

THE *Best Kept Secret* IN RENO!

AT CAUGHLIN RANCH



COME SEE WHAT ALL THE EXCITEMENT IS ABOUT!



TUES - SUN: 10AM - 6PM, MON: BY APPT.
3674 PINOT GRIGIO DR. • RENO • (775) 501-5100

3 RT TURNS OFF S. McCARRAN: @ GREENSBURG CR, BRIGHTON WY & SOUTHAMPTON DR

• NOW SELLING PHASE 10,
THREE BEAUTIFUL MODELS
GATED COMMUNITY

4 INNOVATIVE FLOOR-PLANS,
INCLUDING 3 SINGLE-STORY & 1 TWO-STORY
RANGING FROM 2,818 - 4,134 SF
STARTING FROM THE MID \$700,000S



TimLewis.com



In the interest of continuous improvements, Tim Lewis Communities (Nevada), Inc. reserves the right to modify or change floorplans, architectural features, materials, lot configurations, prices, terms and availability without prior notice or obligation. Photos depict model homes. See Sales Agent for specific features of homes listed in ad. #B.1000432.CORP

Tim Lewis
COMMUNITIES
(NEVADA), INC.

We are the Caughlin Ranch experts.

Our experience and neighborhood expertise drives the results you need. Whether buying or selling, call us today.



Bonnie Lowder
775.722.1686
blowder@dicksonrealty.com



Marilyn Minor
775.742.1280
mminor@dicksonrealty.com



Dee McNeely
775.830.7000
dmcneely@dicksonrealty.com



Diana Renfroe
775.843.0777
drenfroe@dicksonrealty.com



M.C. Pierson
775.742.9442
mcpierson@dicksonrealty.com



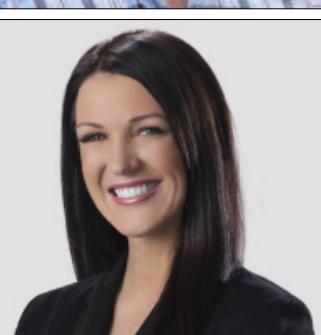
Cindy Browning
775.232.4510
cbrowning@dicksonrealty.com



Jay Kenny
775.848.6549
jkenny@dicksonrealty.com



The Risley Team
Nancy Risley
775.843.5938
nrisley@dicksonrealty.com
C.J. Risley
775.303.4653
cjrisley@dicksonrealty.com



Kylie Keenan
775.846.9726
kkeenan@dicksonrealty.com

DICKSON
REALTY

LUXURY
PORTFOLIO
INTERNATIONAL[®]

Well Connected.[™]

Leading REAL ESTATE
COMPANIES
OF THE WORLD[®]

DicksonRealty.com 1030 Caughlin Crossing, Reno

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 12, ISSUE 3

BOARD OF DIRECTORS

PRESIDENT

Al Dennis

VICE PRESIDENT

Michele Attaway

SECRETARY

Drew Naccarato

TREASURER

Vincent Ames

DIRECTOR

Allen Black

DIRECTOR

Mike Chern

DIRECTOR

Helen Eastwood

CONTACT INFORMATION

CAUGHLIN RANCH

HOMEOWNERS ASSOCIATION:

1070 Caughlin Crossing

Reno, Nevada 89519

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

Email: manager@caughlinhoa.com

OFFICE HOURS:

Monday–Friday 8 a.m. to 5 p.m.

PUBLICATION PRODUCED BY



IN COOPERATION WITH THE
CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

FOR ADVERTISING INFORMATION CONTACT:

Lisa Ericson

Owner, CPM Services

(775) 223-0008

lisa.cpmervices@gmail.com

PUBLICATION DESIGN:

Lori Kunder

Owner, Kunder Design Studio

(775) 224-5600

lori@kunderdesignstudio.com

ON THE COVER:
Mark and Pat MacDonald
pose in traditional
Scottish apparel behind
their home in Vista Pointe.
Photo by Frank Haxton,
Digiman Studio.
Story page 7.



Al Dennis
President

PRESIDENT'S CORNER

The Ranch is Beginning to Wake Up!

SPRING HAS FINALLY SPRUNG! At the time of this writing, Randy Lisenby and crew are preparing to install the annual flowers at the community entrances, as I'm sure many of you are preparing to do the same in your own yards. Remember, if you are planning any major landscaping projects or changes to the exterior of your

home, they must be pre-approved by the Architectural Control Committee (ACC). We all chose to live in an HOA controlled community because it helps keep our property values up. In order for us all to benefit, we must follow the rules. Believe me, it's much easier to get permission ahead of time, than to find out the hard way that your plans do not follow ACC guidelines and thus you must remove that new tree you just planted or re-paint your house (for example). By getting pre-approval, you can avoid some costly consequences!

And keep in mind, we have many different developments that make up the overall Ranch and each has specific rules. So, the fence you see in a neighboring development may not be approved in yours. When in doubt, call the office and get clarification. Most of your questions (and the forms) can be answered at the newly improved website at www.caughlinhoa.com.

Whether it's landscaping, parked vehicles or leaving your garbage can out (just to name a few), our staff has the responsibility to enforce the many rules that govern the HOA in which we live. They are only doing their job when they attempt to do so. One of their assigned duties is to tour the neighborhoods and confirm that the individual homeowners are adhering to these rules. Please do not harass or impede the staff from executing those inspections.

I'm sure one of the biggest reasons we all moved to Caughlin Ranch is for its beauty. And with the warmer weather coming, we will be seeing more of our neighbors out and about on the walking paths, enjoying the parks, walking their dogs, taking a jog, etc. Let's all be good neighbors and remember to drive slowly and carefully, keep our pets on a leash, and stay on the paths. The grass, flowers and trees are all beautiful. Let's respect our environment and treat it with care.

—Al Dennis, PRESIDENT
al@caughlinhoa.com



FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

Feedback Is Always Welcome!

MANY YEARS AGO, a former Board President pointed out that “complaints” should be considered opportunities for improvement. The word itself can have a negative impact on one’s psyche; we would like to improve upon that fact.

Instead of referring to comments or criticism we get from owners and residents as “complaints”, Caughlin Ranch will now refer to it as “feedback”. With that “feedback”, we will look for opportunities to improve our methods, communications, etc. Not all feedback will result in changes or improvements, but it will give us cause to evaluate our operations and expected outcomes. And, we always welcome suggestions on how we can improve our operations, which are always shared with our Board of Directors.

Here's an example: After getting consistent feedback regarding the negative tone of the first letter in the violation process, the Courtesy Notice, I endeavored to soften the language as much as possible. There is a considerable amount of legal-ease we are required to communicate which unfortunately often translates into threats and warnings. The Courtesy Notice language was given to Christi Wells, Senior Vice President of Mutual of Omaha Bank in the Dallas/Fort Worth area. We thought, if it can be done, a sweet southern banker could get it done. She got it done. Caughlin Ranch now has the friendliest Courtesy Notice we have come across. It still contains all the

required legal statements, but it is also kind and explains why we have to do what we do and how much we appreciate their support. This notice has been shared with Associations in both northern and southern Nevada who have copied the language.

“HOW DO I SEND IN MY FEEDBACK,” YOU ASK?

If you have a reason to provide feedback on any CRHA matter, please e-mail: admin@caughlinhoa.com and copy: manager@caughlinhoa.com. I will respond and will always copy the Board President. The state of Nevada requires responses be provided within ten (10) days of receipt of a “written complaint”.

WHO YOU GONNA CALL?

If you have questions for CRHA staff pertaining to your residence and/or living in Caughlin Ranch; who do you call?

Architectural Control & CC&R Compliance,

Kim Teepe; Community Association Manager

Bookkeeper, Sandy Wheeler; Community Association Manager

Events & Human Resources/Payroll, Gloria Presta; Receptionist

General Manager, Lorrie Olson, LSM, PCAM; Supervising Community Association Manager

Landscape & Maintenance Department, Superintendent Randy Lisenby; C-10 Landscape Contracting License

Continued on page 6

IN THIS ISSUE

» President's Corner.....	4	» 2019 Community Events	16
» From the General Manager.....	5–6	» Buenos Grill Celebrates 20 Years!	17
» Caughlin's Culture Couple: Mark & Pat MacDonald	7	» Be “Ember Aware” this Fire Season	18
» Important Notices & Reminders	10–12	» Share Your Wine Event.....	19
» Senior Neighbors—It Takes a Village	13	» Community Bulletin Board	20
» Soil Sample Testing	14	» 2019 Homeowners Association Meetings	21–23
» Treasurer's Report	15		

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.

All staff may be reached at the CRHA office: 1070 Caughlin Crossing, 775-746-1499. You may also find a wealth of information on our website. The CRHA website was recently re-imagined and re-created into an awesome new tool that we hope owners and residents will utilize and find extremely useful. Please visit it soon: www.caughlinhoa.com.

In addition, we have Message Centers within the community. On lower Caughlin Parkway, on the path near the first pond, and in the Village Green Park, there is a Message Center where we post meeting agendas, association notices, important need-to-know information, etc. This is an additional method we have employed to keep our owners and residents informed on a regular basis.

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



Open to the Public

CAUGHLIN ATHLETIC CLUB
RENO'S PREMIER FAMILY FITNESS & TENNIS CLUB

COMING SOON!
BOXING STUDIO & POWER CYCLE
WITH SMART TRAINERS.

- More group classes for summer season
- Basketball/pickleball
- Year-round pool & jacuzzi
- Kids dance & piano lessons
- Tennis lessons, camps, & classes (adult & children)
- Summer camps for kids/Before & after school programs
- Beach bar-opening Memorial weekend

We offer it all & so much more!

1 Month Trial
\$50 with ad.

EXPIRES 6/30/19

747-6006 • CAUGHLINCLUB.COM
4100 CAUGHLIN PKWY • IN CAUGHLIN RANCH

CALLING ALL ARTISTS!

4th Annual
RENO CHALK ART & MUSIC FESTIVAL
presented by Atlantis

FRIDAY - SUNDAY, JULY 12 - 14
ATLANTIS WEST PARKING LOT

Join us for three days of art, food, live entertainment, artisan crafters and more!

Atlantis
CASINO RESORT SPA

Visit atlantiscasino.com/chalk for more information.

CAUGHLIN'S CULTURE COUPLE

Mark and Pat MacDonald

are committed to enriching
the quality of life in Reno.



Written by Jessica Santina

WHEN YOU CONSIDER how enmeshed Mark and Pat MacDonald are in the local community — he's president of both the Vista Pointe HOA in Caughlin Ranch and the board of the Reno Chamber Orchestra, she's deeply involved in welcoming new residents to the area — it's hard to believe they only just moved here 12 years ago. In fact, if not for a case of mold in their former home in Dallas, they may not ever have come.

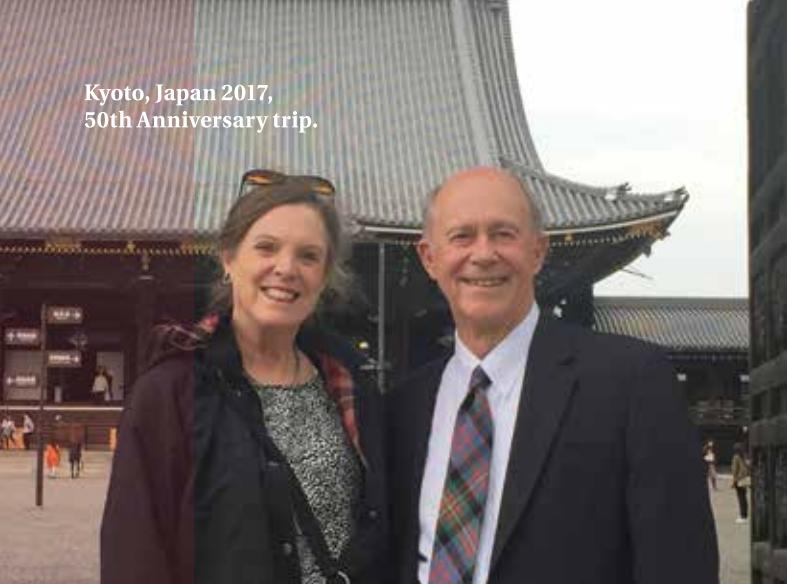
"We had Penicillium mold at our house," explains Pat, who says that the mold, undetected for nearly two years, had been making her seriously ill. "I needed a dry place to feel better."

Pat's friend, Barbara Marsh, a board member at the Nevada Museum of Art back in 2007, had also been a Dallas transplant, and Pat remembered liking Reno when she'd come to visit. The Biggest Little City, with its arid climate, picturesque scenery, and a nearby friend, felt like a good place to settle. With her former career as a special education teacher already concluded and with very little from their Dallas home to pack up, Pat was able to quickly move here and get settled.

Mark, a business bankruptcy attorney in Dallas, felt that after 46 years practicing law, this was a good time to retire. He closed up his practice and soon followed his wife, moving quickly to purchase their Vista Pointe home, with its expansive views of Peavine Mountain and downtown Reno, as well as its close proximity to a tennis court and swimming pool. They had found the ideal home in which to retire.

Mark and Pat in Iceland, June 2018.

Kyoto, Japan 2017,
50th Anniversary trip.



PUTTING DOWN ROOTS

With two grown children — Mark Jr., now 50, and Margo, now 48 — with their own lives and children to raise elsewhere, the MacDonalds didn't have the typical school and extracurricular activities that often help families to get established in their communities. The couple sought out opportunities to get to know other locals in the area. And their involvement has made a considerable impact on the life and culture of Reno/Sparks.

Pat joined the Newcomers and Neighbors Club of Northern Nevada, a nonprofit social club with about 3,000 members

who want to learn about the local community and meet new people. Its events — TGIF potlucks, book clubs, gardening clubs and others — proved an enjoyable social outlet, and even after she'd long since gone from "newcomer" to "neighbor," she remained a part of the organization, even hosting events to make others feel welcome in this area she now calls home.

Meanwhile, Mark, a former countertenor at his alma mater, Northwestern University in Chicago, as well as at various community theaters, became involved with the Reno Chamber Orchestra, first as an audience member, then an involved member of its board of directors and, finally, 2018-19 president of the board, which involves everything from participating in the conductor search committee to helping plan events.

Additionally, Mark joined the board of Silver Sage Manor, a nonprofit organization that builds high-quality, affordable housing for low-income seniors in the Reno-Sparks area. To date, Silver Sage has built about 150 units in the region.

As a person who believes in contributing to solutions rather than complaining about problems, Mark became involved with Vista Pointe HOA in 2017, and in 2018, he took the reins as HOA president, which has involved, among other things, spearheading an entire re-decking of the pool area and helping to mitigate the effects of increased traffic in the neighborhood. For him, it's a labor of love for this community and a way to give back.

FREE WHITENING FOR LIFE!

*Now that is something
to smile about!*

Get a complimentary teeth whitening kit, a \$350 value, with completed new patient exam, cleaning and x-rays. Keep your 6-month recare visits and you will receive additional whitening gel annually for the rest of your life as our patient! Call us today or use our online appointment request form to schedule your appointment.



DIVINE
DENTAL SMILE

Monica Lee, DDS



Monica T. Lee,
DDS, FAGD



Dr. Jennifer E.
McClanahan,
DMD

6350 Mae Anne Ave., Ste. 1 Reno, NV 89523 | 775.787.2600 | www.divinedentalsmile.com
MOST INSURANCE ACCEPTED

"Caughlin Ranch is a delightful place to live, so central, and we love to walk here on the walking trails. We use them all," said Mark. "And the views are amazing."

In fact, there's only one place that rivals his home's rainbow views, he says: the Isle of Skye in Scotland, a land with which MacDonalds have been intimately involved for centuries.

CALL OF THE CLAN

Mark, who is one-quarter Scottish, has long been a fan of traditional Scottish highland games. His appreciation for Scottish culture and music led to a desire for more. About 30 years ago, he joined Clan Donald (his last name means "son of Donald"), a Scottish clan, or kinship group among Scottish people, and his involvement grew. He went on to become Texas Commissioner, National Historian, and, now, Vice President of the U.S. Clan Donald Foundation.

Additionally, he sits on the board of the Clan Donald Lands Trust, a Scottish charity that runs about 20,000 acres of land on the Isle of Skye and helps to maintain the culture and heritage, including a museum of historical artifacts, formal gardens, agriculture and livestock and visitor cabins, plus sponsorship of worldwide Celtic harp and piping contests.

For 20 years, Mark has been involved in a genetic project through the clan; the team is working to trace the Y chromosome through multiple paternal generations — "to trace my father's father's father's," Mark says. "When I finally managed to find where [he] had come from, I was able to tie it to history, and suddenly that gave me a picture all the way back to before Christ."

"He actually changed history books for Clan Donald," Pat points out. "They had assumed the chiefs were from Ireland, and they're not, they're Vikings. That literally changed the books, which has been exciting."

His research has also helped him to find relatives in other parts of the world, including Nova Scotia, Canada, and trace ancestors to important moments in history, including one who fought in the Revolutionary War.

Though the MacDonalds recently returned from a whirlwind trip to Belize and the Mayan ruins of Guatemala, Mark soon will be making another trip to Scotland with his sister.

Despite their foreign interests, however, the MacDonalds take great pleasure in calling Reno home. "It's a very friendly area, much more than other places we've lived," Mark says. "It's been much easier to break into this community."

Mark speaking to Clan Donald Canada in Nova Scotia, 2018.



**PHANTOM™
SCREENS**

The invisible screen door that appears only when you need it.

Let the fresh air in — Keep the bugs out!

Retracting screens to fit almost any size and type of door including:
Single Doors • French Doors • Motorized Screens
XL Captured Edge Screen for Large Openings

ARGENTA PHANTOM SCREENS

Call Doug at (775) 250-4392 | www.phantomscreens.com

**Buy 2 Screens and
Save \$40!***



***Offer expires 6/30/19**

Important Notices & Reminders

MANAGEMENT OF OUR COMMUNITY & SUB-ASSOCIATIONS

CRHA is extremely fortunate to employ three (3) licensed Community Association Managers and a licensed Landscape Contractor. Only a licensed Community Association Manager may discuss delinquencies and/or CC&R violations with owners and residents. Superintendent Lisenby's C-10 Landscape Contracting License allows our L&M Department to operate as a landscape contractor.

Currently, CRHA offers contract management services to the Caughlin Creek and Eaglesnest sub-associations. CRHA also offers contract landscape services to the Caughlin Creek, Eaglesnest and Promontory Pointe sub-associations as well as the Caughlin Crossing Commercial Center which includes 1070 Caughlin Crossing. These contracts are approved by the CRHA Board of Directors and result in additional income for CRHA.

INCIDENTS OF HARASSMENT!

Occasionally on Monday evenings, GM Olson tours the community under the direction of the Board of Directors looking for trash/recycle containers that were placed out early. Trash/recycle containers may not be visible or placed out for pick-up prior to Tuesday morning which is pick-up day in Caughlin Ranch.

On two different occasions at two different addresses, GM Olson was harassed by a male occupant of the home while taking photos of trash/recycle containers. She has been subjected to verbal abuse, intimidation, yelling, stalking and being surveilled (videoed up close and personal) all while on duty for Caughlin Ranch. The 2nd incident resulted in the

male occupant opening the driver's side door while GM Olson was taking a photo of a container outside the passenger side of the vehicle.

Each time, the owners were notified that the actions taken were in direct violation of the CRHA "Anti-Violence/Harassment Policy for the Health, Welfare and Safety of the Board of Directors, Committees, Community Manager, Agents and Residents".

Due to the troublesome nature of the 2nd incident, the owners will be invited to a Compliance Hearing where a fine may be assessed. Such a violation may subject the violator to a fine commensurate with the severity of the violation and any other appropriate remedies available to the Association. The Association has zero tolerance when it comes to violent and/or abusive behavior within the Association including verbal abuse, intimidation and stalking.

PLEASE allow CRHA staff to perform their assigned duties while they are out in the community without further incident.

DISCHARGE OF WEAPONS – STRICTLY PROHIBITED!

The CRHA Revised Rules & Regulations, Violation & Fine Policy, and Construction Penalty Schedule effective as of May 28, 2018 states:

28. The discharge of weapons or firearms, including pellet/BB guns, and the use of high-powered laser lights are not permitted within the Community.

Please call the local authorities if you hear gun shots. Ricocheting bullets can spark and cause fires. Please help to keep Caughlin Ranch safe.

DO YOU KNOW CAUGHLIN RANCH PONDS?

Do you know we have 17 unique ponds? Do you know we have beautiful Koi fish in our ponds? Do you know we have adorable turtles in our ponds? Do you know we have a variety of fish and crawdads in our ponds? Do you know that only catch and release fishing is permitted in our ponds?

Caughlin Ranch treasures its natural environment which



COURTESY SHUTTLE TO & FROM CAUGHLIN RANCH

"For Service You Can Trust"

- ✓ Gas & Diesel
- ✓ Electrical
- ✓ Major Repairs
- ✓ 30/60/90 Factory Service
- ✓ Brakes
- ✓ Smog Checks
- ✓ Oil Changes
- ✓ Alignments
- ✓ Advanced Diagnostics
- ✓ 3yr/36,000 Mile Warranty

All service recorded on CarFax | Nationwide Warranty

(775) 324-0911 | 410 E. 6th St. Reno - Off I-80 Downtown

GregsGarageInc.com

encourages a large variety of wildlife to live and thrive within our boundaries. It is our goal to enjoy and protect (as much as possible) the fish, turtles, birds, and four-legged creatures that thrive within our ponds and common areas. We hear there is at least one owlet in the tree near the Caughlin Club this spring.

PLEASE DO NOT throw anything into the ponds, even if they are covered with ice. There is wildlife in the ponds that could be hurt or even killed by a hurling projectile. There are always ducks and geese milling around the ponds; we don't want them to get hurt either. Also, the layer of ice on the ponds is never thick enough to support the weight of a human so do not ever walk onto a pond covered with ice.

BI-ANNUAL GARAGE SALES

Bi-annual Garage Sales are held twice a year at individual homes of residents who wish to participate. In the past, we held the event on Father's Day weekend. We have changed the weekend, and you may now begin your individual garage sale on Friday. You may choose to participate on any of the three days or on all three days. Please call the Caughlin Ranch office to provide your address and the day(s) which you will be participating. Your address will be added to the list of participating homes which will be available by noon on the Thursday before each Garage Sale weekend.

2019 Garage Sale dates: Friday May 31st, Saturday and Sunday June 1st and June 2nd | Friday October 4th, Saturday and Sunday October 5th and 6th

COMMON AREA TREES

Caughlin Ranch's trees are strictly for HUGGING!

The CRHA Revised Tree Growth, Maintenance & Fire Fuels Reduction Policy advises among other things that: **Climbing and repelling from trees, placing items in/on trees, and attaching items to trees in landscaped and native common areas is strictly prohibited.**

This includes, but is not limited to, hammocks, sports nets, tightropes, etc. Please be advised that CRHA staff has the

authority to remove any unapproved items from common area trees.

FENCES, MAILBOXES & GENERAL MAINTENANCE

There are fences and mailboxes all over the Ranch that are in need of repair. Some may have exceeded their life expectancy and therefore need replacement. Many are being supported by other means in order to keep them upright. Some have split and/or missing boards, failed posts, peeling paint, etc. Caughlin Ranch office staff has begun the process of inspecting properties for items in need of maintenance.

Each owner with an item in need of repair, will be mailed a Courtesy Notice giving them 14 days to respond with a plan to complete the repairs. If that notice goes unanswered, a Violation Notice giving the owner another 14 days to respond with a plan to complete the repairs is mailed. If that notice goes unanswered, a notice to attend a Compliance Hearing is mailed U.S. first class and certified/return receipt. If the property owner has a different mailing address, all notices are sent to both the on-site and mailing addresses.

If the repairs are completed prior to the hearing date, the violation is usually considered closed at the Compliance Hearing. If the repairs are not completed by the time of the Compliance Hearing, the Hearing Committee has the ability to fine the owner \$100 for non-compliance. If the required repairs are not completed within 14 days from the date of the Compliance Hearing Result Notice, then the owner can be fined \$100 every seven days until the required repairs have been completed.

We never want it to get to this point. We are strictly working towards compliance, not punishment. However, Nevada law details the process and allows for the collection of fines when an owner's property is not in compliance with the Association's governing documents. It is an expectation of owners who move into homeowners' associations that their neighbors will be required to maintain their properties which will help to increase

NOMINATE SOMEONE FOR OUR NEXT COVER STORY

Do you have an amazing friend or neighbor who has an interesting story to tell?

Contact the editor, Lisa Ericson, at (775) 223-0008 or Lisa.CPMservices@gmail.com.

Nominees must live or work in Caughlin Ranch to be featured.

“Live Inspired”

Jennifer Means, CFP® FPQP™
Advisor

Located at the top of the hill in
Caughlin Professional Park

tciwealth.com | (775) 746-6255

TCI WEALTH ADVISORS

overall property and resale values. However, fines do not necessarily garner compliance. For example, if an owner can no longer make their mortgage payments, they often stop paying their assessments and do not continue to maintain the property which they will probably lose in a foreclosure sale. The foreclosure sale can take from 2 to 5 or even 6 years to complete by the lender. Fines are not collectable in a foreclosure sale. The lender needs only to pay nine months of assessments, fees and collection costs. All other charges, except for abatement of nuisances, must be written off. Caughlin Ranch does not perform abatement of any nuisances on a property that is occupied.

Please keep in mind, that we cannot divulge any details pertaining to one owner's property to another owner. Delinquencies, outstanding violations, fines, architectural requests and plans, etc., are all kept strictly confidential. If asked about the status of a property, we can only advise it is being addressed by the ACC or is in the violation process.

If you receive a Courtesy Notice and are unable to complete the required repairs timely, please contact GM Olson ASAP. She will work with owners on a reasonable time-line to bring their property into compliance. We understand that these repairs may be costly and will require time for funding and scheduling.

At this time, we have scheduled hearings for June 17th to address any noticed maintenance items that remain unresolved as of June 1, 2019.



malnutrition is not bad enough, the bread also pollutes the water. Although you should not feed wild animals, if you must, please feed them the recommended foods: Cut seedless grapes (they can choke on whole grapes just like kids), cooked rice, birdseed, peas, corn, oats, chopped lettuce (iceberg has just about zero health benefits).



FOOD BANK DONATIONS ACCEPTED YEAR-ROUND

The Food Bank of Northern Nevada's barrel is **ALWAYS** in the CRHA office. You may bring by donations of non-perishable food at any time during office hours of Monday-Friday, 8 a.m.-5 p.m. The office is located at 1070 Caughlin Crossing.

ARE YOU PREPARED FOR THE NEXT RAIN EVENT?

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



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

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

Senior Neighbors – It Takes a Village

by Vince Ames

CAUGHLIN RANCH HAS MANY SENIORS. We live in a beautiful area, enjoy our independence and privacy, and view our homes as sanctums. However, as we age, our cognition becomes compromised. We see ourselves as getting along just fine. Our Caughlin Ranch location gives us grocery stores, medical services and restaurants within one mile of our homes. This type of location and convenience makes it seem like we could live without assistance forever.

My father, Joe and his wife Alyce, agreed to move into a home next to us. They were completely independent through their middle 80s. Moving them in next door seemed like the perfect solution. They wanted to be next to family and not in a retirement home. The years that followed were memorable and fun.

Moving Joe and Alyce next door gave us a full agenda. We transported them to doctors' appointments and the grocery store. Each evening they walked over to our house for dinner. After dinner, we played card games until their 8:00 p.m. bedtime. What made this scenario work? We were retired and able to give them the gift of our time.

Joe and Alyce lived past 90 years of age. They started to require more help and quickly became more dependent. Although they were resistant to outside help, we had to hire "in-home" services performed by trained professionals.

What happens to seniors when they have no family members nearby? This is when neighbors, family and friends can be helpful. We learned that being a good neighbor isn't just about being a helpful neighbor; it is also about being an informed, educated neighbor. Will you recognize that your senior neighbor has departed from the usual routine, or that their yard and home is beginning to look neglected?

A year after Joe and Alyce passed, we began noticing neighbor routines on our street. One weekend, our vigilance bore fruit. Our elderly neighbor had not picked up his papers. After the third paper on the driveway, we knocked on his door to find that he had fallen and could not get up. He lived alone, could not reach the phone and had no personal alert device. He was on the floor of his home for three days. An ambulance was called and his Reno family was notified. He had family in town who thought he did not need a daily call.

We love our Caughlin Ranch neighbors and seniors and want them to experience the best quality of life available. Our hearts ache seeing capable neighbors needing help as they age. All of us, including family and friends, can become a resource to direct a difficult decision-making process for an elderly neighbor.



If you need help with a loved one or would like to volunteer, contact The Sanford Center for Aging at the University of Nevada. The Sanford Center coordinates Senior Outreach Services (SOS) volunteers who will phone or visit a senior friend. The Sanford Center can be reached at: (775) 784-7506. med.unr.edu/aging.



Would you like to
FREE
yourself from the grip of
gravity? Try an electric
BIKE
at Pedego Reno.

Sales • Rentals • Tours

Come try one out and
mention this ad.
For your efforts we've got
a choice of a colorful
Pedego watch or sunglasses.

www.pedegoreno.com
(775) 997-3636
Open Thurs.–Sun. 10 to 6

6135 Lakeside Dr., #120
Reno, NV 89511

COMMITTED TO CAUGHLIN RANCH

*Your preferred, personal choice
in Caughlin Ranch for injury,
probate and civil legal services
with over 35 years experience.*



Paul J. Malikowski, Esq.

Malikowski Law Offices, Ltd.

775-786-0758 | paul@nvlaw.com

Caughlin Professional Park
4747 Caughlin Parkway, Suite 7

www.NVLAW.com

PILATES IS FOR YOU!

Pilates Improves:

Energy | Posture | Balance
Strength | Flexibility
Coordination | Mental Stamina

8 Reformer Classes For \$120

Call, text or email to schedule

MENTION THIS AD

Mind



Over



Movement



6135 Lakeside Drive, Ste. 103
MindOverMovement.com

287-4188

GOT LEAKS?

Don't wait...CALL NOW!

Call the CRHA office
24/7 to report all
water related
geysers, breaks,
leaks, etc. in
common areas.

The 24-hour
answering service
will dispatch the
on-call employee ASAP
to minimize the loss
of water.

746-1499

SOIL SAMPLE TESTING

THE UNR COOPERATIVE EXTENSION website at: <http://www.unce.unr.edu/publications/files/ag/2009/fs0938.pdf#search=%22soil%20testing%22>, explains how to gather your soil samples and where to send them for testing.

Soil sampling is usually done in late fall just before the soil freezes or in early spring before the growing season. Avoid taking soil samples within a month of fertilization with chemical or organic fertilizers. Collect 10 to 15 soil samples from different locations throughout the growing area. Take each sample of soil from the soil depths where most of the plant's roots grow (usually in the top 2 to 12 inches). Mix the samples into one combined sample. If the plants in part of the area are growing differently, you need to sample and test the differing areas separately. Follow the steps recommended by the lab to which you are sending the sample. The lab will determine the amount of soil needed (usually 1 to 2 cups) and whether to air dry the sample before it is sent. If a soil sample has gotten very hot or been through extreme temperature changes, it is best to get a new sample of soil for testing.

For the most part, in Caughlin Ranch the soil is low in Nitrogen. We use a 34-3-10 / Nitrogen-Phosphorus-Potassium mixture to fertilize grass.

ACCREDITED SOIL TESTING LABS LOCATED NEAR NEVADA (UNCE DOES NOT ENDORSE THESE OR ANY OTHER SOIL TESTING LABORATORIES):

Utah State University Extension

USU Analytical lab
Ag Science Rm 166
Logan, UT 84322-4830
Phone (435) 797-2217
Fax (435) 797-2117
<http://www.usual.usu.edu>

Analytical Sciences Laboratory

University of Idaho
Holm Research Center
Moscow, ID 83844-2203
Phone: (208) 885-7900
Fax: (208) 885-8937
[http://www.mcgeehan@uidaho.edu](mailto:mcgeehan@uidaho.edu)

A & L Western Laboratories Inc.
1311 Woodland Avenue Suite 1
Modesto, CA 95351
Phone: (209) 529-4080
Fax: (209) 529-4736
<http://www.al-labs-west.com/>

Western Laboratories
211 Highway 95
Parma, ID 83660
(208) 722-6564
<http://www.westernlaboratories.com>

TREASURER'S REPORT

THE FINANCE AND BUDGET COMMITTEE met to review McClintock and Associates report and is pleased with the results. In one word, the committee agreed it was a "clean" audit.

There was one recommendation regarding creating a control for receiving checks at the front desk and via mail. The control has been implemented. CRHA is fortunate to have enough staff to implement controls that create "eyes on eyes."

LET'S REVIEW OUR FINANCIAL SITUATION.

- **Internal Controls:** Funds are being handled properly.
- **Records:** Records are secured and properly maintained by the General Manager.
- **Audits:** CRHA employs an internal auditor (Tim Cleary) as well as an external CPA firm (McClintock and Associates). Internal audits are conducted monthly.
- **Budgets:** CRHA's General Manager prepares the budget. The Finance and Budget Committee reviews the budget and makes recommendations.
- CRHA has adequate insurance i.e. Casualty, Fidelity, Worker's Comp and Earthquake.

- **Investments:** CRHA deposits Reserve Funds in Money Market accounts and purchases CD's on a laddered basis. Operating Funds are held in a Wealth Management account. All funds held and invested are fully protected by the FDIC, SIPC and/or in a government security backed by the full faith and credit of the Government of the United States.
- **Assessments:** CRHA is collecting assessments and monitoring any delinquencies. No problem areas to report.
- **Reserves:** We adequately fund our reserve accounts in accord with our reserve studies. Reserve transfers are made quarterly.
- **Taxes:** CRHA filed an automatic extension and pays the balance due in three quarterly installments.
- **Management resources:** CRHA is fortunate to have volunteer homeowners and ample funding to hire any expertise needed to guide and advise the HOA through any issues that might arise.

Respectfully submitted,

Vincent Ames

TREASURER

*Enjoy an ice-cold beer
and a fish taco!*

(775) 787-8226
www.buenosgrill.com
Fresh Mexican Food

Artist's Reception
July 3rd
5 p.m. to 7 p.m.

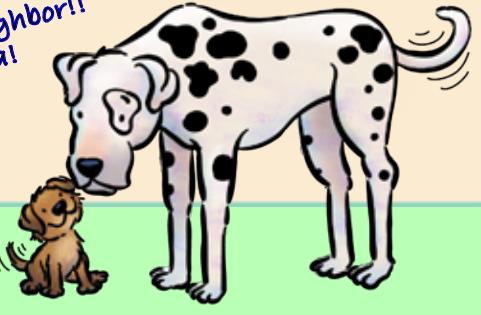



**CELEBRATING 20 YEARS IN CAUGHLIN RANCH!
AT MAYBERRY LANDING
(MAYBERRY & McCARRAN)**

Pet Sitting
LICENSED • BONDED • INSURED

(775) 772-9301
VISIT: RENOPETSITTER.COM

*I'm Your Neighbor!
- Linda!*



Since 2007

2019 COMMUNITY EVENTS



GM Olson caught this Great Blue Heron on the pond at the corner of Longknife across from Caughlin Club back in March.



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.





*Neighborhood "New Wave"
Mexican Restaurant,
Buenos Grill,
Celebrates 20 Years!*

"Opening Buenos Grill in Reno and being a part of this community has been a dream come true for us. We live within walking distance to the restaurant. We've raised our children in the schools nearby and have many customers who have become our friends. Buenos Grill has given us the opportunity to serve this community that we care deeply about."

-THE BUTLERS



(April 8, 2019 – Reno, Nev.) Mimi and Greg Butler opened Buenos Grill on April 19, 1999. Twenty years later the owners are thanking the Reno community for supporting their locally owned restaurant. On Thursday, April 11, they celebrated with a twenty-year anniversary ribbon cutting ceremony with the Reno/Sparks Chamber of Commerce.

From the beginning their mission has been to offer meals made from only the finest, freshest quality ingredients. They brought quick service, healthy Mexican food with a new twist to Reno offering eclectic tacos, burritos and Mexican specialties. First class wines, micro-brews on tap, Mexican beer and margaritas are an enjoyable part of the dining experience. The casual coastal vibe of the décor, the open kitchen and the pet friendly patio allows a come-as-you-are dining experience.

Their love of Mexican cuisine spurred the opening of the restaurant in 1999 and that love is still going strong in 2019! The menu offerings have grown with additions such as: a coconut tofu taco, vegan sweet potato and black bean enchiladas with chipotle salsa, brie and mango quesadilla and a blackened salmon and Caesar salad wrap.



**STAPLETON
REAL ESTATE SERVICES**

**List your home for only 4%
Full service listing, no additional fees**

Call today for more information:

Chris Stapleton BROKER/OWNER 775.400.4904

Over 20 years experience in the Reno/Sparks market



www.stapleton.realty

*Seller may choose higher commission. Increased amount paid to Buyer's Broker as well as equal split of 4%.



- Comparative Market Analysis
- Northern Nevada MLS Listing
- Internet Advertising
- Property Signage
- Photography Including Aerial
- Open House
- Showings on Your Schedule
- Present and Discuss All Offers
- Highest Net Proceeds to Seller
- Manage Possible Repairs
- Facilitate Close of Escrow

Be “Ember Aware” this Fire Season

During a wildfire, thousands of embers can rain down on your roof. Embers coming into contact with flammable material is the major reason why homes are destroyed during wildfire.

Common materials that become embers during wildfire include pine cones, branches, tree bark, and wooden shingles. Depending on fire intensity, wind speed, and the size of materials that are burning, embers can be carried more than a mile ahead of the fire.

By being ember aware and taking action ahead of time, a homeowner can substantially reduce the ember threat. Your home CAN survive when the embers arrive.

WOOD ROOF – Replace wood shake and shingle roofs with fire-resistant types such as composition, metal and tile.

VENTS – Cover attic, eave and foundation vents with 1/8-inch wire mesh or install new vent types designed to prevent ember entry. If wildfire is threatening, consider covering vent openings with pre-cut plywood or aluminum foil folded several layers thick and stapled.

RAIN GUTTERS – Keep rain gutters free of plant debris during fire season. Consider using rain gutter covers to reduce maintenance.

UNDER THE DECK – Remove plant debris, wood piles and other easily ignited materials from under decks. Consider enclosing the open sides of the deck with siding materials that are properly vented or 1/8-inch wire mesh to reduce maintenance and deter ember entry. Do not use wooden lattice to enclose decks.

FLOWERBOXES – Remove wooden flowerboxes from beneath windows if wildfire is threatening.

EAVES – Cover open eaves with sheathing, such as plywood or fiber-cement board. Use tongue and groove joints or other intricate joint types and don't use butt joints.

FLOWERBEDS – Replace wood mulches with noncombustible types and remove plant debris, including dried grass and flowers, dead leaves and dead branches from flowerbeds next to the house, other buildings and next to wooden fences. Replace ornamental junipers with low-growing deciduous shrubs or flowers under irrigation.

VEHICLES – Close vehicle windows. Back into the garage and close the garage door or park away from the house.

GARAGE DOOR – Adjust garage doors to achieve as tight a fit as possible with the door frame. Consider using trim around the garage door opening to reduce the size of gap openings. Close the garage door if wildfire is threatening.

GARBAGE CANS AND RECYCLING BINS – Use garbage cans covered with tight fitting lids near the house or other buildings. Move newspaper recycling bins indoors.

WOODEN FENCES – Maintain wooden fences in good condition and create a noncombustible fence section or gate next to the house for at least five feet.

ROOF OPENINGS – Plug openings in roof coverings, such as the open ends of barrel tiles, with non-combustible materials.

ROOF DEBRIS – Routinely remove plant debris, such as pine needles, leaves, branches and bark, from the roof.

SIDING – Fill gaps in siding and trim materials with a good quality caulk and replace poor condition building materials.

WOODPILES – Move firewood stacks and scrap lumber piles at least 30 feet from the house or other buildings.

PATIO FURNITURE – Place combustible patio furniture, such as lounges, tables and hammocks, inside the house or garage if wildfire is threatening.

SKYLIGHTS – Replace plastic skylights with types constructed of double-pane glass. One of the panes should be tempered glass. Close skylights if wildfire is threatening.

WINDOWS – Replace single-pane, non-tempered glass windows with multiple-pane, tempered-glass types. Close all windows if wildfire is threatening.

SPARK ARRESTER – Install an approved spark arrester on chimneys.

DECK BOARDS – Replace deck boards that are less than one inch thick or that are in poor condition with thicker, good condition boards. Use metal flashing between the deck and the house.

DECK DEBRIS – Remove plant debris from the gaps between deck boards, the gap between the deck and house, and lying on top of the deck.

PORCH AND DECK ACCESSORIES – If wildfire is threatening, remove combustible materials from the porch and deck including newspapers, wicker baskets, door mats, pine cones and dried flower arrangements, and place BBQ propane tanks indoors.

Information courtesy University of Nevada Cooperative Extension “Living with Fire”. Visit www.livingwithfire.info for more information.

7TH ANNUAL

"Share Your Wine"

SPRING PARTY

Held at Moana Nursery on April 11th

CLOCKWISE:

- Len Schiller and Lorrie Olson
- Diana & Vince Ames with Helaine Greenburg (at left).
- Jeanne Naccaratto and Gloria Presta enjoying their "work" at the wine pouring table!
- Lorrie Olson with Myron Hallauer (left) and Tom Martin
- John and Suzanne Kreiger
- Judy Middleton (left) with Susan & Sheldon Werber



**QUALITY
HONESTY
INTEGRITY**
Over 47 Years Experience



775.722.2526

Alan-Topnotch.com

5.0 rating on Google



Over 450 reviews online



PAINTING • DRYWALL REPAIR • TILE WORK • CARPENTRY • FENCING & MORE!

Community Bulletin Board

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

Spring Community Garage Sale

May 31st-June 2nd

Don't miss the upcoming Biannual Spring Garage Sale. All residents are invited to participate at their own homes. You may choose to participate on any of the three days or on all three days. Please call the Caughlin Ranch office by Wed 5/29 to provide your address and the day(s) which you will be participating. Your address will be added to the list of participating homes which will be available by noon on the Thursday before. Ads will be placed on GSALR.com, Craigslist and in the Reno Gazette-Journal and signs placed at entrances to the community. You may conduct your sale

between 7 a.m. and 3 p.m. Signs advertising garage sales may not be posted in any common areas of Caughlin Ranch. St. Vincent's Charity is offering FREE pick-up of household goods in good working condition. They will drive through the community and pick up items after 3 p.m. on Friday, Saturday and Sunday. Label bags/boxes "St. Vincent's Charity".

July Concert Line-up Announced

As part of the Artown celebration in the month of July, Caughlin Ranch puts on its own concert series in the Village Green Park. This has grown to be a favorite community event with hundreds of residents and guests attending each Sunday in July. Bring your own low-back lawn chairs, coolers and picnic dinners or order from local restaurants or Raley's across the street. Village Green Park is at the corner of Village Green & Caughlin Parkway.



CeCe Gable
Concerts are 6-8 p.m. each Sunday. Save the dates on your calendar!

June 30th: CeCe Gable
July 7th: Sagebrush Rebels
July 14th: TBA



July 21st: Fast Times
July 28th: The Killer Bees

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.

lisa.cpmserices@gmail.com



Caughlin Creek

Joe Mastroianni, President

Gregg Stokes, Secretary

Jeanne Naccarato, Treasurer

Douglas Usedom, Director

Open Seat, 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 Meetings

Wednesday, June 5th at 5:30 p.m.

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.

**PHOTOGRAPHY | VIDEOGRAPHY
FOR BUSINESS ADVERTISING**



DIGIMAN STUDIO
STILLS & MOTION

775.741.1375
DigimanStudio.com

Trusted Construction in Reno/Tahoe

- ◆ Full range of remodeling and home additions
- ◆ 20+ years experience
- ◆ Customer referrals available



EVANS CONSTRUCTION, INC.

CA Lic. #1016529 | NV Lic. #0080609

Bonded

DDEvansConstruction.com



evanscons@sbcglobal.net | 775.843.0629

Eaglesnest

Chet Mallory, President
John Lopez, Vice President
J Witt, Secretary
Paul Gianoli, Treasurer
Brad Pearce, Director

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 Meetings

Tuesday, June 4th

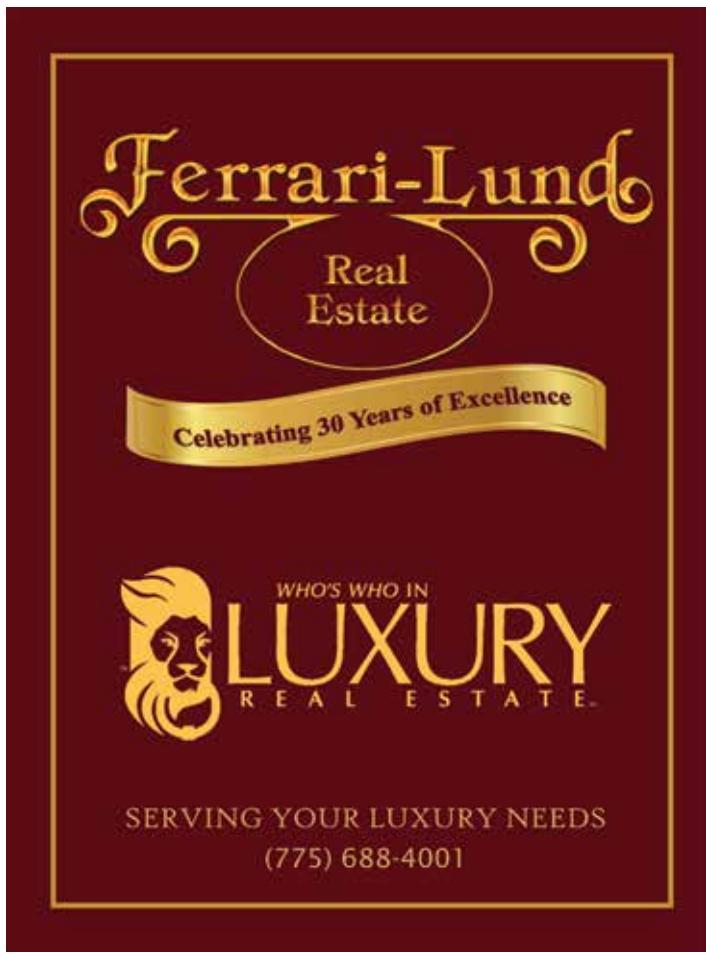
Tuesday, September 3rd; approve 2020 Budget, member ratification required at Annual Meeting

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 emailing General Manager Lorrie Olson at: manager@caughlinhoa.com.

IMPORTANT MEETING DATES



THANK YOU JOAN!

At the March 27th Board Meeting, Joan Mullen received an engraved clock as a thank you for her three years of serving on the board. Thank you Joan for your hard work, dedication, and most of all, your sense of humor! We will miss you!

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:

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 4:30 p.m. Board General Business Meeting 6:00 p.m.
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.	
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
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.	
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

Strategic Planning Sessions will occur periodically throughout 2019. The Board of Directors 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, June 5th, and July 10th; and at 2:00 p.m. on June 12th.

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.



COOKING CLASSES

May 7	Kids' Cook
May 9	Taste of Greece
May 10	Girls' Night Out
May 11	Cinnamon Roll Workshop
May 16	Szechuan Kitchen
May 17	Date Night- Paella
May 18	Artisan Bread
May 22	The Basque Table
May 23	Ravioli & Tortellini
May 24	Grilling 101
May 30	Taste of the Middle East
May 31	Korean Cuisine
June 4	Tuscany
June 5	Thailand
June 6	Date Night - Grilling
June 11	Knife Skills
June 12	Summer Salads
June 13	Cheese Making
June 14	Girls' Night Out
June 15	Sauce Workshop
June 18 & 19	Kids Camp
June 19	Summer in Provence
June 21	Grilling Fish & Seafood
June 25	Culinary Techniques 1
June 26	Grilling with Great Basin Brewing Co.
June 29	Pie Crust & Pie Workshop

Cooking classes • Catering
Gourmet deli • Kitchen store
Spices by the tablespoon
Knife sharpening

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

225 Crummer Lane, Reno
775-284-COOK
Full cooking class schedule
at Nothingtoit.com



2019 GMC ACADIA ROOM FOR THE ENTIRE FAMILY!



SPRING TIME. FAMILY TIME.

24 Hour Test Drive



GMC
WE ARE PROFESSIONAL GRADE

FOR PERSONAL ATTENTION CALL KEITH MYERS
OFFICE (775) 321-9417 | CELL (775) 530-0768



VERSATILE COMFORTABLE 7 PASSENGER SEATING

900 Kietzke Ln. | Reno, NV 89502 | 775-333-0000 | RenoGMC.com