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THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 9, ISSUE 6

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ON THE COVER:

The Butler family of
Buenos Grill take time
out for a cover shot.
Story page 8.

Photo by
Mark Hammon.

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PRESIDENT'S CORNER



Tony Termini
President

Happy Holidays!

Almost from the very beginning of each autumn, as daylight seems to all of a sudden slip from the sky in an instant and without warning and the air begins to cool, I get a nostalgic sense of my childhood. This time of year always makes me feel like a kid.

I remember raking the leaves into mounds taller than my twin brother and jumping on top of them as if they were cushion enough to break my fall. Then getting up and running through the mangled mess until I was gray with its dust and perfumed with its pungeness.

Running through the leaves is not my deal these days. Heck, neither is raking them. But, I still love the scent of the broken bits of bract as I walk the dogs through the Ranch. I love it when the first rain comes and coaxes the myriad scents out of the otherwise barren soil. The smell of juniper and sagebrush is an elixir reserved for fall.

I love this time of year because it reminds me of my childhood fascination with the dramatic way in which daylight rapidly fades away. During the summer the days are endless. We get up and go to bed with the sun shining. Our days are filled with warmth and the only concern is whose pool to use. Now the precious daylight hours come long after we're awake, and then race away from us long before we return from work.

For me, this has its advantages. I depart from and return to the house cloaked in darkness, so I never have to see those darn leaves that have blown onto my lawn. And, I love the fact that in an instant we go from wearing flip-flops and Bermudas to wool socks and big-boy pants.

As a kid, Halloween was one of my favorite "holidays". When else could you prance around in public dressed like a cowboy? Oh, I guess we do that in June too. Never mind.

Better than Halloween is Thanksgiving. As a kid I marveled at the fact that the pilgrims brought from Europe cranberry sauce in a can. More important than canned cranberry sauce, or even sweet potatoes or yams or whatever one bakes with those little tiny marshmallows melted on top, is my memory of the first snow of the year falling (and sticking around) on Thanksgiving Day and the joy of sliding down from the top of the front of the house down to the sidewalk on the lid of our galvanized steel garbage can.

I still love the feel of the brisk pre-winter air and the crunching sound fresh dry snow makes when you step over it the first time. I just don't like hearing the sound when in my driveway with a shovel in my hand. But, the grand-daddy of all my childhood memories is Christmas.

My father had been the Clark Griswold of our neighborhood since the mid-1960s, long before obnoxious musically-synchronized animated light shows became a competitive sport in America. He would start decorating our house on November 1st, but

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All articles are the opinions and views of the author, and do not reflect the opinions or views of the Caughlin Ranch Homeowners Association, the Board of Directors, or the Caughlin Ranch staff in their capacity as employees of the Caughlin Ranch Homeowners Association.

his Christmas display work was a year-round vocation.

Right after the jack-o-lantern got tossed either into the garbage can by my father or into the street by the hoodlums that lived next door (they're all lawyers now, one is a U.S. Senator), he would start decorating for Christmas by suspending a few strings of lights under the eaves of our house. There was no blanketing the entire structure. The lights, he was adamant, would not compete with the little animated Santa's Village he would construct in the garage. He made little houses with doors that would swing open and place them on a platform under which a series of barbecue rotisserie motors would power a system of pulleys and levers that pushed Santa, Mrs. Claus, and an army of elves through those swinging doors

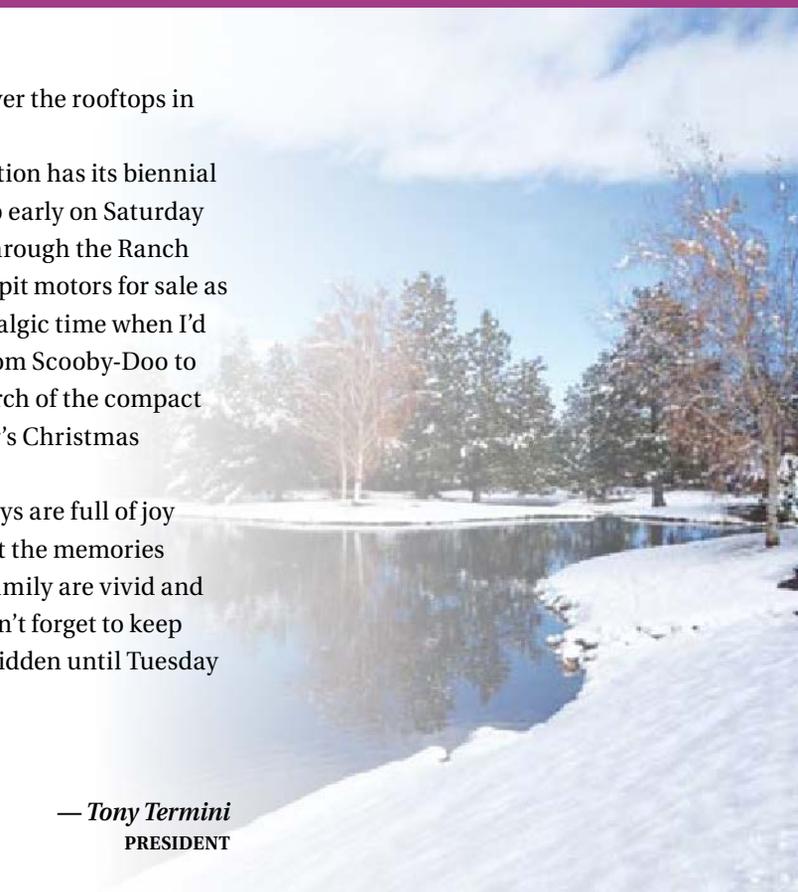
and propel others over the rooftops in miniature sleighs.

When the Association has its biennial garage sales, I get up early on Saturday morning and race through the Ranch just to see who has spit motors for sale as homage to that nostalgic time when I'd get dragged away from Scooby-Doo to roam the city in search of the compact engines of my father's Christmas fantasy.

I hope your holidays are full of joy and wonder and that the memories you make for your family are vivid and magical. Oh, and don't forget to keep your garbage cans hidden until Tuesday morning.

Merry Christmas!

— *Tony Termini*
PRESIDENT



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FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

After nine consecutive years without an assessment increase, the Board of Directors is proposing a six percent (6%) assessment increase in 2017. This nine-year track record was accomplished primarily through dramatic savings in irrigation costs due to the implementation

of low water usage xeriscape projects coupled with the Water Project startup in 2013. These efforts are projected to save the Association approximately \$150,000 in irrigation costs yearly.

However, the strongly rebounding Reno economy has resulted in significantly increased demand for labor across the board. For the 20 seasonal employees we will require next year, starting wages are forecast to increase by almost 45%, to \$14.00+ per hour, in order to compete with other landscaping companies and the construction industry in general. Competitive opportunities for our seasonal landscape crew members resulted in the Association operating shorthanded in 2016.

In addition, the recently completed reserve study is recommending extensive asphalt repair work between 2016 and 2018, requiring additional and escalated contributions to the reserve funds.



Industry standards recommend that operating cash on-hand should be in the range of 25 to 50% of operating expenses for larger associations. Without an assessment increase, our cash reserves (excluding the building purchase fund) would fall to the lower end of that range in the coming year and well below the range by 2019.

On a positive note, three factors will help strengthen our financial position in the future: first, CRHA negotiated a very favorable “lease to buy” option in 2012 for the office building we occupy. Thus, we expect to purchase the building in the coming years for considerably less than its market value, creating a valuable asset that can be monetized in the future as-needed. Secondly, irrigation cost savings will continue to grow as additional xeriscape projects are implemented. The Water Project savings will also grow as Truckee Meadows Water Authority water rates increase in the coming years. Finally, as three (3) new developments (Pine Bluff, Ridge Hollow and Caughlin Square) are completed, assessment revenue will increase significantly more than the associated expenses of supporting the common areas associated with these new developments.

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This table details the current and proposed 2017 assessments for all of the assessment classes:

PROPOSED ASSESSMENT INCREASES	CURRENT 2016	PROPOSED 2017	QUARTERLY INCREASE	YEARLY INCREASE
Class A	182.60	193.56	10.96	43.82
Class B	273.90	290.33	16.43	65.74
Class C	546.70	579.50	32.80	131.21
Class D	364.65	386.53	21.88	87.52
Class E	248.80	263.73	14.93	59.71
Commercial (per square footage)	0.0345	0.0366	varies	varies

Neither the original nor the Amended CC&Rs allow for the creation of more than six (6) assessment classes. Therefore, the new developments must be assessed using one of the pre-established classes.

Pine Bluff is located within Juniper Trails which is assessment Class B. The last lot to be developed in Caughlin Square will be assessed at the Commercial rate. Ridge Hollow took some special considerations to determine the appropriate assessment class. Ridge Hollow is unlike Caughlin Creek/

DeerCreek since it is not located within a greenbelt area or near ponds and has no special features or vistas. It will be much like Mountainshyre that has private roads which require funds be set-aside for future maintenance and repairs. Therefore, Ridge Hollow has been determined to be a class D membership.

—Lorrie Olson, DCAL, CMCA, AMS, PCAM
GENERAL MANAGER / SUPERVISING COMMUNITY MANAGER

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Buenos Grill: Good for You, Good for the Community

by *Bridget Meade*

“I’m so proud of him,” Buenos Grill co-owner Mimi Butler says as she watches her husband Greg get up from a table and head back to work. “He works so hard.”

Seventeen years ago, the Butlers opened Buenos Grill in Mayberry Landing.

“We met as students at the University of Nevada, Reno,” Greg says “I had my first fish taco in Baja many years ago. During college, I worked at The Chart House restaurant in Tahoe. We moved to California and then to Portland, Oregon over the 16 years where I worked for the steak seafood restaurant where we made everything from scratch.”

It was Greg’s time in restaurants in Lake Tahoe and Portland that sparked his interest in creating healthier foods for people.

When the Butlers decided to move back to Reno, they heard that the owners of Mayberry Landing wanted a fish taco restaurant in their center.

It was a perfect fit.

“Since we opened, we have kept our commitment to serving healthier Mexican cuisine,” Greg says. “For example, our beans and rice have always been vegan.”

Their commitment to quality food, hard work, and the community has paid off.

“We are so grateful to have been a part of this community for 17 years,” Mimi says.

In their time as the Buenos Grill owners, the Butlers raised two children, created an environment reminiscent of the television show “Cheers,” and watched their business evolve.

That said, it hasn’t always been easy.

“For the first several years, I worked seven days a week,” Greg recalls. “It wasn’t until a few years in that I hurt my back and had to stay in bed. It was then I realized I can rely on my managers and employees to take care of the business when I’m not there.”

Then the recession hit in December 2007.

“Making it through the recession is one of the many things we’re proud of,” Greg says.

It was clear to the Butlers that it wasn’t easy for anyone — themselves or their customers.

“We could tell people did not have any disposable income,” Mimi says.

“As the owner,” Greg chimed in. “I made sure my employees were paid first. We were grateful when things started to improve in 2010.”

Owner Greg Butler behind the counter at Buenos Grill. His son Cole is in the background. Photo by Mark Hammon.

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GIVING BACK

But Buenos Grill is more than just a business for the Butlers.

As active participants in the community, the couple does what it can to help out whomever is in need. The restaurant is a frequent host to various fundraisers and often gives donations to charities and community events.

As their kids grew, Mimi served on the Roy Gomm Elementary School Parent Faculty Association. Even though their kids are older, they still participate in the school's fundraisers. With a child at Reno High School, they supply burritos to the football team on game day.

It doesn't stop there.

The Butlers have been a part of Nevada Hopes fundraising efforts, Street Smart for Youth, and join with the Children's Cabinet to greet Reno-Tahoe Odyssey runners with food.

Heading out for a bike ride to Verdi. L. to R. Cole, Greg, Mimi and Hannah Butler.

Referring to Eric Lerude, founder and president of the race, Greg says, "I've run with Eric in several races. It's nice that he invites us back each year."

When one steps inside Buenos Grill, they will notice the artwork on the walls. Starting about five years ago, the restaurant started featuring local artists.

This year, the walls contain photographs from Janis Knight and Martin Gollery. Each year, the restaurant hosts an Artown artists' reception with the proceeds benefiting the Friends of Nevada Wilderness.

Today, the Butler's son Cole is an employee at Buenos Grill. "It has been beneficial to be around the business environment," he says. "It's taught me what the day to day life is like and has taught me humility."

The Butlers have known three of the restaurant's employees since they were little.

"I try to work with employees," Greg says. "It's important to treat them right."

It is all about the people.

"We're so lucky to have the acceptance of the customers," he says. "Our repeat clientele is one of the reasons that while we've added to the menu, we have never taken any items away."

Among the most popular menu items is their charbroiled fish tacos and mango salsa.

"Many people don't realize it comes in larger quantities," Mimi says. "It's great on so many dishes."

Recipes like those are what keep people coming back.

"We have had customers move away," Greg explains. "When they come back into town, they stop by for a meal. I consider it a pat on the back."

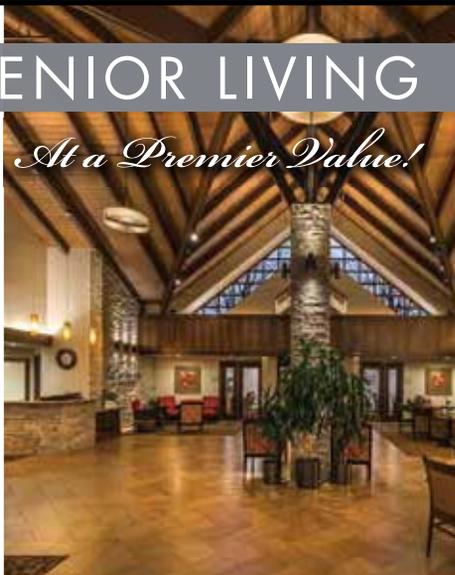


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LOOKING TO THE FUTURE

The Butlers have no intention of slowing down their business anytime soon. However, they intend to keep things balanced between work and family life.

“We like to spend time in the outdoors and with our family,” Greg says. “We live close by and I can ride my bike to work. I’d like to spend more time skiing and mountain biking.”

The big question: will they open another Buenos?

“People ask us that question a lot,” Mimi says. “Some want a Buenos Grill in South Reno, others want one in Sparks. We really enjoy our location and want to keep our lives as they are now. However, we would consider expanding with the right opportunity.”

Bridget Meade is a glutton for journalism punishment with two degrees in the field. She managed content for two Fortune 500 company websites, has written for several publications, and enjoys the analytical side of website content. When she’s not working, she can be found kickboxing, running or volunteering with Canine Rehabilitation Center and Sanctuary.

Family vacation in Kauai, Hawaii, June 2016.

Greg Butler skiing some fresh powder.



Buenos Grill Mango Salsa

Makes 2–4 servings

This Mango salsa is a delicious addition to chicken, fish, even steak; it’s also excellent in tacos or burritos.

- 1 ripe, pitted, peeled and diced mango
- 2 tablespoons cilantro, finely chopped
- 4 tablespoons red or purple onion, finely chopped
- 1 tablespoon honey
- 2 tablespoons fresh squeezed lime juice
- 1 tablespoon jalapeno, minced

Mix all ingredients together. Refrigerate for 3 to 4 hours.

Chicken Lime Tortilla Soup

Makes 4 servings

- 4 corn tortillas cut into narrow (julienne) strips
- 1 large tomato, halved crosswise and seeded, then grated until coarse
- 1 tablespoon olive oil
- 1 medium yellow onion, finely chopped
- 8 cloves garlic, minced
- 4 Serrano peppers, thinly sliced, no seeds (wear plastic gloves)
- 4 cups chicken stock or broth (we use Knorr’s)
- 1 ½ cups shredded cooked chicken
- 1 bay leaf
- 4–6 tablespoons fresh, squeezed lime juice
- ¼ cup chopped fresh cilantro
- Salt and freshly ground black pepper

- Crisp fry corn tortilla strips until lightly brown about 1–2 minutes in a pan with vegetable oil. Set aside.
- Over a bowl, grate each tomato half on the coarse side of a hand grater. Discard the skin.
- Heat oil in large saucepan over medium heat. Add the onions, garlic, and peppers. Cook for 4 minutes, or until the onions are soft but not brown.
- Add the tomatoes, stock, chicken and bay leaf then bring to simmer for 5 minutes. Stir in lime juice and cilantro and season with salt and pepper. Remove and discard the bay leaf.
- Before serving sprinkle with some of the tortilla strips.
- Add more fresh cilantro and lime juice if desired.

2017 Events Calendar

Spring Wine

TBD
Thursday, April 13th
5 p.m. to 7 p.m.

Shredding Day

CRHA Parking Lot
Saturday, June 10th
11 a.m. to 1 p.m.

Garage Sales

Individual Homes
Saturday & Sunday
June 17th & 18th
7 a.m. to 3 p.m.

Concerts in the Park

Village Green Park
Sunday, July 2nd, 9th, 16th,
23rd & 30th
6 p.m. to 8 p.m.

Cross Peak Hike

Meet at Caughlin Club
Date TBD
8:30 a.m.

Annual BBQ

Caughlin Club
Sunday, September 10th
Noon to 3 p.m.

Garage Sales

Individual Homes
Saturday & Sunday
October 7th & 8th
7 a.m. to 3 p.m.

Angel Tree

Caughlin Ranch Office
Monday thru Friday
November 1st thru 30th
8 a.m. to 5 p.m.

Holiday Wine

TBD
Thursday, November 9th
5 p.m. to 7 p.m.

2018 Budget Ratification & Annual Members Meeting

Caughlin Ranch
Conference Center
Wednesday, November 16th
Beginning at 6:30 p.m.



*Dates and times subject to change. Please check the current Caughlin Rancher, call 746-1499 or go to www.caughlinhoa.com for the most up-to-date information.

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(Must be 21 to attend)





Landscape Maintenance Update

By Randy Lisenby, *Landscape and Maintenance Superintendent*

The seasonal crew will work through November 18th; they are scheduled to return on April 3, 2017. Our goal is to hire 20 workers for the 2017 season.

The Evergreen water conservation project was completed in early October. The converted area is located along Caughlin Pkwy. directly across from the new Pine Bluff development. Approximately 28,050 square feet of grass was removed as well as overhead sprinklers and old shrubs. A new drip irrigation system was installed along with plants, shrubs and trees. Rocks and boulders were also installed to enhance the area.

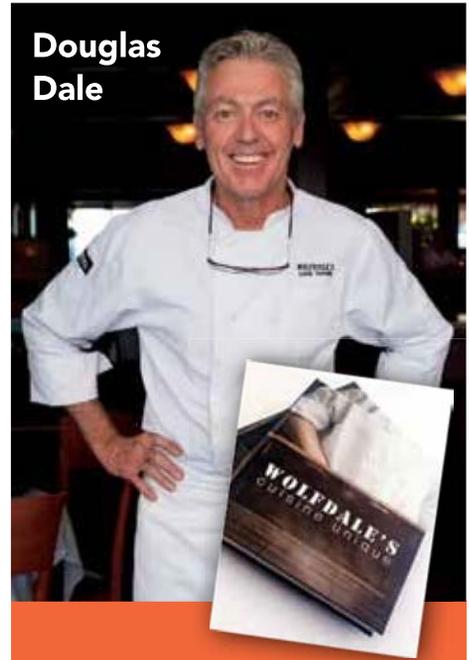
The fall tree planting project began in October and was expected to be completed by month-end. Staff planned to replace 40 trees throughout the Ranch. The species include: Ponderosa Pine, Colorado Blue Spruce, Jeffrey and Austrian Pines, Pear, Plum, Maple and Oak.

Phase I of the Common Area Sprinkler Realignment Project began the first week of October. At the time this publication was drafted, grass was being removed and sprinkler heads re-aligned to prevent overwatering and watering asphalt. The first project area will be converted to look like the converted area directly to its left. Staff will convert the area to drip irrigation and install plants, shrubs and trees along with rocks and boulders.

Crest park, located at 3851 Cashill Blvd., was being renovated at the time this publication was drafted. CRHA staff removed the old playset and ground surface. A local company was hired to install an ADA approved pour-in-place safety surface and new playground equipment. Reserve funds are being used for the new surface and equipment. A portion of these expenses will be refunded by the City of Reno.



Douglas Dale



Upcoming Cooking Classes

- Nov. 12 Croissant Workshop
- Nov. 15 Teens Cook!
- Nov. 17 Ravioli & Tortellini
- Nov. 18 Couples Pre-Holiday Night Out
- Nov. 19 Pie Crust & Pie Workshop
- Nov. 26 Cooking Light for the Holidays
- Nov. 29 David Holman Holiday Hors d'oeuvres
- Dec. 7 Biscuit & Scone Workshop
- Dec. 8 Pan Roast & Cioppino
- Dec. 10 Kids' Gingerbread House
- Dec. 15 Christmas in Provence
- Dec. 16 Couples Wine Country Xmas
- Dec. 17 Holiday Chocolate Truffles
- Dec. 27 Tacos & Tequilas
- Dec. 29 Taste of Tuscany
- Dec. 30 Bubbles & Bites
- Jan. 19 Douglas Dale**
- Jan. 26 Mastering the Art of French Cooking

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WORK IN-PROGRESS:

- Shrub pruning
- Removal of seasonal and wild flowers
- Planting trees
- 2nd round of defensible space work
- Phase 1 of Common Area Sprinkler Realignment Project
- Crest Park renovation

WINTER PROJECTS:

- Phase 2 of Caughlin Creek Pond Project
- Phase 2 of Alum Creek Drainage Project; install rip-rap
- Village Green Park Drainage Project
- Identify project areas for future water conservation

REMOVAL AND PLANTING OF TREES REQUIRES PRIOR WRITTEN APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE, regardless of the circumstances.

Important Notices & Reminders

From your Caughlin Ranch Homeowners Association

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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.

WHEN IT SNOWS

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

Please be a good neighbor by assisting your neighbors who are elderly or disabled. The Caughlin Ranch Snow Removal Policy is posted on the CRHA website under "Association News".

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.**



2016 ANGEL TREE—STARTING NOVEMBER 1ST

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

This year, CRHA will host 100 needy children and 25 seniors. We are working with Washoe County Senior Services to provide basic items

to local seniors who cannot otherwise provide for themselves. We will have more information on this program in the next few weeks. Please contact Gloria at: gloria@caughlinhoa.com if you are interested in supporting local seniors in need.

Please wrap your gifts and drop them off at the Caughlin Ranch Office no later than December 7, 2016. Thank you so much for your generous support of these efforts.



FOOD BANK OF NORTHERN NEVADA

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

5TH ANNUAL SHARE YOUR WINE HOLIDAY PARTY

Thursday, November 10th at a **NEW LOCATION!** Please plan to join us at **Moana Nursery at 1100**

W. Moana Lane from 5:00 p.m. to 7:00 p.m. There will be light hors d'oeuvres and live music to enjoy. Entry for Caughlin



Ranch residents is free with a bottle of wine and a donation for the Food Bank of Northern Nevada, or \$5 and a Food Bank donation. Guests of residents will be charged \$10 each. Moana Nursery will be decorated for the holidays showcasing their seasonal items and gifts. Guests will receive 10% off regularly priced items (excluding gift cards and services) the night of the event only.

Please RSVP to: events@caughlinhoa.com, or call: (775) 746-1499 by 5:00 p.m. on Tuesday, November 8th; space is limited. This is an adults-only event. Must be 21 to attend.

CRHA is hosting two (2) 12-passenger vans to assist in transporting residents and guests to Moana Nursery for the

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event. The “shuttles” will leave from the CRHA office at 1070 Caughlin Crossing beginning at 4:30 p.m. The last shuttle will depart Moana Nursery at 7:15 p.m. Shuttle service is on a first-come, first-served basis.

2016 ANNUAL MEMBERS MEETING

The Annual Election and 2017 Budget Ratification Meeting will be held on Wednesday, November 16, 2016 at 6:30 p.m. at the Caughlin Ranch Association office at 1070 Caughlin Crossing, Reno, NV 89519.

The results of the 2017 Budget Ratification and Election to the Board of Directors will be announced. NRS 116 does not require a quorum be present at the Annual Members Meeting for the purpose of ratifying the next periodic budget (January 1 through December 31, 2017) and/or to announce the results of the annual election.

Homeowner ratification of the 2017 Budget is scheduled to take place at the Annual Election and 2017 Budget Ratification Meeting. Unless at that meeting a majority of all homeowners, or any larger vote specified in the CRHA documents, rejects the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the 2016 Ratified Budget will be continued until such time as the homeowners ratify a subsequent budget proposed by the Board of Directors.

At the Annual Election and 2017 Budget Ratification Meeting we will also recognize note-worthy accomplishments over the past year. The Board of Directors, Committee Members, and Staff will be introduced and acknowledged for their contributions.

A Board of Directors Organizational and General Business Meeting will immediately follow the Annual Election and 2017 Budget Ratification Meeting for the purpose of appointing Officers to serve in 2017 and to conduct Association business. Board Meetings are open to all Members.



ESI SECURITY SERVICES

CRHA engaged ESI Security Services for 18 weeks (beginning June 17th) to provide patrol services three nights per week and to walk the trails one morning per week looking for unleashed dogs. The night patrols took place on Friday, Saturday and Sunday nights. The morning patrols were random for four hours each. The officer greeted the unleashed dog’s walker and handed them a flier which listed the CR rule and Washoe County ordinances that require dogs to be on a leash at all times.

There was no money in the 2016 Budget for this service. However, it became increasingly apparent that CRHA needed a regular patrol service. Based on the reports we received, it appears the 18-week program was highly successful. As a result, we have budgeted for a regular weekend patrol service beginning in 2017. ESI also offers a “House Watch” service to residents when they are away from home. In our case, they will only check the residence on the nights they are on-site. Call the office to sign up for the “House Watch” service.

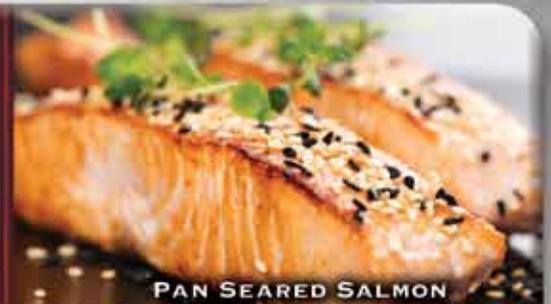
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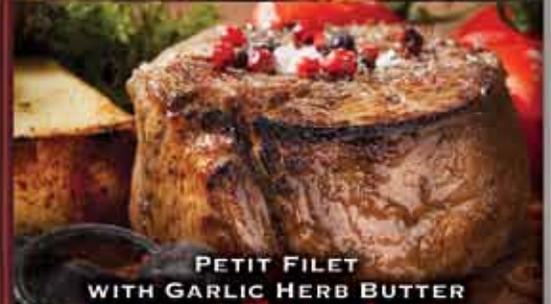
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WASTE MANAGEMENT AND ANIMAL-RESISTANT CONTAINERS

Unfortunately, the Washoe County Commissioners still have not scheduled to approve an amended Waste Management (WM) Franchise Agreement. They are now hopeful it will be ready to place on a November

meeting agenda. The Agreement is supposed to include the requirement for WM to provide animal-resistant containers to customers in bear-prone areas such as Caughlin Ranch. GM Olson will continue to monitor the County's progress on this serious public safety concern. She will not give up until WM has an inventory of animal-resistant containers available to offer to Caughlin Ranch residents.

Please consider emailing Caughlin Ranch's District 1 County Commissioner Marsha Berkbigler at: MBerkbigler@washoecounty.us to let her know that the time has come to get this done!

CAUGHLIN RANCH DOG PARK?

In the last *Caughlin Rancher* publication, we advised President Termini, Superintendent Lisenby, and GM Olson met with the City of Reno Parks Dept. earlier this year. They discussed the potential for a Dog Park in the Village Green Park. The City representatives LOVED the idea! There is a massive area of turf, quite a distance from neighboring homes, a portion of which could be converted to a dog park. The hours of operation would be the same as the all the parks in Caughlin Ranch. There is a City of Reno fund to which each new home contributes \$1,000. With 87 new homes coming in the next two years, there will be sufficient funds to complete this project and to replace playground equipment in the Village Green Park.

GM Olson would like to get feedback on this proposal; good or bad. She has heard from one and only one homeowner who advised they were opposed to the project. Please email GM Olson at: manager@caughlinhoa.com. All comments and suggestions received will be shared with the Board of Directors.

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Dr. Jennifer E. McClanahan, DMD

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IS YOUR YARD PREPARED FOR RAIN AND SNOW MELT THIS WINTER?

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

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

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



TUESDAY IS TRASH DAY IN CAUGHLIN RANCH!

Trash and recycle containers must remain out-of-sight until Tuesday morning. They cannot be in view or placed out for pickup on any other day. Trash and recycle containers must be stored back out-of-sight by Tuesday night. Residents will be noticed and subject to a hearing and a possible fine for trash and/or recycle container violations.

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HUSKIE HAPPENINGS

An Update from Reno High School

- 11/11:** Veteran's Day—No School
- 11/14:** Parent Booster Meeting 7 p.m.
- 11/23–25:** Thanksgiving Holiday
- December:** Angel Tree Gifts
- 12/8:** Red House Frosh Night 5:30 p.m.
- 12/12:** Parent Booster Meeting
- 12/12–12/15:** Finals
- 12/16–1/8:** Winter Break

Red House Project Broadcast Team Video Link:

https://www.youtube.com/channel/UCrSwbOyFakeuTisZsl2qp5g?sub_confirmation=1

Nation Merit Scholarship Semi-Finalists:

Heather Foster & Noah Drymalski

Commended Merit Scholars: Thomas Beach, Hunter Brown, Kyra Hunsberger & Connor Pearson

\$35K Grant Secured for Engineering Courses

Through the help of Mayor Schieve and Eriksen Construction, RHS was able to secure a \$35,000 grant to offer pre-engineering

courses. Mr. Kuhles, a civil engineer by trade, is teaching the course this year. A course will be added each year.

History Class Draws Parallels from American Revolution to Contemporary Issues

Mr. Ochs' AP US History class was given the assignment to link the rhetoric of the American Revolution associated with liberty and freedom to contemporary issues. The goal being that the students make concrete connections between the principles and ideals manifested in our Declaration of Independence and Constitution to social issues of today.

In an effort to make students consider not only real world problems but also real world audiences, he encouraged students to “donate” work to the world to impact lives beyond their classroom. One of the student groups, consisting of Grace Ericson, Celeste Grajeda and Kayla Collinsworth, solicited the Caughlin Rancher for this purpose. Their presentation entitled “Does the French intervention in the American Revolution compare to the intervention of the U.S. in the Middle East?”, can be found through the following link:

http://prezi.com/dmtwtay4tyj5/?utm_campaign=share&utm_medium=copy



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CAUGHLIN RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

2017 Meetings & Other Important Dates

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

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

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

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

January 23rd
January 25th

Board Agenda Workshop 4:00 p.m.

Executive Session 5:00 p.m.

Board General Business Meeting 6:00 p.m.

March 20th
March 22nd

Board Agenda Workshop 4:00 p.m.

Executive Session 5:00 p.m.

Board General Business Meeting 6:00 p.m.

May 22nd
May 24th

Board Agenda Workshop 4:00 p.m.

Executive Session 5:00 p.m.

Board General Business Meeting 6:00 p.m.

July 24th
July 26th

Board Agenda Workshop 4:00 p.m.

Executive Session 5:00 p.m.

Board General Business Meeting 6:00 p.m.

August 21st
September 25th

2018 Budget Workshop 4:00 p.m.

Board Agenda Workshop 4:00 p.m.

(Final 2018 Budget Review)

Executive Session 5:00 p.m.

Board General Business Meeting 6:00 p.m.

September 27th

(Approve 2018 Budget)

November 2nd

Candidate Forum; Meet the Candidates 5:30 p.m.
(if necessary)

November 13th

Annual Ballot Deadline 12:00 noon (if necessary)

Annual Ballot Count Meeting 1:00 p.m. (if necessary)

November 15th

Board Agenda Workshop 4:00 p.m.

Executive Session 5:45 p.m.

Annual Members Budget Ratification and

Election Meeting 6:30 p.m.

Board General Business Meeting immediately following Annual Members Meeting

December 8th
& December 9th

Board & Staff Customer Service/Training Retreat

(off-site) 8:00 am to 5:00 pm; CRHA Office closed on Friday, December 8th.

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

NOTICE: NRS 116.31083 provides that each Notice of a Meeting of the Executive Board of the Caughlin Ranch Homeowners Association ("Association") must state the time and place of the meeting and include a copy of the Agenda for the meeting or the date on which and the locations where copies of the agenda may be conveniently obtained by the units' owners. Agendas are available at the Association Office at 1070 Caughlin Crossing, Reno, NV 89519, seven (7) calendar days before a scheduled meeting. You are also notified of the rights of a unit's owner to: (a) Have a copy of the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, and, if required or by the executive board upon payment to the association of the cost of providing the copy to the unit's owners or in electronic format at no cost. (b) Speak to the association executive board, unless the executive board is meeting in executive session. (c) A copy of the audio recording of the minutes or a summary of the minutes of the meeting provided to the unit's owner. Any comments made may potentially become permanent record of the minutes.

Winter Changing of the Guard

By Kathy Oakes

Photograph courtesy of Ed Oakes

Many of the birds we enjoyed this summer in our Caughlin Ranch neighborhoods have left for the winter. The swallows, flycatchers, orioles, and almost all the warblers are gone. On these chilly November days, when our thoughts stray to warm Mexican beaches, we are tempted to assume that these birds flew south in order to keep warm. But the seasonal movements of birds are mostly driven by food, not temperature. The birds that left all specialize in catching flying insects from the air or in plucking them from foliage. Their insect prey are not active during cold winter days in Reno, so the birds are forced to migrate south to areas where their prey remain active.

But not all our summer birds fled. There are still plenty of finches, two species of Goldfinches, Scrub and Steller's Jays, Mountain Chickadees, California Quail, Mourning Doves, and several species of woodpeckers that stayed in the neighborhood. They are joined by White-crowned Sparrows, Dark-eyed Juncos, and Cassin's Finches that have moved down from their higher elevation summer haunts. Most of the birds that stay the winter in our area are seed-eaters that feed on seeds that accumulate on the ground or on seeds of conifers and evergreen shrubs. Jays and chickadees switch their diet from insects to seeds and spend the fall storing thousands of seeds for winter.

Woodpeckers stick around because their favorite food is the larval grubs of wood boring beetles, which look like fat white worms. The grubs remain active beneath bark and inside the tree wood all winter. Woodpeckers find them by looking for their entrance holes or by tapping on trees to find hollow

areas. When the bird finds a hollow area, it knows that the grubs are just beneath the surface and begins pecking in earnest to excavate the juicy prey.

We can give our winter birds some help (and attract them to our yards) by providing a variety of seeds in feeders and on the ground. All the finches love sunflower seeds. Goldfinches readily come to their favorite food, Nyjer seeds (also called thistle seed) provided in sock feeders. The accompanying photo shows what may be a record number (18—count the tails and heads) of Lesser Goldfinches on a sock feeder. Ground-feeding sparrows, juncos, quail, and doves appreciate cracked corn and/or birdseed scattered on the ground. You might also consider hanging a few suet cakes in view of your windows. You will be rewarded by visits of woodpeckers, chickadees and maybe wintering Yellow-rumped Warblers. Your backyard bird show may be so nice that you will barely miss those warm beaches!

Kathy Oakes is a Caughlin area resident and serves on the Board of Trustees for Lahontan Audubon Society.



Lesser Goldfinches enjoy a winter treat in West Reno.

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2017 *River Run Meeting Dates*

RIVER RUN HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

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Dale Garrett, *Vice President*
Rick McDermid, *Secretary*
Robert (Bob) Moor, *Treasurer*

Suzy Dugger, *Director*
Frederic “Fred” Bersot, *Director*
Dennis Dombroski, *Director*

The State of Nevada requires at least two general business meetings of the Board be held after regular business hours. Executive Sessions will begin at 4:00 p.m. except in May and November when they will begin at 5:00 p.m. Board Meetings in January, March, July and September will begin at 4:30 p.m. The May Annual Members Election and Board Meeting along with the November Members Budget Ratification and Board Meeting will begin at 5:30 p.m. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

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

January 26	Executive Session & Board of Directors Meeting
March 23	Executive Session & Board of Directors Meeting
May 25	Executive Session, Annual Members Election & Board of Directors Meeting
July 27	Executive Session & Board of Directors Meeting
September 28	Executive Session & Board of Directors Meeting
November 30	Executive Session, Members Budget Ratification & Board of Directors Meeting

Meeting dates and times are subject to change. The Board of Directors’ Meeting Agendas are posted in the brochure box at the River Run pool house and in the brochure box to the right of the entry door at 1070 Caughlin Crossing at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or e-mail: sandy@caughlinhoa.com to obtain agenda copies.

COMMUNITY REMINDERS

- Trash & Recycle Containers:** Shall not be placed out any sooner than Tuesday morning and shall be stored out-of-sight by Tuesday evening.
- Signs:** “For Rent” and “For Sale” signs shall be purchased from the Caughlin Ranch office.
- Parking:** In the designated parking areas is strictly limited to guest parking; residents are required to park in their garages.
- Speed Limit:** The maximum speed limit on all River Run streets is 15 MPH.
- 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.
- IRRIGATION LEAKS:** IMMEDIATELY CALL (775) 746-1499; the answering service will respond to after-hours and holiday calls. PLEASE DO NOT REPORT WATER LEAKS VIA E-MAIL AS THEY ARE NOT REGULARLY MONITORED.
- Community Manager:** Sandy Wheeler; sandy@caughlinhoa.com, (775) 746-1499.



Dr. Mark Handelin and Dr. Arnie Pitts buried in the mountain of candy donated for their annual Halloween Candy Buy Back event.

PITTS ORTHODONTICS ANNUAL HALLOWEEN CANDY BUY BACK

Pitts Orthodontics and Brosy Family Dentistry teamed up again this year for the 4th annual Halloween Candy Buy Back program. Ghosts, goblins, witches and princesses are paid one dollar for each pound of unopened Halloween candy to send to troops through Operation Gratitude's Halloween Candy Buy Back program. Last year, the team collected 1,534 pounds of candy and ITS Logistics shipped it on their behalf. They have a lofty 1,650 pound goal to meet this year.

"We are proud to participate in the Operation Gratitude Halloween Buy-Back program to help children learn about service and generosity as well as giving back to our troops" said Dr. Mark Handelin of Pitts Orthodontics. "We need all of our trick-or-treaters to kick-in and show support for our troops."

Operation Gratitude has shipped more than 1.6 million care packages that include items such as DVDs, handmade scarves and hygiene products. Halloween candy is a wonderful addition to these packages.

For those preferring to substitute a personal letter of appreciation, cards, and hand-drawn pictures, the troops enjoy receiving notes.

"The Candy Buy Back program is an important way for us to demonstrate our appreciation and support of our military service men and women, Brosy Family Dentistry and ITS Logistics have teamed up with us another year in helping us support our troops" said Dr. Arnie Pitts of Pitts Orthodontics.

For more information search "Pitts Orthodontics" on Facebook.

Thanks! to Randy Lisenby and our whole landscape crew for keeping the Ranch looking so beautiful all year long! We appreciate all their hard work!



Back row (l. to r.): Luis H., Luis Sr., Alejandro, Antonio, Angel, Miguel V., Miguel C., Anthony, Jose A., Silvano, Antonio, Jose
Front row (l. to r.): Randy, Daniel, Roberto, Martin, Augustin, Catarino, Luis G.

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Top Holiday Lighting Trends

By Tim Scott



It's that magical time of the year when you start untangling your lights and getting in a festive spirit. So, are you going to stick with putting your lights up the same way you did last year (and the year before that)? I'd like to encourage you to make your house merry and bright with this year's top trend—color.

Colored bulbs, do you remember those? Over the past several years white (well, technically clear) lights have been the go-to lighting design, but we're seeing a throwback to traditional multi-colored lights.

Run multicolored lights along your home's fascia or roof edge. Spruce up shrubs with color blocks of all red or green. Illuminate walkways and paths with colorful ground lighting.

If you're not ready to go with an all-color lighting scheme; just add a color pop to a tree or shrub. You'll find that colored bulbs are more festive and give your home a custom look. (Bonus landscaping tip: never put nails in your trees!)

Another lighting option we're starting to see more of is lighting projectors and spotlights. This is an easy way to shine holiday cheer on your home.

Finally, give your home extra holiday character with lighted wreaths and ornaments. Illuminated large-scale décor adds more dimension to your holiday motif. I recommend keeping it simple and classy.

You don't need to go full "Griswold" to prove that you're committed to the Christmas spirit. A tasteful design that incorporates some of this year's lighting trends will perfectly delight everyone (including Santa).

Remember to follow proper holiday lighting etiquette and take your lights down after January 1, but before January 30. Don't be those neighbors!

For do-it-yourselfers, here's a time-saver: test your lights before you hang them. Seems simple, but with all of the holiday to-dos on your mind you may forget this simple first step!

Another pro-tip, string your lights at dusk so you can keep an eye on your design and watch for gaps or any bulbs that are out.

If you are decorating your home yourself this season, please be careful. If you don't want to deal with holiday lighting, but still want a jolly home, enlist a professional holiday lighting company (it's kind of like having elves of your own).

Wishing you a holiday season that is merry and of course—bright!

Tim Scott is a professional holiday light installer and oversees the Christmas Décor division of Signature Landscapes.



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Annual Caughlin Ranch Community BBQ

Sunday, September 11th | Caughlin Club

For the 6th year in a row, almost 200 residents and guests attended the annual community barbecue held at Caughlin Club. Billy Slais and The Killer Bees provided live music, the kids enjoyed face painting and balloon animals while the Reno Host Lions Club cooked burgers and hot dogs. Two barrels full of non-perishable food and \$125 in cash was raised for the Food Bank, while the fees paid to the Lions Club went to provide eye exams and eyeglasses for school kids who cannot afford them.



Kids having fun fishing for crawdads.



Ralph & Signa Hird; Ron & Chris Weaver; Bob Moor.



Kids wait patiently for balloon animals.



Robert & Sloane Malecki; Ross & Donna Clark; Brad & Sheryle Wilkerson.

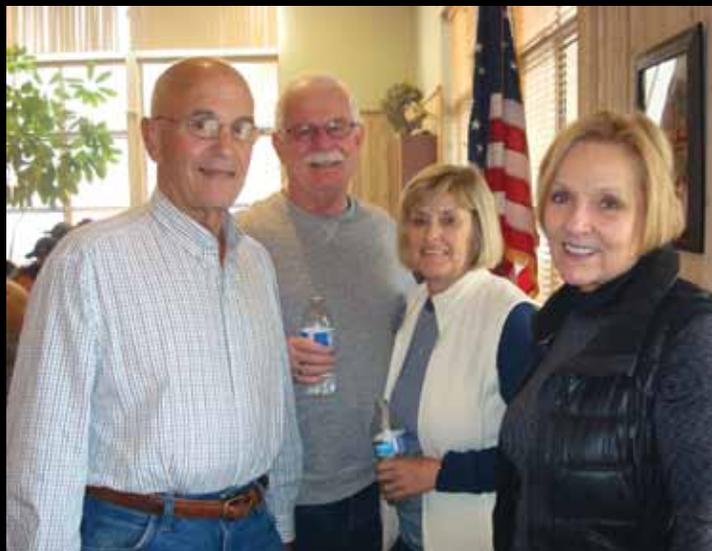
9TH ANNUAL BBQ for Landscape & Maintenance Crew

This annual barbecue, hosted by a group of Deer Creek residents, started as a thank you to the Landscape & Maintenance crew, and has continued each year as an established tradition. This year's event got rained out, but that didn't stop them! Thanks to Lorrie Olsen and the HOA staff, it was moved indoors to the CRHA office on Caughlin Crossing, and a good time was had by all. We would like to thank the very generous hosts who shopped, cooked and served our staff on October 14th.

Jean & Joe Beloso | Sandy & Norm DeHaven | Carol & John Douglas | Karin & John Jelavich | Joanne & Reese Perkins
Joyce Thompson | Mary Tolotti | Carol & Brad Tretten | Leigh & John Burdrow | Merri & Tom Traficanti



Photos (clockwise): The crew enjoying the "indoor" barbecue; Gloria Presta & Randy Lisenby; Brad Tretten, in his rain gear, was head cook; L. to R. Joe Beloso, Reese & Joanne Perkins, Mary Tolotti.



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Puppyhood — BUILDING A SOLID FOUNDATION FROM THE START

By Susan Kijowski

High quality training and consistent guidance starting from when you first get your puppy is imperative to building a solid foundation for the entire life of your dog. Since dogs do not actually become adults until the first couple years of life, it's even more important to be consistent with training, discipline and setting boundaries during these formative months. While we do not have the space to review all stages of Puppyhood, here is a brief recap:

The Socialization Stage takes place from four to 12 weeks when it's incredibly important to introduce your puppy to other people and dogs. Positive experiences during this time will play a major role in how your dog interacts with others.

The next stage is the Ranking Period or Juvenile Period which takes place during

the first three to six months. During this time your puppy will begin to understand and use ranking in terms of submission and dominance. Also teething and related chewing happen around this time so be prepared and provide your pup with a variety of safe chew toys and treats.

Right after the Ranking Period comes the Adolescence Stage (occurring at six -18 months). At this point, your dog clearly understands who his or her family is—whether that be humans, dogs, cats, or most likely a combination of people and other animals. You can expect your dog to challenge you more as he or she explores dominance and position within the pack.

Preparing for all of these different stages of Puppyhood can help you both better handle challenging situations in a positive and effective way. Make exercise a priority and set clear boundaries from the start. Providing structure and establishing a solid leadership role will help you build a healthy bond and partnership with your dog.

For nearly 20 years, Susan Kijowski has been working with and training dogs. She is co-founder of K9 Games Reno, a multi-service canine training facility and exercise club in Reno. For more information, please visit K9GamesReno.com or call 775.624.6286.



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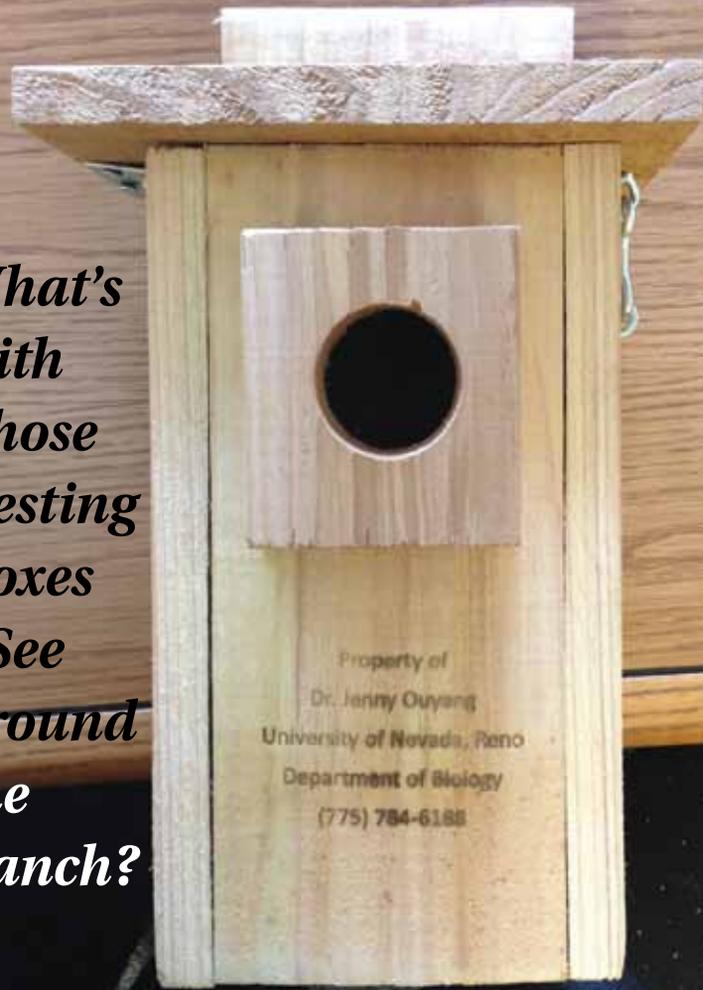
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You may recall seeing this picture in the March/April edition of the Caughlin Rancher this year. We explained that UNR biology students were studying bird habitats in Caughlin Ranch. Here's a quick update from Jenny Ouyang, assistant professor at UNR:

"This spring, we had three different species of cavity nesters using our nest boxes. These included mountain chickadees, house wrens, and Bewick's wrens. There were more than 15 nests at Caughlin Ranch and the parents all successfully raised offspring. The species variety is more diverse than any of the other urban parks we've looked at. Caughlin Ranch seems to be a great place for nesting birds. We are in the process of analyzing stress hormones from the adults."

Young chickadees almost ready to leave the nest. *Courtesy photo.*



"Please be cautious with the nest boxes and do not disturb the nests when the birds are nesting in the spring. We had an incident of vandalism in which someone threw some pinecones into one of the nest boxes and smashed the eggs of a chickadee. The parents may abandon their young if disturbed."

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