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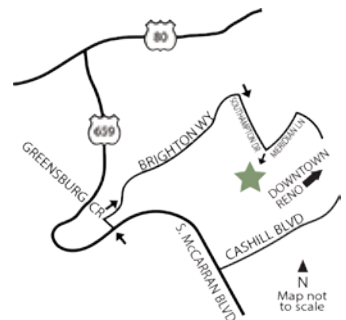
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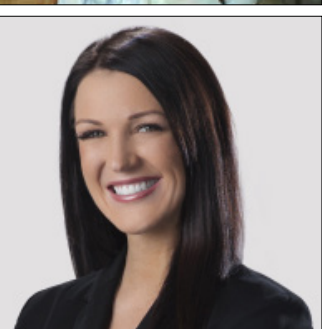
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Living in an HOA

WHEN ALL OF US BOUGHT AT CAUGHLIN RANCH, we moved into an active Homeowners Association (HOA). Many of us had no experience with the rules and requirements surrounding this action. Associations are developed to control the activities that may affect the comforts and values in a neighborhood. Our management

staff is given the responsibility of monitoring and enforcing our rules, as well as running the day-to-day business of our Association. Our staff can be utilized in the determination and/or interpretation of the guidelines specific to your neighborhood. As we have more than 20 different neighborhoods within Caughlin Ranch the rules remain the same, but the Architectural Guidelines can vary.

If you are planning to change anything on the exterior of your home or in your yard (front or back), you must first refer to the Architectural Guidelines. The easiest way is to contact the office; staff can advise you whether there is the need to complete a Request for Review from our Architectural Control Committee (ACC) and have the proposed change approved, or not.

I get regular reports from our homeowners as to the friendliness and helpfulness of our staff. Unfortunately, the Board of Directors also tasks the staff with monitoring the neighborhoods for compliance with the rules. This activity can sometimes uncover violations to our rules and requires the issue be resolved through our Compliance Committee. Receiving ACC approval "after the fact" can sometimes be unpleasant for all involved. The best way to deal with these matters is to run it by our office staff—first.

So keep in mind, if you are planning to change or update your landscaping this spring, remember to first check with staff.

And as always, follow the speed limit signs inside the Ranch. I get lots of unhappy people tailgating me when I drive through, as I do drive the speed limit.

—Al Dennis, PRESIDENT
al@caughlinhoa.com

Caughlin RANCH

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 12, ISSUE 2

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ON THE COVER:

Len & Pete Savage on
the job at Savage & Son.
Courtesy photo.
Story page 5.

Pipe Dreams

Chollar, Savage Shaft,
Virginia City, late 1800s.



L. to R.: Frank Charles with son Leonard in 1880; Savage Hoisting Works, Virginia City, late 1800s; Frank Charles Savage, "1 bath a day keeps you fit."



Continued on page 6

PHOTOS ABOVE COURTESY NEVADA HISTORICAL SOCIETY

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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.

After more than a century, Savage and Son is still Flooding the community with quality and innovation.

Written by Jessica Santina | Photos courtesy Savage and Son

CONSIDERING THAT ABOUT HALF of small businesses fail in their first five years, it's unusual to come across a locally owned business that's been around for decades. The fact that Savage and Son has remained a successful plumbing and HVAC company for over a century is downright extraordinary. According to Len and Pete Savage, president and vice president, respectively, the key to success for them—and the previous four generations of Savages who have helmed the company—has been a desire to innovate and adapt.

TRACING THE SAVAGE PIPELINE

It traces back to 1859 when Leonard Coates Savage came to Virginia City for silver mining. After his attempts to pull ore out of the ground went nowhere, he lost his ore rights—in a legendary but poorly understood bargain—in exchange for five acres on Peavine Mountain and a white mule named Shakespeare. The trade was not beneficial, but his work pumping water out of the Savage Mine (as it was still called) was. His son, Frank Savage, saw its potential and officially founded Savage and Son in 1893 on Sierra Street in Reno, expanding beyond mining work to domestic plumbing.

Frank moved the business downtown in 1915, and his son, Leonard Charles Savage, joined the business in 1917. Leonard Charles later set up shop at 628 S. Virginia St.—in today's Midtown District—in 1941. It was considered a bold move being that it was “so far outside the city.” In those days, when the spread of disease was rampant and little was known about hygiene, the company logo proudly welcomed and led progress with the slogan, “A bath a day keeps you fit.”



Progress continued to be the company's *modus operandi*, evolving in response to an ever-changing industry. In addition to performing residential plumbing services, Savage and Son operated a small product showroom at its Virginia Street location. It continued taking on more large-scale commercial jobs. Leonard Charles' son, Leonard J. Savage, joined the business shortly after the Korean War and relocated it to its current, much larger digs on Yori Avenue to keep pace with increasing demand. He remained at the helm until 2010, when his sons, Len and Pete, took over.

“We both started working here when we were in high school in the 70s, delivering parts, sweeping, helping the plumbers,” Pete recalls.

Both men graduated from Santa Clara University; Len with a business management and finance degree, Pete with an accounting degree. Both pursuits were short lived. “There was never any pressure to come back to the business,” Pete says.

“We had an opportunity to come back to Reno and raise our families and be part of this community, so we took it,” Len adds. “We’ve been back here since 1984, and it’s been very good.”

Today, the sixth generation of Savages can be found on the premises. L.J., the older of Len's two sons, is a project manager in the company's commercial division; Peter, one of Pete's three kids, is the service manager for residential plumbing.

L. to R.: L.J. Savage and his three sons Len (at left) with John and Pete (to the right); Employees' 125th Anniversary Celebration; Len & Pete (middle) with sons L.J. (left) and Peter (right).

A 21ST CENTURY COMPANY

Today, Savage and Son is Northern Nevada's largest plumbing company and the state's oldest contractor, holding license No. 10 in the state. Its scope of work includes commercial, industrial plumbing and HVAC, residential plumbing and a retail showroom. It utilizes state-of-the-art technology such as Building Information Management (BIM) and Computer-Aided Design (CAD), which enable the company to plan large-scale commercial projects on computers from their offices, plus a 10,000-square-foot fabrication facility that allows the team to assemble needed parts in quantity, which can then be loaded right onto trucks and into place on work sites.

"All this makes us more efficient, and it gives us better quality control because we can take the thinking out of the field and do the thinking and planning right here in the office," Len explains.

Commercial projects, they say, comprise the bulk of their business, and their fingerprint in the Truckee Meadows is expansive, including high-level work on such noteworthy buildings as the Switch Citadel Campus; the Bently Heritage Distillery projects; the Tahoe Tower at Renown Regional Medical Center; the E.L. Wiegand Fitness Center at the University of Nevada, Reno; the recently opened Northern Nevada Veterans Home; the upcoming William N. Pennington Engineering Building on the UNR campus and the Nick



Poulakidas Elementary School ... to name a few.

But despite the company's size and scope, it's never too big to help a homeowner install a kitchen faucet.

L. to R.: Len Savage, Former Governor Brian Sandoval, Eileen Savage, John & Pete Savage at the 125th anniversary celebration.

"Len and I are here every day," Pete says. "So if there's a problem and a customer calls us, they can ask for us ... At least one of our family members is here every day."

That institutional knowledge, a firm commitment to giving their neighbors and customers a quality experience, as well as a loyal and talented staff of roughly 90 employees, are what they believe sets Savage and Son apart from big box stores, and what has kept them competitive since the start.

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“We’re engaged in the community. You look at the Little League fences, the churches, the schools ... we reinvest our profits back into the community,” Len says. “We want to be able to look these people in the eye, so we do it right the first time; you can talk to us at any time.”

Both men were raised in Reno and settled in Caughlin Ranch in its earliest days of development. They raised their children here and, at least for Len and his family, still call it home. Their devotion to their neighbors and the Reno community can be seen in their huge commitments of time, workforce, materials and finances. Savage and Son is a prominent sponsor of numerous community events and organizations, including Moms on the Run and Reno National Little League. As a longtime baseball family (Pete is even Reno High’s baseball coach), the Savages were not only involved in the building of the original Swope Athletic Complex (“the Pyramid”), but they donated plumbing and remodeling services to its recent renovation.

The Savage Family at the 125th anniversary celebration.

Uninterested in calling attention to their good deeds, they insist that it’s their privilege to give to the community that has given so much to their family.

“We have a lot to be grateful for,” Len says. “That gratitude is why we get up in the morning ... gratitude for what we’ve had, and the desire to continue that forward.”

Savage & Son

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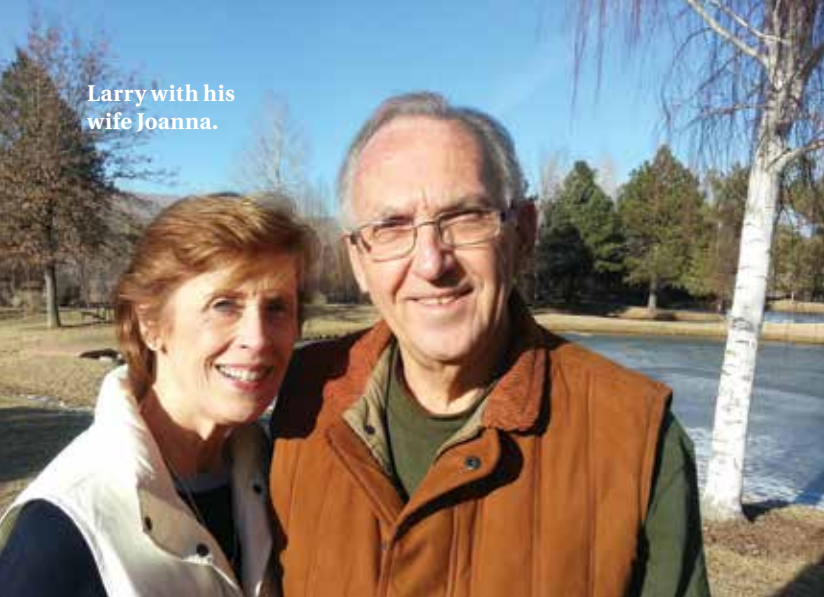
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- Linda!*



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Larry with his wife Joanna.



Get to Know Larry Morris

Your Neighbor

1. We hear you're involved with CRHA on a couple of committees. Could you explain which ones and what you do on those committees?

Upon moving to Caughlin Ranch in 1989, I was concerned about various Ranch issues and wanted to learn more about the board and the decision-making process. I began to attend the board meetings on a regular basis. There were some concerns regarding the dues (assessments) structure among the established classes within the Ranch. As a result, I was asked to be involved with a newly formed Dues Committee which I did. When a new general manager for the association was hired, the recommendation was to form a Finance and Budget Committee to assist the new GM with various financial issues. I was asked to be a member of that board approved Finance and Budget Committee. I have remained on that committee and enjoy being involved in the financial aspects of the Ranch.

2. What made you want to get involved with the HOA?

I felt the best way to understand the workings of the staff was to get involved by working with the staff and providing my opinions to the board. I believe that all residents should play an active role with their association. Knowing and understanding the CC&Rs is an important part for all homeowners. That knowledge will then lead to a better community for all.

3. GM Olson tells me you have experience or a background with cars and find all the fleet trucks for the HOA. Can you elaborate on that?

I've spent my entire career in the automotive industry, both in wholesale and retail. I owned my own automotive business in San Diego and moved to Reno to become part of the executive management team for the Porsche importer in the United States, Porsche Cars North America (PCNA). In regard to

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purchasing the various fleet vehicles, I've been involved in the purchase of the last six vehicles for the Association with the goal of obtaining the best vehicle at the best price.

4. Are you involved with any other committees, boards or non-profits in Northern Nevada?

I have been involved with the National Auto Museum—the Harrah Collection—as a member of the “Driving Force” committee to assist with multiple fundraising events. Over ten years ago, I was a founder of our church in south Reno that continues today, and I continue as the church treasurer and warden. Finally, I've been a member of the Audi Club North America since 2002 and created a local chapter (Sierra Chapter for the Reno area and northeastern CA) in 2017, and was elected President in 2017.

5. What is your professional background?

Upon graduation from college (B.S. in Education, California University of Pennsylvania) I joined the U.S. Navy and was commissioned as an Ensign with a specialty in intelligence. After four years on active duty, I remained in the Naval Reserves for 19 additional years and retired as a Commander. After employment with Ford Motor Company and Volkswagen of America, I joined the Porsche and Audi distributor for Ohio and Kentucky, then accepted a retail position in Cleveland. Having accepted a partnership with the Porsche and Audi dealer in San Diego, I remained there until accepting a position with Porsche Cars North America to become Vice President, Service and Parts in Reno. To make a very long story short, when PCNA relocated to Atlanta, I accepted a position with J.D. Power and Associates where I worked in various customer satisfaction roles in the auto industry for over ten years, with the opportunity to remain in Reno.

6. Where are you originally from? When/why did you move to Reno and Caughlin Ranch?

I was born, raised and educated in Western Pennsylvania, and lived in Key West, Florida; Lewes, Delaware; Cleveland, Ohio and San Diego, California before arriving in Reno in January 1985 when I joined Porsche Cars North America. After a few years in south-west Reno, my wife and I decided to build a home in Juniper Trails in Caughlin Ranch where we moved in December 1989. After a short period to create a business plan for Piper Aircraft in Vero Beach, Florida, we returned to Reno to build a new home in DeerCreek within Caughlin Ranch where we still reside. After moving to DeerCreek, I created an email distribution list exclusively for DeerCreek and Caughlin Creek to keep our neighbors informed, which continues today.

7. What's your favorite thing about Caughlin Ranch?

The proximity to all the great venues in Reno plus the beauty of the entire Ranch makes for many favorite times here. In addition, after living in the Ranch for nearly 30 years we've met several great friends and neighbors.

8. Tell us about you: family, pets, hobbies, etc.

My wife Joanna and I have been married 57 years and have two children; a son and family of five in Dallas, TX and a daughter and her family of four living in Northwest Reno. No animals at home now, but anything automotive becomes an ongoing hobby. A very large philatelic collection combined with an extensive genealogy project (34,886 family tree members) are items to keep you busy!

9. Tell us an interesting or unusual story about yourself.

On December 7, 2018, I received a call from the Executive Director of the Audi Club North America (ACNA) in Wisconsin (who I know well from my past role as President of the local Sierra Chapter of ACNA). He called to inform me that I had won the annual raffle of a 2019 Audi S5 Sportback! I was able to choose the color (dark blue), interior type and color and any other options that I desired. Expected delivery is late April.

Important Notices & Reminders

HOLIDAY LIGHTS AND DECORATIONS

Holiday Lights and Decorations are required to be removed from sight each year by the end of January. In January 2019, we had significant snow storms and sustained freezing temperatures. As a result, Caughlin Ranch staff was unable to remove a majority of the holiday lights and decorations timely.

Caughlin Ranch staff will have removed all the holiday lights and decorations by the time this edition publishes. Since the weather hampered the removal of Caughlin Ranch's holiday lights and decorations, it was expected that owners were having the same issues. Therefore, no notices to remove holiday lights and decorations have been sent to any owners at this time. Please plan to have all your holiday lights and decorations removed by the end of March. I would like to thank all the residents who brought this to our attention for their patience and understanding.

BI-ANNUAL GARAGE SALES

Bi-annual Garage Sales are held twice a year in June and October at individual homes of residents who wish to participate. In the past, we have held the event on Father's Day weekend, but no more. Dads are free again to have fun on Father's Day weekend! And even better, you may now begin your individual garage sale on Friday. A homeowner submitted a written request to the Board of Directors asking for Fridays to be included in the garage sale weekends. The Board approved the request and now Fridays are also sale days. See, one person can make a difference! You may choose to participate all three days or any of the three days. See Events Calendar on page 16 for dates.

PEACEFUL ENJOYMENT

Please be reminded that the Amended CC&Rs state: "No use of any lot or structure within the Development shall cause harm to or adversely affect the use, value, occupation and enjoyment of adjoining property or the general neighborhood. Final determination within these bounds shall be left to the discretion of the Board." Please be respectful of your neighbors. Remember, you are a neighbor too!

NEW MAILBOX STANDARDS

Owners in Caughlin Creek and DeerCreek now have a new mailbox standard. The design and components were approved by both the CRHA Architectural Control Committee (ACC) and Board of Directors. The owners in Caughlin Creek will be required to replace their existing mailboxes by a date which is yet to be determined by the Caughlin Creek Board of Directors. Owners in DeerCreek may choose to replace their existing mailboxes with the new standard. If your mailbox stand is shared with your neighbor, both owners must agree to participate. Approval from the USPS is required in order to split from your neighbor.

TRASH AND RECYCLE CONTAINERS

Trash and recycle containers may only be placed curb-side the morning of trash pick-up, which is Tuesday, and must be stored out-of-sight Tuesday evening. CRHA staff is touring neighborhoods on Monday afternoons and Wednesday mornings to photograph trash and/or recycle containers that were placed out early and/or were not put away on Tuesday.

A second "trash and recycle container" notice will get an owner invited to a Compliance Hearing where a \$100 fine may be assessed. Thereafter, if the violation reoccurs, there will be an automatic fine of \$100 assessed each time. The notices include a photo with a date and time stamp to document when the photo was taken. If we find a container that has been raided by animals, the address will be reported to the Washoe County Health Department who has the legal authority to



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require an owner to put an animal-resistant container into use.

This may seem drastic to some while necessary to others. We have documented proof that bears and other wild animals roam Caughlin Ranch at night. By providing an unnatural food source, we are continuing to invite these hungry critters to the trash can buffet. If you are unable to place or store your container on Tuesday, please ask a neighbor, relative or friend to assist in order to avoid a “trash and recycle container” notice.

Residents who follow the rules expect all residents to follow the rules. I often get: “If I can put my container away timely, why can’t my neighbor?” Residents truly feel disrespected by their neighbors and demand we address the problem.

The Monday before a recent snow storm we found a great deal of containers placed out early. One resident advised it was because overnight snow was expected so they did not want to deal with the container in the morning. My first thought was if there are containers all over the street it will impede the snow plow operations. If the plows can’t get through, neither will Waste Management. In fact, they did not pick-up on a Tuesday morning when we had significant snow overnight. They serviced Caughlin Ranch on Saturday.

The office staff conducts the community tours under the direction of the Board of Directors in accordance with the CRHA governing documents. Any interference, harassment, photographing, etc. of staff and/or their vehicle will be considered harassment and will not be tolerated.

MAIL & PACKAGE THEFTS

The Caughlin Ranch office has received reports of stolen mail and packages. Mail and packages are being taken from mailboxes in front of homes and packages from door steps. The impacted residents believe the mail deliveries are being tracked since mail has been stolen shortly after being placed in mailboxes. These thefts are generally occurring during mid-day.

We recommend that you DO NOT place out-going mail into your mailbox. Raising that little flag can bring unwanted attention. Lockable mailbox inserts can be purchased from Lowe’s or Home Depot. The insert is placed into the existing mailbox which can be put into place without the need for Architectural approval.

Avoid having packages delivered to your home when not at home. Require a delivery signature or have it delivered to an alternate address where the package can be delivered safely. Also, the USPS can and will hold packages upon request. Owners in Eaglesnest recently had a package with delicious smelling contents stolen from their doorstep by a big hungry bear. We have the video!

Please take the appropriate precautions to protect yourselves and your personal property. Please also be watchful of your neighbors who may need a little help and support during the winter months.

SIGN UP FOR REGIONAL ALERTS—CODE RED

Regional Notification System – Code Red. Washoe County has partnered with the Cities of Reno and Sparks to institute a telephone notification system for use in times of crisis. The system is known as “Code Red”.

When a crisis occurs, local public safety officials have three methods to alert the public:

1. Media press releases written by local government public information officers (PIO) and delivered to local radio, television, newspapers, and government webmasters.
2. The Emergency Alert System (EAS). This system is described in detail on this website. Messages are rebroadcast on radio and television.
3. The Code Red Notification System. This system uses a series of remote computers and telephone lines to relay a recorded message.

While no system can ever be guaranteed to be disaster proof, during the chaos of an emergency unforeseen circumstances can make some modes of communication inoperable. By using these three, methods local officials make every effort to keep the public informed. Again, Washoe County makes no guarantees that you will be notified during an emergency, so we encourage self-reliance. However, by signing up you will be included in the database for emergency notifications.

CITIZENS: If you have an unlisted number or wish to list your cell phone or work phone for emergency notification, fill out the form on the enrollment page. We encourage citizens to monitor their preferred media and check with neighbors to stay informed.

Methods we use include but are not limited to Search and Rescue or First Responders going door-to-door, use of sirens or loud speakers on emergency vehicles, news releases, local TV and radio, internet, social media, the Emergency Alert System (EAS), or Reverse Dialing (CodeRED). Link to sign up for Code Red: <https://public.coderedweb.com/CNE/en-US/169EBBD0A3AE>.

AlertID

The Washoe County Sheriff’s Office is in partnership with AlertID. AlertID is a FREE online web service to protect your family and your neighborhood. AlertID uses the newest online technology to create instant, two-way communications between citizens and federal, state, and local authorities to provide immediate information on crime, terrorism or natural disasters that can threaten the safety of your family and community.

Using the unique AlertID system, you are constantly connected to neighbors, local police and fire departments, as well as federal and state agencies to exchange critical information that can help keep your family and community safe, whether the threat is national, local, or personal such as a missing child or family pet. Link to sign up for AlertID: <https://alertnest.com/>.



VINYL PICKET FENCING

White picket fences throughout Caughlin Ranch may now, with prior written Architectural Control Committee (ACC) approval, be replaced with an approved vinyl standard. The specifications must be strictly followed. Please contact the Association office for a copy of the new Vinyl Fence Standard Specifications. The

ACC typically meets twice a month at the Association office.

TREES

Trees are one of Caughlin Ranch's most valuable natural resources.

Did you know that owners and residents MAY NOT:

- Top or improperly prune a tree
- Remove a tree without prior written ACC approval
- Plant a tree without prior written ACC approval
- Attach items to trees
- Climb or repel from trees
- Plant fruit bearing trees (due to regular bear activity within Caughlin Ranch)

Owners may be required to replace a mature tree which was removed without prior approval with another mature tree which can be quite costly.

Owners may be subject to violation notices, compliance hearings and \$100 fines for violating any of the Association's governing documents. Owners are responsible for the actions of their tenants.

CITY OF RENO'S SNOW AND ICE CONTROL PLAN

The City of Reno's Municipal Code requires residents to remove snow and ice from sidewalks abutting their home from lot line to lot line.

While it is sometimes necessary, overuse of ice melt products can deteriorate the concrete and harm the environment. City environmental services staff recommend using a magnesium-based ice melt product over a sodium chloride mixture, because it is less harmful to concrete, metal, and nearby plants, as well as our Truckee River. *(CRHA uses as recommended, a magnesium-based ice melt product.)*

Snow from parking lots should be kept on-site and not pushed into the street where it could become a hazard.

Residents need to remove personal property such as trash cans, basketball hoops, boats and RVs from the curbside during snow removal operations.

The City's street system contains approximately 2,244 lane miles. It is divided into 19 snow and ice removal routes. Prior to a snow or ice event, City crews apply salt brine to priority one streets which are main arterial and collector streets, streets in school zones, bridges and inclines. Salt brine is applied to the roadway to prevent snow from bonding to the streets, making it easier and safer to plow. Crews do not use brine if it is raining before a storm because the rain will wash the brine from the street.

City crews may also use a snow and ice-control material, which is a mixture of salt and sand along with Ice Slicer as a pre-treatment for grades and bridges to assist in keeping these areas open.

Plowing operations typically begin when the snow depth reaches four or more inches on streets. Snow plows may hit main street intersections before four inches of snow accumulation to address icy conditions with a sand and salt mixture.

Most of the plowing occurs in the higher elevation routes and outlying areas due to the fact that these areas receive the most snow accumulation. Priority is given to arterial and collector streets along with school zones. Secondary streets are plowed after priority streets as resources become available.



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YOU LIVE IN AN HOA!

Don't forget that if you are planning on making any changes to the outside of your home or to your landscaping, whether it's in the front or back of your house...

YOU NEED PRE-APPROVAL FROM THE ACC!

Asking the Architectural Control Committee (ACC) for permission is much easier than asking for forgiveness, which in some cases can cost thousands of dollars if you are forced to remove or rebuild something.

Call the HOA office at 746-1499 for more information.

Caughlin Ranch ONLY plows the PRIVATE roads in Caughlin Creek, DeerCreek, Eaglesnest, and Mountainshyre. They also plow the Village Green Park parking lots and the Caughlin Crossing Commercial Center parking lots. ALL other roads and streets are either within the jurisdiction of the City of Reno or Washoe County.

WASHOE COUNTY SHERIFF'S HOUSE WATCH PROGRAM

If you live outside the City of Reno limits, within the unincorporated portion of Washoe County, and would like to have your house placed on a watch list while you are away, please call the Washoe County Sheriff's Office Monday through Friday from 7:00 a.m. to 8:00 p.m. at 328-3001 and press seven (7). You will be connected to their help desk; a staffer will take your name and address and will add you to their house watch list. This program is not available on-line at this time.

CITY OF RENO – RENO DIRECT

To request a Vacation House Watch, you can call (775-334-INFO (4636), e-mail (renodirect@reno.gov), chat from the website (<https://www.reno.gov/>), or submit on-line (<https://www.reno.gov/community/reno-direct/report-an-issue>); it is the same process as reporting any other matter to the City of Reno.

Use the online form to report an issue to Reno Direct and it will be routed directly to the appropriate City department to be addressed. Examples of issues include: graffiti removal, abandoned cars, nuisance properties, or other issues within city limits. If you do not see the request type you're looking for or have a question contact us at 775-334-INFO, weekdays 8:00 a.m. to 5:00 p.m., or via email at renodirect@reno.gov.

PLEASE NOTE: The service center handles requests for the City of Reno and does not physically resolve service requests.

Citizen Service Representatives use a computer system that allows them to accept, manage, route and track citizen service requests to the appropriate

department. If residents choose to use the online form instead of speaking to a representative, the information they enter into the secure form will automatically generate a service request in the computer system.

Stay informed on the status of your online request. Citizens can choose to receive updates via e-mail on the status of their request, just by checking a box on the form and providing their email address!

THE 80TH (2019) SESSION OF THE NEVADA LEGISLATURE BEGAN ON MONDAY, FEBRUARY 4, 2019.

Your legislators are:

Senate District: 15

Legislator: Heidi Seevers Gansert
Party: R | Term Ends: Nov. 2020

Assembly District: 25

Legislator: Jill Tolles
Party: R | Term Ends: Nov. 2020

Congressional District: 2

Member: Mark Amodei
Party: R

Regent District: 10

Member: Rick Trachok

Link to Nevada Legislative website: <https://www.leg.state.nv.us/>. Here you can track bills and contact your legislators. It is important to let them know when you support a proposed bill and definitely critical to contact them when you do not support a proposed bill.

Keeping Homeowners in Their Homes

By Vince Ames, Treasurer CRHOA

WE ARE PARTNERS IN THIS COMMUNITY. From the day we purchased our homes, we signed a contract to pay an assessment to preserve our common area assets.

The fiduciaries elected to protect these amenities are the Caughlin Ranch Board (CRHOA) and management. Over the years, the board has taken steps to keep the assessments at a reasonable and predictable level. We have not had large, surprise assessment increases nor special assessments.

We all know life can throw us some curve balls. Sometimes, homeowners hit a rough patch that changes their financial position. Rough patch or not, the financial obligations continue. Homeowners Assessments are one of these forever obligations. If hard times should happen:

1. Homeowners who have temporary financial challenges need to work cooperatively with the HOA. Don't become adversarial. Taking an adversarial position usually results in the homeowner spending money needed to turn their situation around.
2. Work with management and the board. Meet with our Manager. Explain your new circumstances.

An article in a recent AARP Bulletin, titled "Home Wars" (January/February 2019), discusses how a financial situation was made worse by getting mad at the HOA board and by making the decision to not continue paying HOA assessments. Because the homeowner was unwilling to work with the HOA, the Board had no choice but to turn the case over to an attorney and to "collections". Late fees, collection fees and attorney fees culminated in a couple losing their home to foreclosure over a \$3,800 homeowners association debt.

The AARP article also said that fees paid to the HOA attorney were eventually charged to the homeowner.

The Caughlin Ranch Board (CRHOA) is bound by the Nevada Uniform Community Association Act to run the association in a manner that protects all homeowners. The governing documents you signed constitute a contract that will likely be held up in court. These governing documents charge the HOA with the responsibility and capability to collect assessments, late fees, collection fees, and the ability to place a lien on the home.

If you expect a temporary shortfall in your financial obligations, call the CRHOA office and ask to meet with our Manager. If your financial shortfall is more serious and long term, then you need to consider making arrangements to protect your remaining finances.

We truly care for all of our residents and understand that hard times can fall on a family unexpectedly. Our Community Manager, Landscape and Maintenance Superintendent and Board do their best to balance the needs of the community while managing your hard-earned assessment dollars.



COOKING CLASSES

- March 15** Date Night – French Bistro
- March 16** Sous Vide
- March 19** Taste of Morocco
- March 20** Pot Pies
- March 21** Spring Slow Cooker
- March 22** Vietnamese
- March 23** Sauce Workshop
- March 27** Techniques Series Begins
- March 28** Pierogies and Pasties
- March 29** India
- March 30** Knife Sharpening Workshop
- April 3** Kids/Teens Camp
- April 5** Sushi
- April 9** Sausage Making Workshop
- April 12** Tuscany
- April 13** Dutch Oven Cooking
- April 16** Teens Cook
- April 18** Italian Seafood Suppers
- April 20** Eggs Benedict Workshop
- April 25** Killer Chicken Recipes
- April 26** Cooking with Wine
- April 27** Croissant Workshop
- May 2** Taste of Portugal
- May 3** Tacos & Tequila
- May 4** Tamales Workshop
- May 7** Kids Cook
- May 10** Girls' Night Out

**Cooking classes • Catering
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Spices by the tablespoon • Knife sharpening**

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11 a.m. – 2 p.m. Mon. – Fri.,
11:30 a.m. – 1:30 p.m. Sat.**

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2019 COMMUNITY EVENTS



Spring Wine Tasting

Moana Nursery
Thursday, April 11th
5:00 p.m. to 7:00 p.m.

Garage Sales

Individual Homes
May 31st
June 1st & 2nd
Friday, Saturday &
Sunday
7:00 a.m. to 3:00 p.m.

Spring Bird Walk/ Watch

Meet at CRHA Parking
Lot
Saturday, June 8th
8:00 a.m. to 10:00 a.m.

Shredding Day

CRHA Parking Lot
Saturday, June 8th
11:00 a.m. to 1:00 p.m.

Concerts in the Park

Village Green Park
Sunday, June 30, July 7th, 14th,
21st & 28th
6:00 p.m. to 8:00 p.m.

Cross Peak Hike

Meet at Caughlin Club
Saturday, September 14th
8:30 a.m.

8TH Annual BBQ

Village Green Park
Sunday, September 8th
1:00 p.m. to 4:00 p.m.

Fall Bird Walk/Watch

Meet at CRHA
Parking Lot
Saturday, Sept. 28th
9:00 a.m. to 11:00 a.m.

Garage Sales

Individual Homes
Friday, Saturday &
Sunday
October 4th, 5th & 6th
7:00 a.m. to 3:00 p.m.

Oktoberfest

Moana Nursery
October 17th
5:00 p.m. to 7:00 p.m.

Trick or Treating & Pup Costume Parade

Caughlin Ranch Office
Prizes for Best Dressed
Pups
Thursday, October 31st
3:00 p.m. to 4:00 p.m.



Angel Tree

Caughlin Ranch Office
November 1st–30th
Monday through Friday
8:00 a.m. to 5:00 p.m.

Annual Spaghetti Feed/ 2020 Budget Ratification & 35th Annual Members Meeting

Caughlin Ranch Community
Conference Center
Wednesday, Nov. 20th
Beginning at 5:45 p.m.



Reno High School News

CONGRATULATIONS TO THESE OUTSTANDING STUDENTS!

- We the People earned a 3-peat at state and will represent Nevada once again in D.C. Congratulations to our coaches, students and families!
- Congrats to William Kim for being named a Presidential Scholar nominee. He will be moving forward through the application process of becoming a Presidential Scholar!
- Congrats to our Wrestling team who qualified three athletes for state—Colton Sellers 3rd place finish, Victor Martinez 3rd place finish and Frankie Giovannetti 1st place finish.
- Congrats to Science Bowl 9th place finish in Las Vegas.
- Congrats to our Ski teams in a recent competition. Girls got 4th place and Boys got 1st place.

SCHOLASTIC ART AND WRITING RESULTS

Reno High students did a remarkable job taking home 147 awards-most in Northern Nevada by any school.

- One Gold Key Art Portfolio
- 52 Gold Key Individual awards
- 24 Silver Key Individual awards
- 70 Honorable Mention awards

Gold Key recipients will display pieces at the Holand Project February 22–March 15.

Savvy Guidas received an unheard-of 17 Gold Key awards and two Honorable Mentions. Allegra Bertani-Roach received 10 Gold Key and one Honorable Mention. Kyle Brown received one of only six Gold Keys for his portfolio, as well as three Gold Keys and five Silver for individuals.

SPEECH AND DEBATE UPDATES

Our Speech and Debate Team continues to excel this year with one more tournament in March!

Current standing for the year:

Reno- 809 | Elko- 458 | Davidson- 343



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7TH ANNUAL

“Share Your Wine” SPRING PARTY

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

Thursday, April 11th
5–7 p.m.

Moana Nursery
1100 W. Moana Ln.

Light hors d'oeuvres
Live music

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

Guests: \$10 each

RSVP events@caughlinhoa.com

or 746-1499

(Must be 21 to attend)



RESPONSIBLE LIVING IN BEAR COUNTRY

NDOW Bear Activity Update (January 2019)

By Heather Reich, Biologist, Nevada Department of Wildlife

THE NEVADA DEPARTMENT OF WILDLIFE BIOLOGISTS are aware of bear activity in the Caughlin Ranch area. We have had reports of prints in the snow and have received video of a tagged bear investigating front porches in the dark of night. This activity is not of concern to us at this time. It has been a warmer winter so far and Caughlin Ranch is not the only area that is currently experiencing bear activity. We are receiving calls from Dayton to the Tahoe Basin and some points in between of bear signs or active bear sightings.

Many people are asking "aren't they supposed to be hibernating?" Well, yes, they are. However, the biological reason for bears sleeping all winter is because their food sources go dormant in the winter. With the arrival of humans, we are

providing a year-round high-calorie source of food that allows bears to stay out all year. If residents of bear country practice responsible living, then the bears will have no reason to stick around. If a bear is active in the winter, it is getting food somewhere...it could be knocking over garbage cans, finding pet food or bird feeders, the bear is finding enough calories to keep it active all winter long. If anyone suspects that someone is purposely/actively feeding a bear, that is illegal. NDOW's law enforcement should be contacted at 688-1331.

At this time, NDOW has no plans to take any action to catch the bear. Its behavior indicates that it is avoiding people (by being active at night) while looking for food and is not of concern to us currently. We ask residents to practice responsible living in bear country:

- Store your garbage in a secure location OR get a bear-resistant garbage container that you can leave outside.
- Take down birdfeeders from dusk until dawn or take your feeders down completely. You can also spread bird seed on the ground for the birds to peck at, but the bears cannot easily eat.
- Do not leave pet food out or feed only as much as your pet will eat.
- Anything that one animal will eat, a bear will eat...take in anything that may be an attractant to a bear including food or food packaging left in vehicles.

The responsibility of living in bear country is a year-round responsibility...so *Be Responsible, Bears Belong!*

For more
information
contact

Heather Reich
at (775) 722-3857
or hreich@ndow.org



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When to Call the HOA Office

(and when to call someone else)

THE RANCH BUSINESS OFFICE at 1070 Caughlin Crossing maintains the regular hours of 8:00 a.m.–5:00 p.m. weekdays. Many questions can be answered by accessing our web site at www.caughlinhoa.com or by calling the office: 746-1499. After regular business hours, management has a response system in place in order to respond to appropriate emergencies, which are situations that can cause the damage of property.

The office can do little about your neighbor's dog barking at 3:00 a.m., but a call to the neighbor or, as a last resort, to the local police about the disturbance may help get immediate attention. The best way for this kind of a situation to be handled in the long term, is for you and your other affected neighbors to report it to Animal Control.

Prowlers and vandals are best handled by the local law enforcement officials. That is not to say that the Board or management does not want to know about this activity. They do. Monitoring the community is important. The appropriate response and enforcement will come from the Police or Sheriff's Department. However, if a broken common area sprinkler or irrigation timer is threatening property, the office should be notified so that the landscape department can be called to solve the problem.

A rule of thumb when making the determination whether to call management after hours is: "If not immediately addressed, will there be personal damage or damage to property?"

Remember, our Board of Directors and management depend upon the eyes and ears of the community to make sure that all of the community's needs are met. Please don't hesitate to contact management during normal business hours with any questions you may have about calling after hours.

A rule of thumb when making the determination whether to call management after hours is: "If not immediately addressed, will there be personal damage or damage to property?"



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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

(as of 2/20/19)

FLOOD CLEAN-UP:

- Working on various locations in Alum Creek—ongoing; weather permitting
- Caughlin Glen (large clean-up) already started—ongoing weather permitting

WATER CONSERVATION PROJECTS:

- January through March—ongoing; weather permitting
- Update on Weathermatic at March Board Meeting

DEFENSIBLE SPACE IN-PROGRESS:

- Final Round—thinning and removing plant material
- Hoping to expand defensible space program

MISCELLANEOUS PROJECTS:

- Planting trees in various locations—spring
- New fresh soil in flower beds—spring
- Holiday lights—removal in progress
- Cleaning up tree debris from the snow storm damage—completed
- New trash cans—work in progress
- Bridge repair—work in progress
- Landscape New Westpointe sign—ongoing; weather permitting

SPRINKLER RELOCATION PROJECT; CAUGHLIN CREEK, DEER CREEK AND COTTAGES:

- Sprinkler relocated 2' from the fence and house—completed

- Turf removed 2' from fence and house—completed
- Replace with 3" x 8" cobble—ongoing; weather permitting

SNOW STORM JANUARY 7, 2019:

- Bobcat was inoperable—landscape staff worked a total of 10 hours of overtime to help clean up after the snow storm
- Four crew members—two on vacation

UPDATE ON PUMP METERS:

- Pump meter will be repaired in-house—\$484.19 per meter
- Seven meters scheduled for repair
- Total cost \$3,389.33

Landscape and Maintenance Superintendent Randy Lisenby and General Manager Lorrie Olson attended a three-hour general credit course on February 21st regarding "Playgrounds: Paperwork and Problems".

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Caughlin Creek

Joe Mastroianni, President

Gregg Stokes, Secretary

Jeanne Naccarato, Treasurer

Douglas Usedom, Director

Open Seat, Director

Board Meetings, except in March, and the November Annual Members Election / 2020 Budget Ratification Meeting will begin at 5:30 p.m. The March Board of Directors Meeting will begin at 2:00 p.m. The State of Nevada requires at least two (2) Board Meetings be conducted after normal business hours. A Board of Directors Organizational and General Business Meeting will immediately follow the November Annual Members Meeting. An updated meeting schedule is included in each *Caughlin Rancher* edition.

Homeowners are welcome to attend Board of Directors Meetings and encouraged to attend Members Meetings. The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

Weds., Mar. 6th at 2:00 p.m. | **Weds., June 5th at 5:30 p.m.** | **Weds., Sept. 4th (Approve 2020 Budget) at 5:30 p.m.**

Weds., Nov. 13th Annual Members Election | 2020 Budget Ratification & Board of Directors **Beginning at 5:30 p.m.**
General Business | Organizational Meeting

Meeting dates and times are subject to change. Agendas will be available at least 7-days before each regularly scheduled Board of Directors Meeting. There are brochure boxes located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing. Agendas will be posted in the appropriately labeled box for Caughlin Creek. You may also obtain agenda copies by calling: (775) 746-1499, or by e-mailing General Manager Lorrie Olson at: manager@caughlinhoa.com.

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

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Brad Pearce, Director

Executive Sessions are held at 5:00 p.m. Board Meetings will begin at 5:30 p.m. The November Annual Members Election 2020 Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

Homeowners are welcome to attend Members and Board of Directors Meetings. Executive Sessions are closed unless a homeowner has requested to meet with the Board or has been invited for the purpose of addressing outstanding assessments and/or unresolved violations. The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

Tues., Mar. 12th | Tues., June 4th | Tues., Sept. 3rd (Approve 2020 Budget)

November 12th | Annual Members Election | 2020 Budget Ratification & Board of Directors General Business | Organizational Meeting

Dates and times are subject to change. Agendas will be available at least 7-days before each regularly scheduled Board of Directors Meeting. There are brochure boxes located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing. Agendas will be posted in the appropriately labeled box for Caughlin Creek or Eaglesnest. You may also obtain agenda copies by calling: (775) 746-1499, or by e-mailing General Manager Lorrie Olson at: manager@caughlinhoa.com.

Strategic Planning Sessions will occur periodically throughout 2019. The Board of Directors and members of the Architectural Control and Finance & Budget Committees are working on a 10-year Strategic Plan to prepare for the future of Caughlin Ranch. The next meetings are scheduled for 3:00 p.m. on Wednesday, April 10th, April 24th and May 8th.

IMPORTANT MEETING DATES

Open to the Public



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Thank You Caughlin Ranch!



CRHA Office Manager, Gloria Presta (at left) with Counselor Elizabeth Hester (next to Gloria) and staff from Alice Smith Elementary School, receiving all the gifts.

WE HAD ANOTHER SUCCESSFUL SEASON of giving, thanks to the generosity of the Caughlin Ranch community. During this past December, residents chose angels from the Angel Tree

and provided gifts or cash donations for 100 underprivileged children and 25 seniors in our community.

Thanks to the hard work of the CRHA staff, all 125 gifts were delivered before Christmas to the deserving recipients.

The Food Bank of Northern Nevada was also very appreciative of our efforts. Throughout the year, the CRHA asks for donations at every event we hold. We collected enough donations to provide 1,864 meals for our neighbors in need. The CRHA office is always accepting cash and non-perishable food donations or you can donate online anytime at:

<https://fbnn.org/give-now/>

Caughlin Ranch

The following are the proposed 2019 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, and the 2019 Annual Members and 2020 Budget Ratification Meeting. An updated meeting notice/schedule will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com.

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

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

March 25th	Board Agenda Workshop 4:00 p.m.
March 27th	Executive Session 4:30 p.m. Board General Business Meeting 6:00 p.m.
On March 27th, representatives from the Truckee Meadows Fire Protection District will conduct an informational meeting on fire prevention and defensible space from 5:30 to 6:00 p.m. at the Association Office.	
May 28th (Tues.)	Board Agenda Workshop 4:00 p.m.
May 29th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
July 22nd	Board Agenda Workshop 4:00 p.m.
July 24th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
August 26th	2020 Budget Workshop 4:00 p.m.
September 23rd	Board Agenda Workshop 4:00 p.m. (Final 2020 Budget Review)
September 25th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2020 Budget; member ratification required)
November 6th	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
November 18th	Annual Ballot Deadline 12:00 noon (if necessary) Call 2019 Annual Meeting to Order at 1:00 p.m. to open and tally Secret Ballots; Recess once completed Board Agenda Workshop 4:00 p.m.
November 20th	Executive Session 5:00 p.m. 3rd Annual Spaghetti Feed 5:45 p.m. Re-convene 2019 Annual Members Election and 2020 Budget Ratification Meeting 6:30 p.m. Board General Business & Organizational Meeting will immediately follow the 2019 Annual Members Election and 2020 Budget Ratification Meeting

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

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