directors Meeting
May 26	Executive Session, Annual Members & Board of Directors Meeting
June 30	Executive Session & Board of Directors Meeting
July 28	Executive Session & Board of Directors Meeting
August 25	Executive Session & Board of Directors Meeting
September 29	Executive Session & Board of Directors Meeting
October 27	Executive Session, Members Budget Ratification & Board of Directors Meeting
December 1	Executive Session & 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 email: sandy@caughlinhoa.com to obtain agenda copies.

Community Reminders:

- 1. Trash & Recycle Containers:** Shall not be placed out any sooner than Tuesday morning and shall be stored out-of-sight by Tuesday evening.
- 2. Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch office.
- 3. Parking:** In the designated parking areas is strictly limited to guest parking; residents are required to park in their garages.
- 4. Speed Limit:** The maximum speed limit on all River Run streets is 15 MPH.
- 5. Buildings:** The exteriors are being painted with an elastomeric paint. Please DO NOT puncture the paint; no nails, hooks, etc. These can compromise the life and warranties of the paint.

Community Manager: Sandy Wheeler; sandy@caughlinhoa.com, 775-746-1499.

Annual BBQ For Landscape & Maintenance Crew

Each year a group of DeerCreek homeowners host a lunchtime BBQ for the Landscape & Maintenance staff in appreciation of all their hard work and efforts to maintain and beautify Caughlin Ranch.

We would like to thank the very generous hosts who shopped, cooked and served our staff on September 25th:

Jean & Joe Beloso
Sandy & Norm DeHaven
Carol & John Douglas
Karin & John Jelavich
Joanne & Reese Perkins
Joyce Thompson
Mary Tolotti
Carol & Brad Tretten
Carol & Wolf Vogel



◀ (L to R):
Jean Beloso, Sandy DeHaven, Brad Tretten, Mary Tolotti, Karin Jelavich, Norm DeHaven, Reese Perkins, Joanne Perkins, Wolf Vogel, Carol Vogel, and John Jelavich



⤴ Some of the crew enjoying the BBQ.

◀ Sergio Rodriguez, a member of the landscape crew, flashes us the peace sign.



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2015 Angel Tree



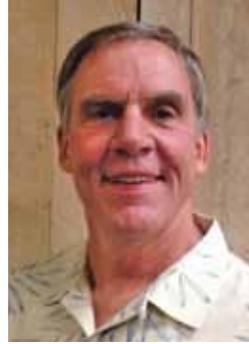
The Caughlin Ranch Angel Tree aims to reach those children in need of love and hope for even just one Christmas day filled with joy. They are in desperate need of a loving knight in shining armor who will fill the void in their hearts.

Caughlin Ranch has partnered with Roy Gomm Elementary School Parent Faculty Association (PFA) to provide gifts to children at Alice Smith Elementary School. There are so many children who need your help. Please come by the office and select your "Angel" and fulfill a child's Christmas dream.

Please wrap your gifts and drop them off at the Caughlin Ranch Office no later than December 9, 2015.

There is also a barrel for the Food Bank of Northern Nevada, in the lobby, feel free to bring non-perishable items to donate.

Bill Peart and Tony Termini Join Board



Bill Peart



Tony Termini

Bill Peart and Tony Termini officially joined the Caughlin Ranch Board of Directors on July 22nd. They filled seats that were vacated early by Lew Persons and John Sheridan. Both will serve as Directors until the Annual Members Meeting on November 18th.

Bill has been a Caughlin Ranch member since September 1989. He lives in the Promontory Pointe Sub-association and serves on the Promontory Pointe Board. He has a background in healthcare finance responsible for budgets and strategic planning. Bill is now retired.

Tony has been a Caughlin Ranch member since March 2005; he comes to us with a background in investment banking. He also serves on the Finance & Budget Committee. Tony and his wife Lauren own a local business that specializes in water-saving products.

Kent C. Sasse, M.D.,
MPH, FACS, FACRS



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CAUGHLIN RANCH HOMEOWNERS ASSOCIATION AMENDED CC&R VOTE IN PROGRESS

- If you have already voted, thank you for your participation!
- If you have not already voted, please vote as soon as possible!
- As of October 20th, a total of 1,217 votes were received.
- 1,097 owners voted yes to approve the amended CC&Rs; that constitutes 96.7% of the quorum required to pass the amendment. We need 38 more yes votes to pass amendment.
- Voting to amend documents cannot be conducted by secret ballot. CRHA is required to secure the signatures of the owners to substantiate the vote.
- McClintock Accountancy (CPA firm) collects and tallies the ballots. Only McClintock Accountancy is aware of how owners voted. CRHA is only advised who has voted.
- Blast email reminders and notices mailed to those who have not voted will continue until we secure enough votes to either pass or fail the amendment.
- The current and proposed amended CC&Rs are posted on the CRHA website: www.caughlinhoa.com.
- Thank you for taking the time to vote and for supporting the Caughlin Ranch Homeowners Association!

A "Mouthful of Science" For Our Kids

by Lisa Ericson

Since Dr. Tom Pitts first started his practice in 1977, Pitts Orthodontics has given back to the Reno community. Today, Tom's son Dr. Arnie Pitts and partner in the current practice, Dr. Mark Handelin, have carried on the tradition.

If you have had a child go through Caughlin Ranch, Roy Gomm, or another nearby elementary school, they have probably been on a field trip to Pitts Orthodontics. Educating children on good oral hygiene has always been important to Pitts and Handelin. They used to go into the schools to educate teachers and students, but they soon figured out that by bringing the students to them, the students could learn much more.

They call it "A mouthful of science." Kids come in and split up into six pre-set stations, providing everyone a hands-on experience. They can bend, weld and tack wires, experiment with impression material, see how brackets and braces are placed, and learn about oral hygiene, brushing and the effects of sugar and tobacco on the teeth. The kids not only have

fun, but it's free (Pitts picks up the transportation fees) and it's geared to meet Washoe County School District (WCSD) requirements for science curriculum.



Dr. Mark Handelin (L) and Dr. Arnie Pitts

So far this year, Pitts Orthodontics has welcomed 15 schools into the office. Over the past three years alone, that translates into several thousand kids participating in the educational field trip.

Pitts Orthodontics has always given back to the community, and will continue to do so. In addition to the field trip program, they collect food for the Food Bank year-round and they've regularly donated money, time and services to several local and national non-profit organizations.

PHOTO BY LISA ERICSON



L. to R. Len Stevens, President of the Chamber of Commerce with owner Mary Antrim, her son Joe and technician Sara Moreno.

bioPower10 Ribbon Cutting by Lisa Ericson

On October 1st, the Northern Nevada Chamber of Commerce was at local business bioPower10 for a ribbon cutting.

Owner Mary Antrim offers a unique service that, among other things, helps reverse and prevent osteoporosis. It is completely non-pharmaceutical, using two machines called the bioDensity and Power Plate.

They are safer than traditional weight machines and are easily operated by all ages and abilities.

In only 10 minutes per week, you can gain

stronger bones and muscles, gain better balance and circulation, as well as improve hormones and support athletic performance. It even helps those suffering from Multiple Sclerosis whom Mary treats for free.

Antrim is happy to be working and living in Caughlin Ranch, close to her son's school. She welcomes everyone to stop by and see what she has to offer.

bioPower10 is located next to Papa Murphy's in the Scolari's Shopping Center. For more information call 360-5554 or visit www.bioPower10.com.

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Six Steps to Take Now To Prepare For a Possible Wet Winter

By Dan Osborn

All of Northern Nevada is buzzing with the wet winter predictions. The time to ready your landscape for the potential wet wonderland this year is right now, before the first rains and freezes. Taking wet winter precautions will promote a beautiful yard once spring rolls around again.

The key to helping your lawn weather a wet winter is proper drainage.

Chances are your landscape was properly graded, sloping away from your home when it was initially installed. Still, be sure to look out for standing water and take note of how water is flowing across your property. A licensed landscape contractor can help design and install proper drainage if needed. Also, keep drain swales and inlets (for water runoff) clear of debris.

Remove leaves and debris now; don't wait for all of the leaves to fall. Keeping your lawn and planter beds free of debris will help prevent moisture retention that can create fungal disease conditions, smother the grass and attract pests. Now is also a good time to contact an arborist to prep your trees for a wet winter.

Saturated or snow laden branches may break and cause damage to your home, vehicle or nearby powerlines.

Limit tracking over your lawn to avoid rutting and displacing your grass. Otherwise, you may face dead spots or grass that is thinner than the rest of the yard. Heavily worn traffic patterns will be slower to green in the spring. Additionally, frequently trudging over your lawn during a wet winter may cause compaction.

Aerate your lawn to avoid compaction and allow for better absorption of water. Yes, plants need water, but they also need oxygen. Waterlogged lawns and plants can drown. A properly aerated

yard allows your lawn to receive oxygen and nutrients and it may keep your plants from becoming overly saturated and help it recover between storms.

Give your lawn a fighting chance with a winter fertilizer application, which is actually applied during the fall and assists with root development during the winter. A good winter fertilizer can help your grass and plants better tolerate rough winter conditions and have a shot at holding up to the possible heavy precipitation. Be sure to test your soil and apply the appropriate winter fertilizer for a green spring.

Lastly, properly winterize your irrigation system. Irrigation systems are typically winterized by late October, but since Northern Nevada's climate has been unusual this season, keep an eye on the weather and winterize before soil temps drop below 50 degrees. Also, there's more to it than just switching off your sprinkler controller. Consult a landscape professional to ensure that your irrigation system is free of leaks and has properly been winterized.

The good news is that turf is very resilient and in wintertime many plants are still dormant, which makes them more forgiving of saturated soil. Also, the fungal organisms that cause rot are not as active when the soil is cool.

Still, there is risk that an extremely wet and cold winter can damage your landscape despite taking all of the right precautions. Not to despair, just work with a landscape professional to recover your lush lawn in the spring.

Dan Osborn is Landscape Industry Certified and is a Commercial Maintenance Manager at Signature Landscapes.

Norovirus and the 2015 Reno Outbreak

By Dr. Tanya Phares

By all accounts, the Norovirus outbreak in Reno this Fall is a big one. As of this writing, over 1,000 people have been infected, leading to outbreak designations at three daycare centers and 17 schools, including Caughlin Ranch Elementary. These numbers can easily increase because Norovirus is extremely contagious.

Symptoms of Norovirus infection include stomach pain, nausea, vomiting, and diarrhea. Symptoms typically resolve within three days, but in some cases, may persist and lead to hospitalization. Norovirus causes 20 million illnesses annually in the United States, leading to around 60,000 hospitalizations, according to the CDC. There is no vaccine or medicinal treatment. Those infected should drink plenty of fluids in order to prevent dehydration.



Dr. Tanya Phares is board certified in Preventive Medicine and Internal Medicine, and holds an MPH in International Health. She is the Medical Director of the Bohème Travel Clinic (www.bohemeclinic.com) in Caughlin Ranch.

“Norovirus causes 20 million illnesses annually in the United States, leading to around 60,000 hospitalizations, according to the CDC.”

This highlights the need for preventive measures in order to mitigate effects of outbreaks. Norovirus is extremely resilient. It can survive temperatures up to 140 degrees and is not easily removed. Concentrated bleach solutions (10–20 tablespoons per gallon of water) are recommended for treatment of contaminated surfaces. Infected foods should be discarded. Frequent hand washing with soap is the greatest defense against the virus and should not be replaced by alcohol-based hand sanitizers, although they may be used to augment hand-washing. Sick individuals should not prepare food for others; and sick children should not return to school until they are symptom-free for 24 hours.

For more information, visit the Washoe County Health District website (<https://www.washoecounty.us/health>).

COYOTE SAFETY TIPS

The following are tips for avoiding encounters with coyotes:

- Frighten coyotes with loud noises.
- Keep garbage in a tightly sealed container.
- In your yard, remove pet food, fallen fruit and spilled seed beneath bird feeders.
- Use yard lights or motion detectors to frighten them away.
- Keep pets in fenced areas or covered kennels.
- Stay with your pets while outdoors, unless pets are in a secured, covered kennel.
- Do not allow pets to run loose. Keep pets on a leash.
- Don't feed coyotes or other animals that coyotes prey upon. Birdseed often attracts these innocent animals to your backyard which in turn attracts a coyote that is hungry.

If you encounter a coyote:

- Do not turn your back on a coyote or run away from a coyote.
- If approached, make loud noises and make yourself look big. If this fails, throw rocks or other objects.
- Always keep yourself between the coyote and small children.

Although attacks on humans are extremely rare, parents need to speak to their children about what to do if they encounter a coyote.

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Waste Management's Premium Services for Elderly, Disabled and Animal Resistance

By Lorrie Olson

Waste Management (WM) offers a "Side Yard" cart service to all of its customers for an additional \$11.33 per month. If you are at least 70 years of age or disabled, there is no additional charge. Please call WM if you are interested in establishing this service.

Waste Management now also offers "Animal Resistant" curbside cart service for an additional \$6.27 per month and "Animal Resistant" side yard service for an additional \$11.33 per month. If you are at least 70-years of age or disabled, there is no additional charge.

If you purchase an approved Animal Resistant cart, you will be required to surrender your existing WM cart. The approved cart is the "Toter" Bear Tight Cart which can be purchased on-line or locally from Lowe's on Kietzke and Ace True Value on South Virginia. It is our goal for WM to eventually offer an Animal Resistant cart; but it does not appear that will happen any time too soon.



"As a reminder, owners and residents WITHOUT approved Animal Resistant trash containers shall be required to place their garbage and recycling containers curbside for pick-up ONLY on the morning of pick-up; TUESDAY. All garbage and recycling containers shall be removed from the collection area no later than the evening of the pick-up day; TUESDAY. At all other times they should be stored so they are out of view."

CRHA NEGOTIATING WITH WM TO PROVIDE ANIMAL RESISTANT CONTAINERS

Last Year General Manager Olson worked with Mr. Jason Geddes with the City of Reno in an effort to re-negotiate the Waste Management (WM) Franchise Agreement. Mr. Geddes was able to get WM to agree to offer pick-up service of animal resistant containers at a premium since the driver must exit the vehicle. WM offers the same service to their Washoe County (WC) residents.

WM does not offer the containers in WC. However, owners are required to turn in their original WM container and pay

Approved animal-resistant container

extra for the premium service all with no allowance for returning

the original WM container. As a result, only a handful of Caughlin Ranch residents bought into the program. Also, the approved CRHA 96-gallon container costs \$229 at Lowe's.

General Manager Olson and Landscape & Maintenance Superintendent Lisenby met with Sheriff Allen in September and implored him to re-negotiate the Waste Management Franchise Agreement to require them to provide the same animal resistant containers they supply in other bear-prone areas such as Colorado.

Our efforts are supported by Carl Lackey, the Biologist with NDOW. The Governor dubbed July "BEAR Logic Month". In Nevada, 90% of all bear-human interactions occur in Washoe County and 95% of those interactions are attributable to trash.

General Manager Olson has reached out to Reno City Councilor Jenny Brekhus, Washoe County Commissioner Marsha Berkbigler, State Senator Greg Brower, NDOW, and the Governor's office. She implored the Governor to put some pressure on Washoe County and Waste Management. After all, we are dealing with a public safety concern that is totally manageable.

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