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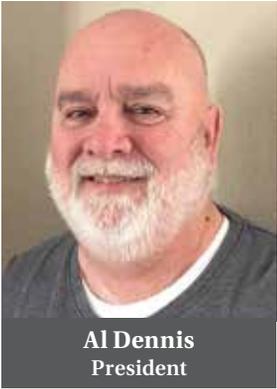
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JULY 21ST: Fast Times - Get up & dance to their 80s playlist
JULY 28TH: Killer Bees - Contemporary favorites from the 80s to today
AUGUST 4TH: The Erika Paul Jazz Trio - Original music & songs from the classic American Songbook & jazz standards

For more information contact the Caughlin Ranch
Homeowners Association at: (775) 746-1499 or CaughlinHOA.com



Al Dennis
President

PRESIDENT'S CORNER

Our Beautiful Community is Open for All to Enjoy!

LIFE IN CAUGHLIN RANCH can be peaceful and quiet. We have nice neighborhoods, creeks, ponds and trails. The entire parklike setting we enjoy comes at a price, however. Our entire trail system winds through areas of the City of Reno as well as Washoe County.

The establishment of the common areas (when Caughlin Ranch was developed) required that Caughlin Ranch control and maintain the parks and the trail system, but they must be open to the general public.

This makes the basic rules that we impress on our homeowners difficult to enforce on visitors to our parks and trails. Access to the parks and trails cannot be restricted.

The major issue of street parking is totally out of our control (in the non-gated areas) as the roads are controlled by city and county ordinances, the Reno Police Department, and/or the Washoe County Sheriff's Department.

I hope this helps to clarify the issue of who is responsible for what and where.

—Al Dennis, PRESIDENT
al@caughlinhoa.com



LUCKY GUY!

In the March issue of the Caughlin Rancher we featured Larry Morris who is involved with the CRHA by serving on the Finance & Budget Committee. One of the things he told us was that he had just won a new car. Here he is with the 2019 Audi S5 Sportback that he won by purchasing a \$25 raffle ticket!

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 12, ISSUE 4

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ON THE COVER:

Sina Ward, director of Senior Outreach Services, poses at the Senior Center on 9th Street in Reno.

Photo by Frank Haxton, Digiman Studio.
Story page 7.



Lorrie Olson
General Manager

Most People Love Living in an HOA

Let's talk statistics...

According to the Community Associations Institute (CAI) a 2017 National Data survey found:

- 22% to 24% of the U. S. population lives in community associations
- \$5.88 trillion is the value of homes in community associations
- \$90 billion in assessments collected from homeowners
- \$25 billion contributed to association reserve funds
- 50,000 to 55,000 community association managers
- 6,000 to 9,000 Large-scale associations (CRHA is one)
- 30% to 40% of community associations that are self-managed do not employ a professional manager or a management company
- 61% of new housing built for sale is in a community association
- 7,000 to 8,000 community association management companies
- 95,000 to 100,000 individuals employed by management companies
- 2,380,000 community association board and committee members
- 80,500,000 hours of service performed annually by association board and committee members
- 1.98 billion estimated value of time provided by homeowner board and committee members based

on the Bureau of Labor Statistics estimate of \$24.69 per hour for volunteer time

In 2017, there were 344,500 total U.S. community associations. 3,225 were in Nevada. CAI estimates the number of U.S. community associations in 2018 was between 346,000 and 348,000.

In 2018, CAI conducted a Homeowner Satisfaction Survey and found that:

- 85% of residents rate their overall community association experience as positive
- 81% say they are on friendly terms with their association board
- 84% say members of their elected governing board “absolutely” or “for the most part” serve the best interests of their communities
- 73% of residents say their community managers provide value and support to residents and their associations
- 81% of residents who had direct contact with their community manager say it was a positive experience
- 60% of residents say their association assessments are “just the right amount” or “too little”
- 80% of residents prefer either no change or less government control within their association
- 90% of residents say their association’s rules protect and enhance property values (62%) or have a neutral effect (28%); only 4% say the rules harm property values

Continued on page 6

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90% of residents say their association's rules protect and enhance property values (62%) or have a neutral effect (28%); only 4% say the rules harm property values

”

CAI touts that “these findings objectively refute the unfounded and unsubstantiated myth that the community association model of governance is failing to serve the best interests of Americans who choose to live in common-interest communities. Results from almost identical national surveys conducted in 2005, 2007, 2009, 2012, 2014, 2016, and 2018 are strikingly consistent and rarely vary a standard margin of error for national, demographically representative surveys.”

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

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Sina Ward, with daughter Delores Ward Cox, pose together with a Senior Outreach Services banner. Photo by Frank Haxton.

SENDING OUT AN

SOS

weekly visit could mean the world to a senior living alone.... You can make a difference!

Sina Ward and Senior Outreach Services provide lifeline for area's elderly.

Written by Jessica Santina

DON'T LET SINA WARD'S soft-spoken demeanor and warm smile convince you that she's as delicate as the flower she wears in her hair. As the director of Senior Outreach Services, she's a fierce advocate fighting for Washoe County's vulnerable elders. And she never misses an opportunity to share the passion for helping seniors that has driven her for the last 17 years.

"Everybody knows me at Raley's at Caughlin Ranch," Ward laughs. "The minute someone smiles at me, my business card is in their hands!"

It's a passion she didn't realize she had until she was offered this job in 2002. Until then, Ward, a native of American Samoa, had dedicated her career to ensuring young people succeeded in college, putting her doctorate in education administration to work as director of admissions and registrar for American Samoa Community College and then, starting in 1999, as an admissions representative for the University of Nevada, Reno.

When UNR's Sanford Center for Aging received a grant from the State of Nevada's Aging and Disability Services Division in 2002 to start the Senior Outreach Services (SOS) program, Ward was approached about becoming its director.

“Where I come from, we put our seniors on a pedestal. We actually don’t have nursing homes because family members always care for them,” Ward says, explaining that she had no formal training in caring for seniors. “But when this job was offered to me, I jumped on it, because it was an opportunity to make a difference.”

A WORLD OF DIFFERENCE

And what an impact the program has made. SOS is a direct service outreach program of the Sanford Center for Aging of the UNR School of Medicine that was originally designed to serve as a means of socialization for vulnerable, homebound elders living below the poverty level in Washoe County. It was intended to address the fact that up to half of the older population is affected by social isolation and loneliness, which studies have shown can have detrimental effects on health comparable to those of smoking, obesity, lack of exercise and high blood pressure.

Through SOS, volunteer companions make friendly visits to seniors identified as at risk, providing emotional support and advocacy, needed transportation for appointments and day-to-day assistance with activities such as running errands, as well as serving as the eyes and ears of the program to ensure the health and well-being of clients. Since the program’s inception, more than 600 volunteers have provided service to

more than 2,000 area seniors. During the 2018 calendar year, Ward says, 149 volunteers provided 25,351 hours of assistive and supportive services for 249 clients. At the national service rate of \$24.69 per hour, this translates to an estimated \$625,916 worth of service to homebound seniors in Washoe County—a cost that most of these seniors and their families would otherwise incur and, no doubt, struggle to pay.

As part of the program, Ward puts on a series of five informational talks each year for the community regarding senior issues; this year’s talks revolve around the difficult topic of affordable housing for seniors, with the final two taking place this September and October. She also plans events, including an annual volunteer recognition dinner.

Recruitment, training, retention and recognition of volunteers comprise the bulk of Ward’s work, which means that she’s constantly speaking at local events and to area organizations, calling on residents to give time to this worthy cause. SOS also recently added college students to its roster of volunteers.

“It was supposed to be 55 and older to volunteer, but the need is tremendous,” Ward explains. “My career used to be seeing to it that young people succeeded, so this brings my work full circle.”

Volunteers are asked to commit to two hours per week for at least a year. They must have their own working vehicles

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and valid drivers' licenses, and they check in with Ward at the end of each month to report their hours and share comments about clients. A grant provided by RTC enables SOS to provide mileage reimbursement to certain eligible volunteers.

Once background checks are completed and volunteers are approved to begin work, Ward carefully considers which clients to pair them with—for example, veterans are paired with veterans. The idea is that the match results in camaraderie that's rewarding for both people.

Ward admits that the work often feels like an uphill battle, but it's one she can't help but fight. "I think if you were in my shoes and really saw the need out there, it would motivate you and make you work," she says.

The volunteers provide needed companionship but also, in some cases, provide important feedback about their statuses, since these visits may be the only personal contact the clients have had all week. It's a big responsibility, but one that's a labor of love, Ward says. "If you speak to my volunteers, they'll always tell you they get more out of it than what they're giving."

GIVING SANCTUARY

Ward can recount dozens of stories demonstrating the positive impacts the program has had on both clients and volunteers. She shares how, last Christmas, a volunteer arranged



Commissioner Kitty Jung, left, received the Extraordinary Service to Seniors award, at the Remembrance Dinner on May 8th to celebrate volunteers and community partners. Stacey Taylor, right, is executive director of Atria Summit Ridge Senior Living. *Courtesy photo*



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May was Older Americans Month. To celebrate, SOS organized a 50s Sock Hop and Ice Cream Social at the Washoe County Senior Center. It's free and open to the public. About 350 people attended this year. *Photos by Jean Sanford*

the gift of a lifetime to her client, an avid Bonanza fan. She managed to get the owner of the Ponderosa Ranch, where the show was filmed, to come to the delighted client's home and present gift memorabilia from the show. Other stories reveal the important role volunteers have played in removing clients from situations of elder abuse, securing needed medical treatment, helping to identify resources for housing and more.

Ward and her husband, John Ward II, a retired federal court judge, have three grown children, Dolores Ward Cox, 34; John, 31; and George, 29, who no longer live with their parents but remain close. In fact, Dolores now lives right next door and also works at the Sanford Center for Aging as a trainer with the Nevada Geriatric Education Center. John is following in the steps of his father by serving as an attorney specializing in entertainment law in the Los Angeles area. George is a co-owner of Our Bar, a restaurant and bar located on First Street in Reno. George also has made Ward a grandmother with four sons.

Ward says she appreciates the nurturing, quiet retreat that her Caughlin Ranch home provides—especially important for reflection and feeding the soul on her more difficult days.

“The people that I’m helping, a lot of them are forgotten, some of them veterans, some of them have no family. They’re often brushed aside,” she says. “I’ve learned so much from the stories they tell me... And they’ll tell you, all they want is for someone to listen.”

WARD SPEAKING AT CRHA

Join Dr. Ward for a presentation to learn more about the SOS program. Discover what resources are available, many free of charge, as well as volunteer opportunities.

September 24th, 2019 | 10:00 a.m.

CRHA Community Conference Center, 1070 Caughlin Crossing

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Important Notices & Reminders

ESI NEIGHBORHOOD PATROLS

ESI will conduct their community patrols over the course of 18-weeks beginning Friday, June 28th, and ending Monday, October 28th. They will be onsite four days per week; Friday, Saturday, Sunday and Monday from 10:00 p.m. to 4:00 a.m.

ESI has been asked to provide two patrol vehicles on Thursday, July 4th and on Thursday, October 31st (Halloween) from 10:00 pm to 4:00 a.m.

Every night at 10:00 p.m., ESI closes off access to the Village Green Park parking lots; ESI re-opens them at 4:00 a.m.

ESI will conduct Trail Patrols one day per week on alternate days (Monday through Saturday) from 6:00 a.m. to 10:00 a.m. They will greet handlers of off-leash dogs, remind them of the CRHA rules and Washoe County ordinances while handing them a flier noting both.

Off leash dogs is a major problem throughout Caughlin Ranch that unfortunately, is impossible to control.

ILLEGAL DUMPING IN CAUGHIN RANCH

Technically, ALL dumping in Caughlin Ranch is illegal. There was a sectional couch dumped down a steep ravine, a washing machine left on the sidewalk outside River Run, a microwave and misc. items dumped along the road in Juniper Trails, and landscape debris is frequently dumped onto private lots, common areas, and into waterways.

It is true, it is all happening all over this beautiful community. It's like we erected a new sign, Free Dumping in

Caughlin Ranch. NOT!

What you all need to know is that every time something is dumped in Caughlin Ranch, operating cash from assessment paying owners is used to retrieve and dispose of dumped items.

We plan to add a new line item, in addition to vandalism, to the 2020 Budget to cover the expense of disposing of dumped items. Everyone needs to see the financial impact which will not include CRHA labor, if any is required.

It was recently reported that a landscape company was dumping debris onto a private lot. We immediately tracked them down and required them to remove all the debris from the lot which they did expeditiously.

Please be on the lookout for anyone dumping in Caughlin Ranch. Call 911 immediately if you see it happening. And, if at all possible, please try to get photos of the vehicle and the license plate. We will prosecute anyone reported to be dumping in Caughlin Ranch.

2019 NEVADA LEGISLATIVE SESSION – AB 369

Unfortunately, a Freshman Assemblywoman went on a campaign to address a statute that had previously been “fixed” during multiple legislative sessions. NRS 116.311635 allows for collection efforts to commence once an assessment account is at least 90-days in arrears. The “fix” the Assemblywoman proposed was to allow owners to default on their assessment payments up to one (1) year before any collection efforts can be commenced. Homeowners, managers, board members, and the Community Associations Institute’s (CAI) Legislative Action Committee (LAC) united in force to protest against the proposed revisions.

Fortunately, AB 369 was not brought to a vote and has therefore died. The Freshman Assemblywoman has asked for assistance from the HOA industry to help fix the statute. Please, let's not try to fix that which is not broken.

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TRASH/RECYCLE CONTAINERS AND WILDLIFE

Is it absolutely true that Caughlin Ranch residents ARE NOT ALLOWED to place their trash containers out for pick-up prior to Tuesday morning. That is the rule, and CRHA is enforcing it consistently and on a regular basis throughout the community.

We know how early Waste Management generally arrives in the morning. We know some of our residents are retired and prefer not to set an alarm to get up early to put out a trash container. We know it can be icy in the morning during the winter months. We know many residents have never seen a bear in Caughlin Ranch. We know following the rule can sometimes be a burden and a hassle particularly if you are planning time away on trash day which is Tuesday.

On a nightly basis, Caughlin Ranch has several animal species wandering about and rummaging for food; bears, racoons, coyotes, marmots, and lynx to name a few. And yes, they travel and cross both sides of McCarran Blvd. They move along the trails just as we all do.

You can easily avoid receiving a written notice from Caughlin Ranch by not placing your trash or recycle container out for pick-up prior to Tuesday morning and by storing them back out of site by Tuesday night. If you are going to be away from home during that time, please ask for assistance from a neighbor, friend or family member in order to avoid the need for a written notice. The Board of Directors does not grant waivers or variances to neighborhoods, individuals or businesses regarding the placement or storage of trash and/or recycle containers.

CALLING ALL WOOD WORKERS!

Caughlin Ranch would very much like to have a nice Flag Disposal Box in our office that is available to our residents. One of our Board Members reached out to a local Boy Scout

Troop but found they had little interest in the project.

If you are a wood worker with maybe some left-over boards collecting dust that you would consider making into a Flag Disposal Box, please contact GM Olson at the CRHA office.

COMMON AREA BENCH DONATIONS

Caughlin Ranch now has two programs in place that allows for residents to purchase and request placement of benches in common areas.

The specifications are the same:

1. Dimensions: Bench; L = 75", W = 24" and H = 32", Seat; W = 17.5" and H = 17"
2. Four (4) back rails
3. Splinter-free recycled plastic boards in a natural wood color
4. Black powder-coated cast aluminum frame and stainless-steel hardware
5. The top board (rail) of the bench may only be engraved as such:

Memorial Bench:

Rail 1: "In Memory of"
Rail 2: "(name)"

Donated Bench:

Rail 1: "Donated by"
Rail 2: "(name)"

The resident shall be responsible at its own cost and expense for purchasing and providing a bench meeting the standards of these guidelines and the conditions of approval. Caughlin Ranch recommends the bench and location be approved prior to purchasing a bench.

The resident shall be required to pre-pay Caughlin Ranch \$100 for the purchase of anchors and for the installation of the bench. The Landscape & Maintenance Superintendent shall cause the bench to be installed. Caughlin Ranch shall perform



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periodic inspections and make any necessary repairs, including graffiti removal, to the bench at Caughlin Ranch's cost.

If a bench is damaged beyond repair and/or becomes unsightly as determined by the Caughlin Ranch General Manager, the Landscape & Maintenance Superintendent shall cause the bench to be removed at Caughlin Ranch's cost. Caughlin Ranch may or may not choose to replace the bench.

2019 ARCHITECTURAL CONTROL COMMITTEE

FROM JANUARY 1, 2019 THROUGH MAY 31, 2019

173 SUBMISSIONS

SUBMITTED	APPROVED	DENIED
Exterior painting 25	Exterior painting 22	Exterior painting 3
Landscaping 42	Landscaping - 33	Landscaping 9
Tree removal 33	Tree removal 33	Tree removal 0
Doors/windows 13	Doors/windows 10	Doors/windows 3
All others 65	All others 58	All others 7

2019 COMPLIANCE NOTICES

FROM JANUARY 1, 2019 THROUGH MAY 31, 2019

Trash/recycle containers	355
Landscaping	128
Maintenance	95
Fencing	76
Unsightly articles	43
Architectural improvements without prior approval	19
Vehicle parking	17
Decorations	14
All others (six different categories)	19
TOTAL COMPLIANCE NOTICES	766



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NEVADA'S BICYCLE LAWS

SAFE PASSING LAWS

Nevada provides that the driver of a motor vehicle shall not intentionally interfere. Further, when overtaking or passing a bicycle proceeding in the same direction, the driver of a motor vehicle shall exercise due care and:

- If there is more than one lane for traffic proceeding in the same direction, move the vehicle to the lane to the immediate left, if the lane is available and moving into the lane is reasonably safe; or
- If there is only one lane for traffic proceeding in the same direction, pass to the left of the bicycle at a safe distance, which must be not less than 3 feet between any portion of the vehicle and the bicycle, and shall not move again to the right side of the highway until the vehicle is safely clear of the overtaken bicycle.

HELMET LAW

Nevada has no helmet law. It is legal for all persons of any age to operate a bicycle without wearing a helmet unless otherwise provided by a municipal regulation.

VULNERABLE ROAD USER LAWS

Nevada does not define who is a "vulnerable road user," but has several statutes aimed at protecting bicyclists specifically. These include:

It is unlawful for any person:

- To throw any stone, rock, missile or any substance at any bicycle; or
- Wrongfully to injure, deface or damage any bicycle or any part thereof
- If a driver violates certain laws related to driving in a school zone

and is the proximate cause of a collision with a pedestrian or a person riding a bicycle there are increased penalties due to such collision; and

- If a driver violates certain laws related to overtaking a bicycle, such as the 3-foot minimum distance, and is the proximate cause of a collision with a person riding a bicycle there are increased penalties due to such collision.

DISTRACTED DRIVING LAWS

Nevada currently has the following law aimed at distracted driving, subject to limited exceptions:

- A person shall not, while operating a motor vehicle on a highway :
- Manually type or enter text into a cellular telephone or other handheld wireless communications device, or send or read data using any such device to access or search the Internet or to engage in non-voice communications with another person, including, without limitation, texting, electronic messaging and instant messaging; or
- Use a cellular telephone or other handheld wireless communications device to engage in voice communications with another person, unless using a hands-free device, other than to activate, deactivate or initiate a feature or function on the device.

WHERE TO RIDE

Nevada requires that a bicyclist ride as near to the right side of the roadway as practicable, exercising due care

LAWS & GUIDELINES

when passing a standing vehicle or one proceeding in the same direction, except:

- When traveling at a lawful rate of speed commensurate with the speed of any nearby traffic;
- When preparing to turn left; or
- When doing so would not be safe.

SIDEWALK RIDING

Nevada does not have a statute that specifically authorizes or prohibits the operation of a bicycle upon a sidewalk.

MANDATORY USE OF SEPARATED FACILITIES

Nevada does not require that bicyclists use any lane or path other than a normal vehicular traffic lane.

BICYCLING UNDER THE INFLUENCE

In Nevada, bicycles are not defined as vehicles. Nevada's law prohibiting driving while under the influence of alcohol or other controlled substances is written so that it applies to vehicles and therefore does not directly apply to bicyclists.

Nevertheless, bicycles should not be operated while intoxicated and a bicyclist may potentially be charged with a DUI because bicyclists are subject to the duties applicable to vehicles.

"IDAHO STOP" AND VEHICLE DETECTION ERRORS

Nevada authorizes a person on a bicycle to proceed through a red light after coming to a stop if the person waits for two complete cycles of the lights or lighted arrows and the signal does not change because of a malfunction or because the signal failed to detect the presence of the bicycle.

AUTHORIZATION FOR LOCAL REGULATION OF BICYCLES

Nevada provides that any local authority may enact by ordinance traffic regulations which cover the same subject matter, and which are not in conflict Nevada's traffic laws or regulations adopted pursuant thereto. Any local authority may also enact by ordinance regulations requiring the registration and licensing of bicycles.

DOORING LAW

Nevada requires that no person open the door of the side of a vehicle which is closest to passing traffic in such a manner as to interfere with moving vehicular traffic. In addition, no person shall leave open a door on the side of a vehicle which is closest to passing traffic longer than is necessary for immediate loading or unloading of passengers or cargo.

TREATMENT AS A VEHICLE

In Nevada, bicycles are not vehicles according to the statute that defines vehicles, but a person riding a bicycle has all of the rights and duties of the driver of a vehicle, except for certain enumerated exceptions and provisions which by their nature can have no application.

SOURCE OF LAWS

The laws regulating the operation of bicycles in the state of Nevada are generally found in Chapter 484B of the Nevada Revised Statutes (Nev. Rev. Stat.), available here: <http://www.leg.state.nv.us/NRS/NRS-484B.html>, or here: <http://search.leg.state.nv.us/NRS/NRS.html>.



COOKING CLASSES

July 9	Techniques 1
July 11	Korean Table
July 12	Grilling 101
July 16	Techniques 2
July 17 & 18	Teen Cooking Camp
July 17	Summer in Provence
July 18	Cast Iron Cooking
July 19	Tuscan Grill
July 23	Techniques 3
July 25	Ravioli & Tortellini
July 26	Date Night-Gumbo, Jambalaya & Beignets
July 27	Culinary Bootcamp
July 30	Techniques 4
July 31 & Aug. 1	Kids Camp
July 31	Taste of Spain
Aug. 6	Techniques 5
Aug. 8	Chile Relleno Workshop
Aug. 9	Taste of Southern Italy
Aug. 13	Techniques 6
Aug. 14	Nevada Grown-Cook Local
Aug. 16	Couples Grill
Aug. 20	Teens Cook!
Aug. 22	Modern Pressure Cooking
Aug. 23	Taste of Morocco
Aug. 28	Tortilla & Fish Taco Workshop
Aug. 29	Ramen & Asian Dumplings
Aug. 30	Taste of Tuscany

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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

OSHA COMPLIANCE CONFERENCE:

On April 17th, both Superintendent Lisenby and Gloria Presta attended a 6-hour OSHA Compliance seminar conducted by Fred Pryor Seminars to explain the importance of safety and health in the workplace and to review OSHA requirements and guidelines.

FLOOD CLEAN-UP:

- Working on various locations in Alum Creek – ongoing, weather permitting
- Caughlin Glen (large clean-up) already begun – ongoing, weather permitting

- Weather has added more debris and flooded areas

WATER CONSERVATION PROJECTS:

- Ongoing, weather permitting

DEFENSIBLE SPACE: IN PROGRESS:

- Hoping to expand Defensible Space program

MISCELLANEOUS PROJECTS:

- Planting trees in various locations – Started May 20th
- New fresh soil in flower beds – completed

- Cleaning up tree debris from the snowstorm damage – completed
- New trash cans – completed
- Bridge repairs – completed
- 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 – completed
- Spring Flowers – planted
- Irrigation pumps up and running
- Common areas fertilized
- Spring clean-up completed
- Woodchipper performing as expected

COMPLIANCE DEFIANCE

(THE TRASH CAN SAGA)

By Vince Ames, CRHA Treasurer

Compliance defiance is a term that seems to fit the serial abuse by those homeowners who continue to place trash containers on the street before “trash day.” During a two-month period, we typically send 116 notices to homeowners regarding their trash/recycle containers being placed on the street earlier than allowed. Week after week there are some homeowners who continually break the covenant they agreed to when purchasing their home in Caughlin Ranch.

All homeowners signed documents acknowledging acceptance of rules and regulations pertaining to their homes and neighborhoods. The board and management are tasked with the responsibility of protecting the property value of all homeowners.

The “compliant defiant” people are 5% of the Caughlin Ranch community. The CRHOA board created a new

harassment policy to keep our management safe when performing compliance duty. Due to some recent aggressive and angry homeowner responses to our management staff, the board approved hiring a compliance officer for 13 weeks.

Do you sometimes feel that the same people seem to break the rules without consequences?

There are no variances; all homeowners have the same requirement.

The management and board are not allowed to discuss who receives citations nor the actions taken; but be assured that the management and board take compliance enforcement seriously.

Beyond the trash containers, remember there are also rules about care of fences, landscape and architectural changes. Call the CRHA office (746-1499) and ask for guidance when considering paint, landscape and architectural changes, including all exterior modifications.

2019 COMMUNITY EVENTS



Concerts in the Park

Village Green Park
Sunday, June 30, July 7th,
14th, 21st, 28th & August 4th
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 5:30 p.m.



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2019 SHREDDING EVENT

June 8th, CRHA Parking Lot

It was a great day! The Puliz shredding truck was late by about an hour. Anyone who didn't mind, made a donation to the Food Bank and left their shredding items with staff (Gloria Presta and Sandy Wheeler) and two very helpful homeowner volunteers, Kevin and Ann Maire Melcher. The items were all dumped into the shredder and shredded while on-site. A few other homeowners came back after the shredding truck arrived to do their shredding. Puliz apologized profusely for

the oversight and has said that due to their error, they will not be charging us for this event; applause!

CRHA received \$251 in cash donations and two full barrels of food for the Food Bank of Northern Nevada.

The shredding truck processed roughly 3,200 lbs. of paper. Once the paper is shredded, they transport the shredded material to a secure facility for bailing. Once bailed, the shredded paper is transported to the paper mill (GP Harmon). The paper is then turned into pulp and recycled into a plethora of paper items including towels, tissue, etc.



SPRING BIRD WALK/WATCH

June 8th

A couple of dozen residents and guests enjoyed a lovely spring morning walk through Caughlin Ranch to observe the many different types of birds that call our community home. Some of the birds that were spotted were northern flickers, lesser goldfinches, blue jays, house wrens, a woodpecker, robins and doves, not to mention the water fowl and other species that spend time on and around our ponds.

Dr. Davide Baldan and graduate student, Jennifer Heppner, from the UNR Biology Department, lead the group. The next Bird Watching Walk is Saturday, September 28 from 9–11 a.m.

Beginners and experts alike are welcome!



SEMI-ANNUAL SPRING GARAGE SALE

May 31st–June 2nd

More than 60 homes signed up for this year's spring community garage sale. Each year we see more participation and it's growing into a large community event that draws 100s of people looking for treasures and bargains!

Thank you to the HOA for organizing and promoting the event.

And thank you to St. Vincent's Charity for driving the neighborhoods each afternoon and providing free pick-up of those items left behind and donated by homeowners.

The CRHA has made it easy. All you have to do is throw your stuff onto the driveway and make some money! Remember, our CC&Rs do not allow individual garage sales. This is why the HOA provides two opportunities per year to be part of the community garage sale. It's a great way to clean out your house! If you didn't participate this time, save the date for the fall garage sale October 4th–6th.



STRATEGIC PLANNING

2019 STRATEGIC PLAN IN THE WORKS

By Drew Naccarato, Board Director

- This year your Board began work on a new Strategic Plan
- A Strategic Plan is a 3 to 5-year document to provide long term continuity and direction
- Planning meetings dates and times have been and are posted in the Caughlin Rancher and emails are regularly sent to HOA Committee Members
- The Board began the new Strategic Plan updating these broad, high level components/statements:
 - Mission: Why Caughlin Ranch is here
 - Vision: What Caughlin Ranch aspires to
 - Core Values: Tools we use, adhere to, and use in service of our planning and work
- —Goals: Broad statements of what we plan to do
- The next stage is to develop objectives, consistent with our values, which support the mission, vision and goals of Caughlin Ranch (the what and when)
- Then, these objectives will be prioritized and grouped by year
- Followed by tactics to support each objective (the how)

When the Strategic Plan is ready:

- Projects will be initiated to carry out the Objectives
- A Strategic Plan review/update will take place annually, accomplishments documented and priorities updated as necessary

LANDLORDS Be a Good Neighbor

By Vince Ames, CRHA Treasurer

If you're a landlord, you know how important it is to keep your neighbors happy when renting your property. Once the lease is signed, tenants are entitled to the peaceful enjoyment of their residence.

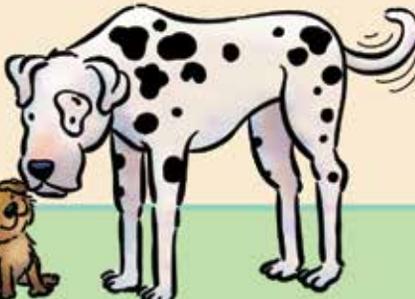
Below are some suggestions to consider incorporating into your lease agreement. After all, landlords as well as homeowners, are equally vested in maintaining the look and quality of the community, as well as the value of their home.

SUGGESTIONS:

1. Consider who will maintain your landscape and how it will be maintained.
2. Keep the number of occupants appropriate for the home.
3. Set clear parking rules.
4. Recommend "quiet hours."
5. Set regulations for parties. Consider noise, traffic and parking.
6. Inform tenants of the community rules and regulations.
7. Do not allow subleasing.

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Community Bulletin Board

Reno Family Eye Care Celebrates 20 Years in Northwest Reno

Reno Family Eye Care (RFEC) is celebrating their 20th anniversary with a party on Saturday, August 24th.

They will have door prizes, raffle prizes and be offering discounts that day. A portion of the proceeds will go to the Nevada Humane Society who will be attending with animals for adoption. If you go home with a new pet, RFEC will also throw in a new pair of Polaroid sunglasses!

Reno Family Eye Care is located at 6360 Mae Anne Ave, Suite 1, in Reno (near the Mae Anne Ave and Ambassador Ave intersection).

Go to RenoFamilyEyeCare.com or call (775) 787-9137 for more information.

Looking to Join a Walking Group?

I am a Caughlin Ranch resident and I am interested in forming a walking group to walk the Caughlin Ranch trails. I am open and flexible to days and times and even multiple times each week. However, I prefer to walk during daylight hours. I estimate walks will be about 2 to 3 miles with options if folks want to stop for a beverage; I am very flexible. Anticipate we would meet at the Caughlin Club or other central location. If interested, please e-mail me at: bdacac@gmail.com, or call my cell at (415) 747-4209. Thank you very much and I look forward to meeting and walking with you! *Gail*

Operation Backpack

Helping Kids in Need Succeed! Caughlin Ranch is partnering with Volunteers of America. Together, we are helping children learn and thrive in school, stay in school, and build a brighter future, how you ask? By providing grade appropriate backpacks containing necessary school supplies to 50 under privileged local children during their annual backpack drive.

We have options! Residents may choose to purchase a backpack and the required supplies on their own. Caughlin Ranch has been provided with school supply lists for elementary and for middle/high school students. Or, you may choose to purchase a backpack and make a cash donation towards the school supplies. Or, you may choose to make a cash donation towards the purchase of a backpack and the school supplies. Caughlin Ranch staff will happily do the shopping to make sure we get all 50 students what they need to help them be successful this school year.

Caughlin Ranch will accept donations through the end of July. Backpacks are required to be delivered the first week of August. Please contact the CRHA office if you are interested in donating and/or assisting with shopping for school supplies. Call Gloria at (775) 746-1499 for more information.

Pediatric Dentist Opens in Raley's Shopping Center

Sara Hakim, DDS, opened Caughlin Ranch Children's Smiles in May of

this year. They are located right next to Pitts Orthodontics in the Raley's Shopping Center on Caughlin Parkway. They are accepting new patients. Stop by and see them, visit CaughlinRanchChildrensSmiles.com or call (775) 432-1188.

Go Take a Hike!

Save the date for the annual Cross Peak Hike on Saturday, September 14th. Meet at Caughlin Club at 8:30 a.m. and proceed from there. Difficulty is moderate and you should be back between 10:30-11:00. The hike is lead by the Truckee Meadows Parks Foundation. Call the CRHA office 746-1499 or go to CaughlinHOA.com for more information.

lisa.cpmervices@gmail.com



How can I place an ad on the Community Bulletin Board?

Do you have some news you'd like to share with the community? Have something to sell? Forming a club? Need a babysitter? Have services to offer? Send your announcement with your contact information to the editor at: lisa.CPMservices@gmail.com. The *Caughlin Rancher* publishes bi-monthly starting in January and deadlines are about one month prior. Announcements are subject to approval by the CRHA editorial committee.

Caughlin Creek

Joe Mastroianni, President

Gregg Stokes, Secretary

Jeanne Naccarato, Treasurer

Janice Browne, Director

Doris Pope, Director

Board Meetings, except in September, and the November Annual Members Election/2020 Budget Ratification Meeting will begin at 5:30 p.m. The September 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 in Reno:

Board of Directors General Business Meeting

Wednesday, September 4th at 2:00 p.m.; approve 2020 Budget, member ratification required at Annual Meeting

Annual Members Election/2020 Budget Ratification & Board of Directors General Business/Organizational Meeting

Wednesday, November 13th beginning at 5:30 p.m.

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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Executive Sessions are held at 5:00 p.m. and Board Meetings 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 in Reno:

Board of Directors General Business Meeting

Tuesday, September 3rd at 5:30 p.m.; approve 2020 Budget, member ratification required at Annual Meeting

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

Tuesday, November 12th beginning at 5:30 p.m.

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.

IMPORTANT MEETING DATES

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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 Rancher edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com.

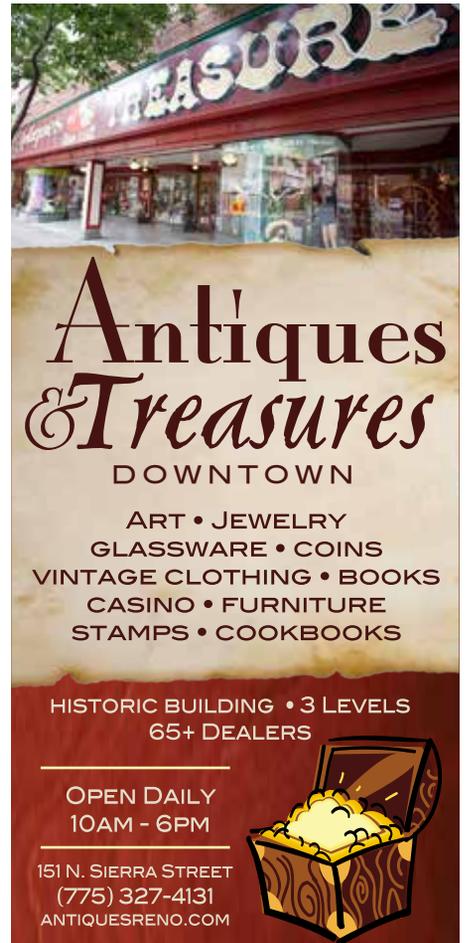
Board Workshops begin at 4:00 p.m. The purpose of each Workshop is to review the agenda items for the next regularly scheduled Board of Directors General Business Meeting; no decisions are made at these Workshops. Board Executive Sessions will be held prior to the Board's General Business Meetings.

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 in Reno:

July 22nd	Board Agenda Workshop 4:00 p.m.
July 24th	Executive Session 4:30 p.m. Board General Business Meeting 6:00 p.m.
<i>Note: GM Olson scheduled Sean Gephart, Noxious Weeds Coordinator with the NV Department of Agriculture to provide a presentation beginning at 5:15 p.m. on July 24th.</i>	
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 4:30 p.m. Board General Business Meeting 6:00 p.m.; approve 2020 Budget, member ratification required at Annual Meeting
<i>Note: GM Olson scheduled NV HOA Lobbyist Garrett Gordon, Partner with Lewis, Roca, Rothgerber, Christie, LLP to provide a 2019 Legislative Update beginning at 5:15 p.m. on Sept. 25th.</i>	
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 4:30 p.m.; 3rd Annual Spaghetti Feed 5:30 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.

Strategic Planning Sessions have been occurring periodically throughout 2019. The Board of Directors along with the ACC and F&B are working on a 10-year Strategic Plan to prepare for the future of Caughlin Ranch. The next sessions are tentatively scheduled for 3:00 p.m. on Wednesday, July 10th, July 31st, August 7th and August 21st.



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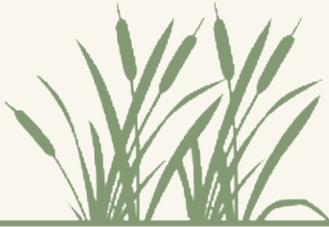
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