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Find everything
you need to
know about
CRHA on
our **NEWLY
DESIGNED**
website!

by Mike Chern, CRHA Board Director

Let's cut right to the chase: there is a new website hosted by the Caughlin Ranch Homeowners Association; www.caughlinhoa.com. It has been quietly developed over the last year and recently released. If you haven't stumbled across it, do so now and take it for a test drive.

If you ever visited the old website, you'll have to agree that our newly designed version is a HUGE improvement. The old website, which CRHA had for years, was difficult to view due to unfortunate color and navigation choices. It has been a discussion for many years to present an aesthetically pleasing cosmetic redesign of the CRHA website that represents the Caughlin Ranch brand, and incorporates and enhances existing content.

Some design goals included:

- Use modern web design tools
- Make the design "device-agnostic" to permit viewing on computers, tablets, smartphones and other web-browser capable devices
- Incorporate publicly available software to avoid being tied to any one vendor with "pockets of secret expertise"
- Present a user-intuitive menu system and navigation framework

- Provide a repository of documents and forms for distribution to various stake holders, including:
 - CRHA homeowners
 - Management and staff
 - Board of Directors and Board committees
 - prospective owners and their realtors
- Enlist a vendor who can:
 - Demonstrate a portfolio of commercial work
 - Work with our staff to train for reasonable updates in-house
 - Assist in complex modifications of the ongoing website

Our vendor selection was OCG Creative, that has been working in the Reno area since the mid-90's and has about 18 employees. OCG worked closely with a small CRHA design committee consisting of CRHA office staff members Sandy and Gloria, as well as CRHA Board Vice President Michele Attaway.

PLEASE VISIT:

www.caughlinhoa.com
and let us know what you think!



Al Dennis
President

PRESIDENT'S CORNER

Volunteer and Give Back to the Community You Love! (and get some love and free lunch in return!)

ONE OF THE REASONS YOU CHOSE to buy in Caughlin Ranch, whether you realize it or not, is the homeowners association. You may not have realized it the first time you drove through Caughlin Ranch, but

the reason we are surrounded by the most beautifully maintained landscapes in the Reno area, is because we have a homeowners association.

Your HOA fees go to maintain our beautiful landscapes and the CC&Rs (Covenants, Conditions & Restrictions) help to maintain all of our property values.

The HOA has a small paid staff, but the board and many committees are comprised completely of volunteers. The staff and volunteers help keep our biggest investment (our home) safe from the devaluing effects of having neighbors make unsightly changes to their property.

Achieving and maintaining this control requires an oversight group. Here at Caughlin Ranch this is your Board of Directors and the Management Team. These people work to maintain the integrity of the governance and are bound by many rules and laws. Training for our volunteers is supplied and the camaraderie is always fun. It's a great way to meet and form new friendships with your neighbors. And, if you're lucky, food and beverages will be supplied!

Whether you're new to the community or have lived here for many years, we would love to have you get involved. We have always had great volunteers, but are continually in need of "new blood."

Board elections are quickly approaching again. If you're interested in running for the Board, please see pages 15-16 and fill out the appropriate forms.

If the Board is not your thing, we also have committees that are often looking for volunteers such as Finance & Budget, the Events committee and others.

Want to get involved but are not sure where to start? Just call or stop by the HOA office and they will point you in the right direction.

— *Al Dennis*, PRESIDENT
al@caughlinhoa.com

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 12, ISSUE 5

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ON THE COVER:

Lorraine poses with some of the kids and volunteers involved with her newly formed Reno Pop Warner Challenger League. Photo by Frank Haxton, Digiman Studio. Story page 7.

FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

It's Board Election Time Again. Consider Getting Involved!

Annual Election and 2020 Budget Meeting Notifications & Requirements

NRS 116 REQUIRES NOTICE be given to each unit's owner of their eligibility to serve as a member of the executive board (aka: board of directors). Such notice

shall be given not less than 30-days before the preparation of a ballot. The Annual Election and 2020 Budget Ratification packet contains a plethora of documents and notifications; the majority of which are required by NRS.

In order to fulfill the eligibility notification requirements, the Candidacy Disclosure Statement (CDS) provided by the NV Real Estate Division is included in this edition along with an Annual Election Solicitation. This *Caughlin Rancher* edition was scheduled to publish on September 18th and expected to be received by local unit owners by September 20th. The CDS must be returned by 5:00 p.m. on Friday, October 18th in order for the candidates' name to be placed on the secret ballot, if a ballot is required. This process is explained further in the Annual Election Solicitation on page 15.

Please take the time to review the Annual Election and 2020 Budget Ratification packet AS SOON as it arrives. If there is a Secret Ballot enclosed, there will be a Candidate Forum on Wednesday, November 6th

and the deadline to return the secret ballots will be 12:00 noon on Monday, November 18th. If there is the need for an election, the Annual Election and 2020 Budget Ratification Meeting will convene at 1:00 p.m. on Monday, November 18, 2019 for the sole purpose of opening and tallying the secret ballots. Whether there is an election or not, the Annual Election and 2020 Budget Ratification Meeting will begin at 6:30 p.m. on Wednesday, November 20, 2019.

Agenda Workshops are held on Mondays and General Business Meetings of the Board of Directors on Wednesdays every other month in January, March, May, July, September, and November. A Budget Workshop is held in August and Board Training in December. An Executive Session of the Board is held prior to each Board Meeting. Board Members are encouraged to participate on standing committees.

NRS 116.31034 states in part:

"7. If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is less than the number of members to be elected to the executive board at the election, the executive board may fill the remaining vacancies on the executive board by appointment of the executive board at a meeting of the executive board held after the candidates are elected pursuant to subsection 5. Any such person appointed to the executive board shall serve as a member of the

Continued on page 6

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executive board until the next regularly scheduled election of members of the executive board. An executive board member elected to a previously appointed position which was temporarily filled by board appointment pursuant to this subsection may only be elected to fulfill the remainder of that term.”

NRS 116.31034 has new provisions that became effective on October 1, 2015. “A person may not be a candidate for or member of the executive board or an officer of the association if: (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the board of directors or is an officer of the association; (2) The person stands to gain any personal profit or compensation of any kind from a matter before the board of directors of the association. ...”

...any CRHA member who has outstanding assessments, fines, construction penalties and/or unresolved violations of the governing documents (as determined in a compliance hearing), **shall not be eligible to cast a vote in an association election.**

NRS 116.31031 “Power of executive board to impose fines and other sanctions for violations of governing documents; limitations; procedural requirements; continuing violations; collection of past due fines; statement of balance owed.

1. Except as otherwise provided in this section, if a unit’s owner or a tenant or an invitee of a unit’s owner or a tenant violates any provision of the governing documents of an association, the executive board may, if the governing documents so provide:

(a) Prohibit, for a reasonable time, the unit’s owner or the tenant or the invitee of the unit’s owner or the tenant from:

(1) Voting on matters related to the common-interest community. ...”

Therefore, please be advised that any CRHA member who has outstanding assessments, fines, construction penalties and/or unresolved violations of the governing documents (as determined in a compliance hearing), shall not be eligible to cast a vote in an association election.

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



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A Good Sport

Written by Jessica Santina

Photos by Frank Haxton, Digiman Studio and courtesy Lorraine Howard

WHEN LORRAINE HOWARD WAS GROWING UP, her dad, a former elementary school principal, used to tell her, “If you ever have an opportunity to take kids along with you, do it.”

Howard, a native of the Reno-Tahoe area, took her dad’s advice to heart — she’s built a career introducing children of *all* ages and abilities (particularly those who otherwise would not have access) to adventures in sports and physical activity.

EXERCISING COMPASSION

“I knew I’d be a PE teacher my whole life, just from my upbringing,” Howard says, explaining that even as a 14-year-old, while most of her peers were at the mall, she was teaching dance and gymnastics classes to low-income kids at the local YMCA.

She completed both a Bachelor of Science in medical sciences in 1981 from the University of Nevada, Reno, and, feeling drawn to physical education, a Bachelor of Science in PE, recreation and dance at UNR in 1983 while teaching PE for one year with the Washoe County School District (WCSD).

Then, she says, she was “called” to work at the Job Corps, helping roughly 2,600 kids earn the PE credits they needed to graduate from high school. She then went on to expand her repertoire, earning her Master of Education in curriculum and instruction in secondary education at UNR in 1998.

Lorraine Howard makes sports accessible for students with special needs.

Howard with some of the kids and volunteers with her program at the Reno High football field.



Howard later returned to the school district, where for 23 years she has combined her passions for both PE and students with special needs for her position as WCSD's adapted PE specialist.

Routinely, Howard visits 16 schools in the district to provide PE instruction to students receiving special education services, ages six and up. Activities vary. Her curriculum includes lead-up sports, cooperative games, developmentally appropriate exercise and fitness progressions and concepts, exposure to outdoor recreation and sampling individual recreational pursuits.

Unlike general education teachers who work with each student only one school year, Howard has the benefit of following students throughout school, forming relationships with them and watching them blossom.

"I give kids chances to help me by being my teaching assistant or equipment manager, and they learn things such as how to set up the obstacle courses with me. I have the ability to mentor kids from first grade to graduation, and that's appealing to me."

Always looking for ways to make physical activity enjoyable for all, she realized a few years ago that for some students, she needed a device that could keep them afloat in the water without requiring her to physically hold them up. She became a project sponsor for two projects in the UNR Senior Systems

CHEMISTRY OF THE Cocktail

8TH ANNUAL FUNDRAISER

Whisper the "secret password" to join us for the 8th annual Chemistry of the Cocktail — The Discovery's premier fundraising event. Come as a gangster, flapper, silent film star, or come as you are and explore 1920s-style libations, enjoy delectable fare from local culinary purveyors, and provide support for the museum's mission in our community.

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Design Project in the mechanical engineering program and tested students' abilities with designing the Adapted Swimming Device (ASD), which provides a swimmer who has coordination issues, independence in the water. Another team of five seniors collaborated with her to create a wheelchair with snap-on wheels that allowed a family flexibility in taking a child with mobility challenges along on their outdoor adventures.

"I learned so much working with those engineering students that I decided this year to be a teacher mentor," Howard says. This fall, she will serve as a volunteer course instructor for the UNR Department of Special Education in Assessment of Pupils for Adapted PE course, in which she'll mentor graduate-level teachers.

NEW ADVENTURES

Howard's newest project is the Reno Pop Warner Challenger league, the first of its kind in our area. The program enables kids ages six to 18 to practice and play no-tackle flag football in a safe, supportive environment. The program kicked off in August with 15 athletes who have never before played flag football; it involved six one-hour practice sessions and culminated in a September game.

The program uses a peer tutor/mentor method of instruction with sequenced motor skills training. She's

currently on the hunt for young people who can volunteer for future sessions. Facilitating peer interaction/cooperative learning, she says, is her preferred teaching method.

In fact, she's used it for years in her adaptive PE class. She points to the yearly anti-bullying dance program she has her students produce each year, in which 15 special education students work with 30 peer tutors over the course of eight weeks to execute dance numbers about friendship and inclusion.

"It's called Best Friends = No More Bullies. The premise is that when you're in elementary school, you'll meet and befriend a special child, and you'll go all the way through school with that child and be his or her friend, and you'll go to birthday parties and support them," Howard says, adding that it's been a core belief practiced in her own home, with her own children having grown up this way. "I feel it's a life-changing project because kids can develop empathy and compassion for children who learn differently."

SPIRIT OF VOLUNTEERISM

A prouder parent than Howard, you'd be hard-pressed to find. Daughter Giselle, 31, spent her 20s teaching yoga and volunteering throughout Asia and becoming fluent in five languages, eventually returning last year from India with her 2-year-old daughter in tow to live with her mother in Caughlin Ranch.

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The Reno Pop Warner Challenger League is looking for volunteers to work with athletes as one-on-one tutors. Volunteers must be at least age 13, possess a desire to be a positive role model and commit to being on the field during practices and games for the entire season. If you're interested, please contact Lorraine Howard at LHoward@washoeschools.net.



Volunteering runs in the family — Photos L to R: Howard's daughter Giselle teaching in China and building ponds and farming in Thailand. Daughter Tennille at a recent fundraiser for the local SPCA.

"My whole life I lived within three miles of Caughlin Ranch, and I always wanted to live there," Howard says. "When I bought my three-story current house 10 years ago, my intention was that my three adult children would have children and come back between adventures and be able to live with me!"

Howard's daughter Tennille, 30, works as the supply chain hiring manager at Reno's JCPenney Distribution Center, coordinating massive volunteer efforts through her workplace and in the community.

Her son Chase, now 29, is an endurance athlete and member of the U.S. Army who earned the Soldier of the Year award in 2015 from the Nevada National Guard. He not only delivered free swimming lessons for five years through his mother's adapted aquatics program for middle and high schoolers, but

he once volunteered to help one of Howard's Caughlin Ranch neighbors whose roof blew off during a violent storm — he scaled the side of the house and promptly laid down a tarp and sandbags to cover the hole.

And although they're all grown with lives of their own, Howard's home always is bursting with life and love for her community. In fact, during the Caughlin Fire of 2011, the Howards opened their home to firefighters, and it became a center for photo/film media operations.

"When you raise your children to volunteer, when you have that attitude instilled in you, it's the most important thing a parent can do for a child," she says. "I think it forces you to extend yourself and your capabilities, and you quickly learn that you're way more powerful than you ever thought you were."



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Important Notices & Reminders

ESI NEIGHBORHOOD PATROLS

ESI began conducting community patrols for a period of 18-weeks on Friday, June 28th, and will continue through Monday, October 28th. They are 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, October 31st (Halloween) from 10:00 p.m. to 4:00 a.m. Every night at approx. 10:00 p.m., ESI closes off access to the Village Green Park parking lots; ESI re-opens them at approx. 4:00 a.m.

ESI is also conducting Trail Patrols one day per week on alternate days (Monday through Saturday) from 6:00 a.m. to 10:00 a.m. They 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.

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, raccoons, 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 sight 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.



PLEASE BE REMINDED THAT THE MAXIMUM SPEED LIMIT ON CITY AND COUNTY STREETS AND ROADS WITHIN CAUGHLIN RANCH IS 25 MILES PER HOUR.

THE SPEED LIMIT MAY BE LOWER IN GATED SUB-ASSOCIATIONS WHO HAVE GOVERNANCE AUTHORITY OVER THEIR STREETS.

IT IS UNSAFE TO PASS ANOTHER VEHICLE IN A NON-PASSING ZONE.

NEVER ENTER INTO A CROSSWALK WITH ANY VEHICLE WHILE A PEDESTRIAN IS WITHIN THE CROSSWALK MARKINGS.



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PONDS & WATERWAYS

Swimming and wading are strictly prohibited. At this time, only catch and release fishing is permitted. Never toss or throw anything into the ponds or waterways since there are turtles, fish, crawdads, etc. which reside there all year round. Never attempt to hold, harass or remove any turtles, fish, crawdads, etc. from the ponds or waterways.

STOLEN MAIL AND DAMAGED MAIL BOXES

Stolen mail is being reported regularly in Caughlin Ranch. Thieves are using small tools to break into locked boxes. The U.S.P.S. recommends establishing an account on their website and signing-up for "Informed Delivery".

What is Informed Delivery®? Informed Delivery is a free and optional notification feature that gives residential consumers the ability to digitally preview their letter-sized mail and manage their packages scheduled to arrive soon. Informed Delivery benefits the entire household by allowing users to view what is coming to their mailbox whenever, wherever — even while traveling — on a computer, tablet, or mobile device.

PROPOSED 2020 BUDGET

The proposed 2020 budget will be ratified at the November 20th Annual Election Meeting, subject to owner/member ratification.

Noteworthy issues regarding the Proposed 2020 Budget include the following:

1. Once again there is no proposed assessment increase in 2020. The last assessment increase in 2017 followed a stretch of nine years without an increase. This fiscal success was the result of stringent budget controls and a significant reduction in irrigation costs through a program of low water landscaping combined with the

water project which saved over \$200,000 last year alone.

2. The strong CRHA cash position will allow us to pay down a portion of the building mortgage in 2020. We have budgeted \$75,000 for this purpose which would save the Association approximately \$33,000 in interest payments over the remaining life of the loan. The actual amount of the pay down will be determined in the first quarter of 2020 when our 2019 year-end cash position is confirmed (we have the ability to pay down less than the approved budget amount but not more).
3. Looking beyond 2020, one factor that will impact future budgets and assessments is the cost of our landscape labor force. The labor market in Reno is extremely tight due to the high level of economic development throughout the region. This has necessitated a substantial increase in wages over the past several years to attract and retain a seasonal landscape crew. We expect this trend to continue.

We welcome your comments and questions and look forward to seeing you at the November 20th Annual Spaghetti Feed and 2019 Annual Members Election and 2020 Budget Ratification Meeting.

WASTE MANAGEMENT & ANIMAL-RESISTANT CONTAINERS

Well folks, it finally happened! Both the City of Reno and Washoe County's Franchise Agreements with Waste Management have been finalized to include the distribution and servicing of **ANIMAL-RESISTANT CONTAINERS for residents in bear-prone areas.**

If you are interested in obtaining an animal-resistant container, please contact Waste Management at (775) 329-8822; press prompt 4 and then 4 again. There is a premium charge to service the container since the driver must exit the vehicle to unlatch the container. However, the greater benefit to our Caughlin Ranch residents is that they are permitted to



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place their animal-resistant container curbside on Monday evening as opposed to Tuesday morning. ONLY residents with animal-resistant containers may place their containers out for pick-up on Monday.

WORK CONTINUES ON 2019–2020 STRATEGIC PLAN

Since the last update in the July issue, Board members, GM Olson, and various committee members have met several times to further develop the Caughlin Ranch Strategic Plan. Since June we have:

- Cleaned up wording of the goals
- Written objectives
- Aligned the objectives to the goals they support
- Selected the objectives to work on in 2020 and the ones which need inclusion in the 2020 Budget process
- Strategic Plan communication will continue



DON'T MISS PRESENTATION FROM SENIOR OUTREACH SERVICES

Please join us for a special presentation from Dr. Sina Ward, director of Senior Outreach Services. Discover what resources are available for our area seniors, many free of charge, as well as volunteer opportunities.

September 24th | 10:00 a.m.
CRHA Community Conference Center
In the HOA office building at 1070 Caughlin Crossing

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2019 COMMUNITY EVENTS



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.

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.



Give Back to Humanity

BECOME A RED CROSS VOLUNTEER

Submitted by Robert Roth, Volunteer Recruitment Specialist, Northern Nevada Chapter, American Red Cross



As a Red Cross volunteer, you can help your community prepare for and respond to emergencies, deliver hope and comfort, meet new people — all while making a huge, positive impact on the lives of those who need it most.

The American Red Cross responds to hundreds of disasters each year in Northern Nevada, with the vast majority of those being home fires. This is in addition to the hundreds of smoke alarms we install for free every year, the services we offer to the Armed Forces and their families, and the disaster preparedness education programs we offer to kids and adults. Because over 90% of our workforce is volunteer, it's impossible to carry out this work without help.

Right now, we urgently need volunteers to help with our preparedness programs “Be Red Cross Ready”

and “Prepare With Pedro.” “Be Red Cross Ready” helps prepare individuals, families, and community groups for common disasters. In Northern Nevada, the focus is on fire and earthquakes. “Prepare With Pedro” is offered to students in kindergarten through second grade and covers the same topics.

Team members can be presenters, administrative supporters, trainers, or presentation assistants. All training is provided, and the time commitment averages around five hours per month. Volunteers also receive a free CPR certification class after volunteering for 20 hours (and training counts toward those hours!).

If you're interested in helping or have more questions about our preparedness programs, please contact Robert at (702) 379-6529 or robert.roth2@redcross.org.

For more information please visit:

redcross.org

CAUGHLIN RANCH HOMEOWNERS ASSOCIATION 2020 ANNUAL ELECTION SOLICITATION

We are beginning the process of soliciting Association Members to serve the Caughlin Ranch Homeowners Association (CRHA) beginning in November 2019. If you are interested in serving on the Caughlin Ranch Board of Directors, please complete and return the attached Candidacy Disclosure Statement (CDS) to the Caughlin Ranch office in person, via mail, fax, or e-mail.

Address: 1070 Caughlin Crossing, Reno, NV 89519

Fax: (775) 746-8649

E-mail: manager@caughlinhoa.com

The completed CDS must be received in the Caughlin Ranch office no later than 5:00 p.m. on Friday, October 18, 2019. Please contact the Caughlin Ranch office to confirm your CDS was received. Caughlin Ranch staff cannot be held responsible for forms that are not received. The completed CDS forms will be mailed to all CRHA Members in the Annual/2020 Budget Meeting Packet.

There are three (3) Board Members with terms that expire in November: Al Dennis, Vince Ames and Helen Eastwood. Directors serve 2-year terms. There is a total of seven (7) Board Members who serve the Caughlin Ranch community.

If we receive forms back from more than three (3) candidates who are eligible to serve, the CDS forms along with a secret ballot will be mailed to CRHA Members on Friday, November 1st; a Candidate Forum will be held on Wednesday, November 6th prior to the ballot deadline of November 18th. If three (3) or fewer eligible candidates return a CDS form, no election or candidate forum will be held. CRHA Members will be advised in the Annual/2020 Budget Meeting Packet that the candidate forms received are enclosed and those candidates will be seated on the Board of Directors at the close of the Annual Election and 2020 Budget Ratification Meeting on November 20, 2019.

Board Members cannot be compensated for their time, there is no assessment discount, they are required to attend at least 3 meetings every-other-month, are expected to serve on at least one standing committee, and may be asked to serve as a liaison to a standing committee and/or officer of the Board. They are required to agree to comply with all applicable federal, state and local laws and regulations, and the CRHA governing documents. They will be further required to be kept informed of laws, regulations and developments relating to common-interest communities which means attending at least one (1) three-hour seminar each year.

Also, please consider providing the following voluntary information:

Email address: _____

Contact No: _____

Occupation: _____

Caughlin Ranch address (if different): _____

You may also include a statement of qualifications and/or reason(s) you would like to serve on the Caughlin Ranch Board of Directors; maximum 200 words please. This statement will be copied to the back of the CDS that will be mailed to all CRHA Members in the Annual/2020 Budget Meeting Packet.

Note: Caughlin Ranch is not obligated to distribute any disclosure if the disclosure contains information that is believed to be defamatory, libelous or profane.

**CAUGHLIN RANCH HOMEOWNERS ASSOCIATION
CANDIDACY DISCLOSURE STATEMENT**

(Please Print or Type)

Name _____

Address _____
(Street) (City) (State) (Zip)

Are you a unit owner? ☐ Yes ☐ No

(NOTE: NRS 116.31034(1) states: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

NRS 116.31034 (8) (a) & (b) and NRS 116.31034 (9) (a) & (b) states the following:

8. Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 or 5 must:
- (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and
 - (b) Disclose whether the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.
9. Except as otherwise provided in subsections 10 and 11, unless a person is appointed by the declarant:
- (a) A person may not be a candidate for or member of the executive board or an officer of the association if:
 - (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;
 - (2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association; or
 - (3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.
 - (b) A person may not be a candidate for or member of the executive board of a master association or an officer of that master association if the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for:
 - (1) That master association; or
 - (2) Any association that is subject to the governing documents of that master association.

Please use the following lines to respond to the statutory requirements pursuant to NRS 116.31034 (8) (a)

Attach additional sheets, if necessary: _____

I am a candidate in good standing pursuant to NRS 116.31034(8) (b): ☐ Yes ☐ No

If no, please explain: _____

Please indicate all that apply to your relation to any board members, officer(s) of the association or community managers:

I am:

- ☐ Residing within the same unit as a board member or officer.
- ☐ Married to a board member or officer.
- ☐ Domestic partners with a board member or officer.
- ☐ **None of the above**

Related to a board member by:

- ☐ Blood
- ☐ Adoption
- ☐ Marriage within the third degree of consanguinity
- ☐ Affinity to another person
- ☐ **None of the above**

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his or her candidacy information. Except as otherwise provided in this subsection, the association shall distribute the disclosures, on behalf of the candidate, to each member of the association with the ballot or, in the event ballots are not prepared and mailed pursuant to subsection 6, in the next regular mailing of the association. The association is not obligated to distribute any disclosure pursuant to this subsection if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

Signature of candidate _____

Date _____



LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

Check out the Noxious Weed Report on our website. Find the link on the home page of our **NEWLY DESIGNED** website at:

www.caughlinhoa.com

On July 19th, both Superintendent Lisenby and HR Coordinator Gloria Presta presented an OSHA Safety Training Video to the Landscape Crew on Heat Stress Safety.

FLOOD CLEAN-UP:

- Working on various locations in Alum Creek – in progress
 - Caughlin Glen (large clean-up) already begun – re-start in August
 - Weather has added more debris and flooded areas – clean-up in progress
- Water Conservation Projects:
- Completed in May 2019

DEFENSIBLE SPACE:

- Expanding Defensible Space program – in progress
- goal to expand beyond 30-foot clearance

MISCELLANEOUS PROJECTS:

- Planting trees in various locations – in progress
- Summer flowers – planted
- Irrigation pumps up and running
- Common areas fertilized for the 2nd time
- Re-seeded wildflowers for late summer color
- Pruning Shrubs in progress



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UPCOMING COOKING CLASSES

- Sept. 4** Kids Cook!
- Sept. 10** Taste of the Southwest
- Sept. 11** Thailand
- Sept. 12** Modern Pressure Cooker
- Sept. 13** Girls' Night Out-Autumn Small Bites
- Sept. 17** Beginner's Kitchen
- Sept. 18** Chinese Takeout Favorites
- Sept. 19** Gluten Free-Quick and Easy
- Sept. 24** Techniques 1
- Sept. 25** Taste of Greece
- Sept. 26** Tapas
- Sept. 27** Fish & Seafood
- Sept. 30** Kids Cook!
- Oct. 1** Teens Cook!
- Oct. 8** Techniques 1
- Oct. 11** Date Night-Oktoberfest
- Oct. 12** Culinary Boot Camp
- Oct. 16** Knife Skills Workshop
- Oct. 24** Girls' Night Out-Barefoot in Paris
- Oct. 25** Sushi
- Oct. 28** Kids' Tricks & Treats
- Nov. 8** Raghavan Iyer-Indian Cuisine
- Nov. 9** Raghavan Iyer-Curry Workshop

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NDOW and CRHA Win Award for Podcast

CAUGHLIN RANCH IS NO STRANGER TO BEAR SIGHTINGS.

GM Olson has worked tirelessly for the past several years to educate residents on how to live with bears. She has featured articles in this magazine as well as worked with Waste Management to provide animal-resistant garbage containers to our residents.

Last year, GM Olson was invited to participate in a podcast with Heather Reich of the Nevada Department of Wildlife to speak about her efforts in the Caughlin Ranch community. We learned recently that the podcast won first place for the “Podcast or Audio Program” category at the 2018 Association of Conservation Awards. And that was among entries from all 50 states!

If you'd like to listen to the podcast, you can find it here:

<https://soundcloud.com/user-934973730/nevada-wild-bear-awareness>

L. to R. Aaron Keller, Outdoor Education & Podcast Co-host; Heather Reich, Biologist, NDOW; CRHA GM Lorrie Olson; Ashley Sanchez, PIO, NDOW.



Operation Backpack

A SUCCESS IN CAUGHLIN RANCH

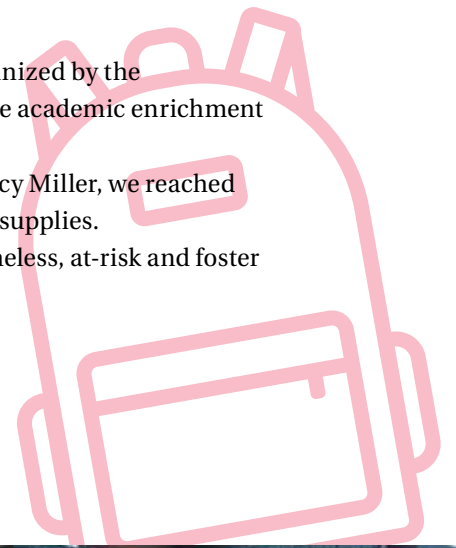
CRHA office manager, Gloria Presta (left), with resident Tracy Miller

THIS IS THE FIRST YEAR THAT CRHA participated in Operation Backpack. The event, organized by the Volunteers of America, gathers donations of backpacks, school supplies and cash to provide academic enrichment to over 2,000 homeless children in our area.

CRHA's goal was to collect 50 backpacks. With the help of many residents, especially Tracy Miller, we reached our goal! Tracy rallied residents and collected money to purchase multiple backpacks and supplies.

Caughlin Ranch residents were able to provide grade-specific school supplies to the homeless, at-risk and foster children from pre-school to high school levels.

Tracy also assists with the CRHA Angel Tree every November.



LIVING THE DREAM!

FORMER CRHA BOARD PRESIDENT, Mike Heffner, is an avid baseball fan.

Once a year, the Aces allow season ticket holders to take batting practice. Everyone gets ten minutes in the batting cage. Heffner says, "It's like being a kid again!"

He went on to say, "The Reno Aces scouts signed me to a contract this afternoon after batting practice. After watching me field ground balls they thought being a designated hitter was a better fit than as a position player. I expect to start in Friday's game if the opposing pitcher promises to keep it around 50 mph!"



Gleaning Project Will Pick Your Fruit Free of Charge



**The season is ripe for picking
fresh fruit in Northern Nevada.**

The Reno Gleaning Project is an organization which helps lower food waste by helping people clean up their trees and then donates the fresh produce to local charities in town.

If you need help picking, the Gleaning Project staff are there to help on a first come first serve basis. *But they will only be taking requests through the end of September.* They can be there for about three hours, free of charge.

Help keep your pets safe by keeping bears, raccoons and other creatures that are attracted to the fruit, out of your yard. And help some deserving people in our community at the same time!

You can contact the Reno Gleaning Project at renogleaningproject.org. Click on the "Request Picking" link on the home page.





Thank You to Our Friends at Caughlin Ranch HOA

**\$316 + 443 lbs of food = 1,317 meals
for children, veterans and seniors!**

On behalf of the children, families, and seniors in our community who struggle with hunger, the staff of the Food Bank of Northern Nevada thanks you for your thoughtful support. This year, your food and money donations helped us to provide **1,317 meals** for our neighbors in need. Please know that your gifts were put to use right away feeding the approximately 95,000 people seeking help every month from our direct service programs, as well as our more than 145 partner agencies.

Sincerely,

The Staff at the Food Bank of Northern Nevada



Huskie Happenings at Reno High School

BAND FUNDRAISER

The Reno High Band's "Sweet Jazz" annual fundraiser will occur on Friday, October 19th from 6–9 p.m. at Reno High's cafeteria. Tickets will be available at the door and are \$10. Come enjoy a taco bar dinner and speakeasy style jazz performance.

ANNUAL HUSKIE HARVEST FUNDRAISER NOVEMBER 2ND

The annual fundraiser for Reno High school will be held this year at the Reno Ballroom in the Silver Legacy. Dinner, drinks, dancing and large silent auction in addition to a live auction. This year they are fundraising for technology and security cameras.

Tickets will be on sale in September or you can donate silent and live auction items to huskieharvest@gmail.com. Wine will be Sponsored by Whispering Vine.



IS THAT AN Urban Garden?

Have you ever driven down Mayberry Drive, just east of McCarran and wondered what's going on next to the old Garden Shop Nursery? It looks like someone has started an urban garden, but what exactly are they doing with the space?

I noticed that Lyndsey Langsdale had been posting on nextdoor.com about their Farmer's Market at the "Park Farm" on Mayberry Drive, so I did some digging (pun intended).

Turns out, according to a story published in **edible Reno-Tahoe's** Winter 2018 edition, "Langsdale, 36, manages the five-acre education and demonstration farm at Betsey Caughlin Donnelly Park for Reno Food Systems, a nonprofit dedicated to cultivating community food systems through education, research, and civic engagement. With a lease and land use agreement with Washoe County Regional Parks and Open Space, the Park Farm is being developed as a teaching campus for novice farmers. The summer of 2018 was the inaugural season for the program, offering hands-on training, education and mentorship for four interns. The goal is to take on four new interns each year while continuing to support the efforts of its graduates who, in turn, will mentor those following behind them and who will eventually move on to develop their own agriculture projects on other parcels of underutilized public land."

Information compiled by Lisa Ericson.

Farm stand on-site
Mondays 4-7 p.m.
Through October

Harvest Fest & Pumpkin Patch
in October

Thursdays, 4-8 p.m.
Riverside Farmers Market

Also available at Great Basin
Community Food Co-op

FOR MORE INFO:
www.renofoodsystems.org

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:

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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Eaglesnest

Chet Mallory, President

John Lopez, Vice President

J Witt, Secretary

Brad Pearce, Treasurer

Open Seat, 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:

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

Board Agenda 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 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:

September 23rd Executive Agenda Review 3:30 p.m. (Board Members only)
Board Agenda Workshop 4:00 p.m. (final 2020 Budget Review)

CRHA and Vista Pointe sub-association Boards will meet at 5:00 p.m. to review and discuss requirements of the governing documents

September 25th Executive Session 4:30 p.m. Board General Business Meeting 6:00 p.m.; approve Proposed 2020 Budget, member ratification required at Annual Meeting

Note: NV HOA Lobbyist Garrett Gordon, Partner with Lewis, Roca, Rothgerber, Christie, LLP will provide a 2019 Legislative Update beginning at 5:15 p.m. on September 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 (if necessary); Recess 2019 Annual Meeting 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.
Convene/re-convene 2019 Annual Members Election and 2020 Budget Ratification Meeting 6:30 p.m.
Board General Business & Organizational Meeting will immediately follow the 2019 Annual Members Election and 2020 Budget Ratification Meeting

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

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