

Important HOA News Inside!

NOVEMBER/DECEMBER 2019

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

Nevada's Strongest Mining Champions

story p. 8

**ANNUAL MEMBERS MEETING
& SPAGHETTI FEED**
November 20th

ANGEL TREE
In the HOA office
thru December 11th

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Al Dennis
President

PRESIDENT'S CORNER

Community

I HAVE BEEN ASKED LATELY, "What is the advantage of living in a HOA?" When we have a large number of families living close together and sharing common grounds and areas, there needs to be some avenue of caring for the resources fairly. We have more than 20 communities that were developed and built out over

the last 30+ years. In order to maintain order and to provide for the governance of these various communities a management team was established. It is the manager's responsibility to oversee the care and maintenance of the Ranch. Keeping the overall appearance and the maintenance of our shared areas is what keeps our investments usable and protected.

The advantage to living in the HOA is clearly that there is a comfort in knowing that each of your neighbors is following the same rules and helping to maintain the values of your investment.

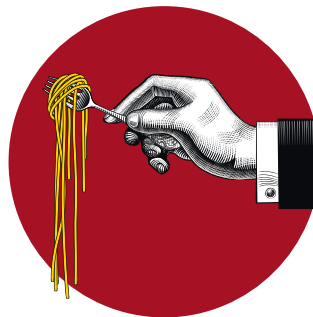
—Al Dennis, PRESIDENT
al@caughlinhoa.com

35th Annual Members Budget Ratification and Election Meeting and

FREE SPAGHETTI FEED

November 20th | CRHA Conference Room

Spaghetti feed begins 5:30 pm | Annual Meeting begins 6:30 pm



PLEASE JOIN US AT THE CRHA OFFICES at 1070 Caughlin Crossing for our annual spaghetti feed. Each adult homeowner with non-perishable food or a \$5.00 donation to the Food Bank of Northern Nevada will receive one drink ticket for a glass of wine. Water and coffee will be served at no charge.

This is your opportunity to join current and potentially new Board Members as well as office and landscape & maintenance staff for dinner and conversation.

We will be prepared to feed up to 100 Caughlin Ranch homeowners who plan to attend. Therefore, **RSVP's ARE REQUIRED. Please RSVP to: events@caughlinhoa.com or call the office at 775-746-1499 NO LATER THAN 5:00 P.M. ON MONDAY, NOVEMBER 18TH.**



Now through December 11th

COME BY THE HOA OFFICE AT 1070 Caughlin Crossing and pick an angel (i.e. gift request) to help underprivileged kids and seniors in our area. If you prefer to donate cash, CRHA staff will purchase and wrap a gift for you. Donate a gift card to Senior Outreach Services (SOS), you will get honorable mention on the CRHA Honor Wall.

Caughlin RANCHER

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VOL. 12, ISSUE 6

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ON THE COVER:

Founding members of the Women's Mining Coalition, Debbie Struhsacker (L) and Ruth Carraher, pose in front of the John Mackay statue at the Mackay School of Mines on the UNR campus. Photo by Frank Haxton, Digiman Studio. Story page 8.

FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

It Takes a Village!

WE THINK IT IS IMPORTANT that you know the people who work internally and externally to keep Caughlin Ranch the well-oiled machine that it is. In recent editions, you were introduced to our full-time and seasonal landscape crews, our office staff, and members of the Board of Directors.

But wait! There are more, many more people that deserve to be recognized for their contributions and support:

- Caughlin Rancher Editor/Publisher: Lisa Ericson, CPM Services
- Association Insurance: Chris Gonfiantini, Alpine Insurance
- Employee Insurance: Assured Partners Consulting
- Computers & IT: Erlach Computer Consulting
- General Ledger Accountant: Tim Cleary & Associates, LLC
- CPA/Auditor: McClintock Accountancy
- Association Attorney: Shawn Oliphant of Fahrendorf, Vioria, Oliphant & Oster, LLP
- Reserve Study Specialist: Browning Reserve Group
- Principal Engineer: Seth Padovan of Padovan Consulting, LLC
- Arborist: Dale Carlon with the TMCFC
- CRHA Website: OCG Creative

- Spring Wine Event: Moana Nursery
- Annual BBQ: Village Green Park in conjunction with Reno Lions Club
- Reno City Council, Ward 1: Jenny Brekhus
- Washoe County Commissioner, District 1: Marsha Berkbigler
- Wildlife: Nevada Department of Wildlife
- Fire: Living with Fire /UNR Cooperative Extension

The *Caughlin Rancher* is produced by CRHA homeowner Lisa Ericson of CPM Services. Staff and Board Members provide articles, information, photos, etc. The *Caughlin Rancher* is printed and mailed at absolutely no cost to CRHA. Mrs. Ericson solicits the advertisers and uses that income to offset the printing and mailing costs.

Alpine has insured CRHA for over 15 years. Alpine Insurance is co-owned by CRHA homeowner Chris Gonfiantini. Mr. Gonfiantini is not a dedicated agent like American Family and Farmers Insurance agents are. As a result, there is a bigger market in which he can solicit and compare premiums for the various different Association policies CRHA holds.

In case you are wondering, CRHA is able to legally do business with homeowners. However, those homeowners are precluded by state statute from serving on the Board of Directors.

Continued on page 6

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Assured Partners Consulting handles all the employee insurance policies. They work diligently every year to minimize the premium increases while maintaining adequate coverage and services for the CRHA staff.

Erlach Computer Consulting makes sure we are well protected from internal and external hacking and cyber threats. We meet with them monthly to review reports and discuss issues and protocols. They monitor our systems 24-7 and provide regular on and off-site back-ups.

Tim Cleary of Tim Cleary & Associates, LLC personally visits the CR office once a month to assist with closing the books (financial records) for the previous month.

Since we are a small office, we do not have a sufficient separation of duties. Mr. Cleary reviews the bank reconciliations, financial reports, journal entries, etc. and ensures we are operating on a true accrual basis as required by state statute. The Board Treasurer reviews the complete financial packet once Mr. Cleary has completed his review.

Kendall Galka of McClintock Accountancy performed the year-end audit of Caughlin Ranch's financial records for 2017 and 2018; their 3-year agreement includes 2019.

They perform a very detailed and somewhat invasive audit to ensure our records are accurate. The year-end adjustments have been minimal, and the audits have been deemed clean.

CR Attorney Shawn Oliphant is a partner with Fahrendorf,

Viloria, Oliphant & Oster, LLP. Mr. Oliphant is tasked with reviewing all legal documents, agreements, policies and procedures, etc., in an effort to make sure we are operating consistent with Nevada Revised Statutes and all applicable laws. We believe that having an active and engaged attorney will help to mitigate issues that could become legal matters.

Browning Reserve Group completed their first on-site Reserve Study in August 2015. CRHA conducts yearly financial updates and is required by state statute to conduct a full on-site inspection of the major reserve components every five years. The next will be in 2020.

Seth Padovan, P.E. serves as a consultant to CRHA on rockery walls, new developments, asphalt surfaces, etc. Mr. Padovan has completed an extensive evaluation of the various walls throughout CRHA. He is in the process of mapping and identifying ownership of each of the common area parcels throughout CRHA including those belonging to sub-associations.

The CRHA website was recently re-imagined and re-created by OCG Creative into an awesome new tool that we hope owners and residents will utilize and find extremely useful. Please visit it soon at: www.caughlinhoa.com.

We cannot thank Moana Nursery enough for their hospitality every April. They allow us to invade their beautiful nursery for our Spring Share Your Wine event. They also offer a



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discount to attendees who want to shop while they “wine”.

Volunteers from the Lions Club of Reno haul a grill into the Village Green Park to serve residents and guests at our Annual BBQ at no cost to CRHA owners. Guests are charged a minimal fee. CRHA reimburses the Lions Club for each meal. It is a huge family event with a clown face painter and live band.

CRHA is fortunate to have two very engaged local representatives. Jenny Brekhus, Reno City Council Ward 1, serves the majority of CRHA which is within the city limits. Ms. Brekhus has assisted with law enforcement and fire protection efforts, street signage, vehicles for sale, crosswalks, traffic calming, etc.

Marsha Berkgigler, Washoe County Commissioner District 1, serves approximately 300 owners in CRHA outside the city limits.

Finally, we work very closely with the Nevada Department of Wildlife on issues concerning bears and with Living with Fire for resources and education regarding wildfires. There is a plethora of information from each available from the CRHA office and on the CRHA website. It truly takes a village!

If you have questions 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

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 Landscape & Maintenance 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 and Eaglesnest sub-associations and 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.

— **Lorrie Olson**, CMCA, AMS, PCAM, LSM
GENERAL MANAGER/SUPERVISING COMMUNITY MANAGER
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UNEARTHING POTENTIAL

Written by Jessica Santina

Photos courtesy Ruth Carraher and Debbie Struhsacker

MORE THAN 14,000 PEOPLE IN NEVADA are currently employed in the mining industry. Despite popular misconceptions, it's not only one of the safest and most highly regulated, high-tech and high-paying industries in the state, but it's critical to the economy and our daily lives. And only about 14 percent of those Nevada miners are women.



**Caughlin Ranch women
are some of Nevada's
strongest mining champions.**

(L) Ruth Carraher with husband Paul Muto in Monument Valley. (R) Kathy Benedetto, the other co-founder of the Women's Mining Coalition with Debbie and Ruth, receiving the Prazen Living Legends of Mining award statue that the Women's Mining Coalition received in September 2016 from the National Mining Hall of Fame.

Two Caughlin Ranch residents, Ruth Carraher and Debbie Struhsacker, are working to change all that. The two self-employed, full-time, home-based geologists helped form the Women's Mining Coalition, which both advocates for Nevada's mining industry and helps showcase the benefits for all in having more women in mining.

DIGGING THE FIELD

Exploration geologist Ruth Carraher was the kid who used to pick up rocks. "I never thought I'd make a career out of it, but when I started college (at Bowling Green State University in Ohio), I signed up for geology courses and wound up graduating with a Bachelor of Science in geology," she says.

Degree in hand, she landed a position with Hanna Mining Company as a geologist, hunting for lead and zinc in Kansas, and then

Debbie Struhsacker standing in front of a giant mining haul truck at the September 2016 Mine Expo at the Las Vegas Convention Center.

with Freeport Exploration, exploring for gold near Elko, Nevada. She enrolled in a Master of Science in geology program at the University of Nevada's Mackay School of Mines, and continued her career in exploration geology with several international mining companies before forming her own consulting business, C&M Consultants, in 2016.

As an exploration geologist, Carraher explains, she still picks up rocks, a passion she never outgrew. She explores untapped areas for mineral deposits — taking samples and consulting with mine developers about potential areas for development.

The geological community in Reno is tightly knit, which is how Carraher and her geologist husband, Paul Muto, met and befriended fellow geologists and then-East Ridge neighbors Debbie and Eric Struhsacker in the 1980s.

Debbie, a native of Denver, Colorado, grew up exploring the mountainous outdoors with her family, and, like Carraher, had an early love of rocks.



"I took geology as one of my science course requirements, and I was just hooked," Debbie says, explaining that she loved it so much she earned a Bachelor of Science in geology from Wellesley College in Massachusetts and a master's degree in geology from the University of Montana.

Also like Carraher, Debbie started her career as an exploration geologist, which brought her to mineral-rich Nevada searching for gold deposits and geothermal resources.

A self-employed geology consultant in the mid-80s, Debbie needed work during a long, cold winter and grudgingly accepted an offer to assist a mining company with securing an environmental permit for a gold mine in Elko County. Unexpectedly, it became a turning point in her career, leading her to stake her own claim as an environmental permitting and government relations consultant.

"I started out doing environmental permitting, and that quite rapidly expanded into dealing with elected officials, government affairs, as it relates to various legislative proposals to regulate mines or change the laws under which we operate, and also just advocating for the industry," she explains.

The more she learned, the more she realized how strictly regulated the industry is, and how important a more streamlined permitting process is to growing the Nevada mining industry.

And the industry, she explains, is crucial to the state's economy and the nation's access to produced minerals that are essential to our way of life.

It was their shared passion for geology and support of the mining industry that led these two women to cross paths again in the Women's Mining Coalition.

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“
*Being women in a male-dominated industry,
we have the advantage of creating cognitive
dissonance.*”

AN IDEA STRIKES GOLD

In 1992, another female Reno geologist, Kathy Benedetto, approached Ruth Carraher and Debbie Struhsacker about an idea she had: to form a coalition of women geologists who could travel to Washington, DC, and speak to the newly elected female members of Congress about the importance of mining.

“We started to recruit other women from the industry in different disciplines — we had women mining truck



Ruth Carraher with fellow geologist Al Turner.

drivers, equipment operators, attorneys, geologists, engineers ... everybody,” Carraher

says. “The idea was to give a different face to the mining industry, because most of our legislators, even here in this state, have never met anyone who worked in a mine and have never been to a mine. So giving them a sense of the modern mining industry was very important.”

Timing was everything. In 1993, during the coalition’s first Washington visit, the nation’s attention was focused on the late-1992 Anita Hill/Clarence Thomas sexual harassment hearings, and legislators, keen to demonstrate their stance on equality, were more than willing to meet with the Women’s Mining Coalition, which by the end of the year had made roughly six trips to the Capitol and had as many as

90 members from around the country.

“Never in our wildest dreams did we think it would be anything but a one-shot trip,” Debbie says. “Being women in a male-dominated industry,

we have the advantage of creating cognitive dissonance. Most members of Congress are used to dealing with male lobbyists for the mining industry and male CEOs. So to have a group of women who are actually engaged in the industry and are very knowledgeable was an eye opener for them, and it continues to be.”

Twenty-seven years later, the Women’s Mining Coalition, with its large contingent of mining women from around the country (the 2019 visit saw about 40 members), continues making annual trips to Washington, D.C., to weigh in on important laws and bills affecting the industry, enhance lawmakers’ body of knowledge about the role mining plays in their lives and, increasingly, caution them about America’s increasing reliance on hostile, unstable foreign nations for minerals.

And they’ve also enjoyed watching an increasing number of women join this thriving field, which not only benefits from the diverse perspectives women can bring but also, as one of the highest-paying professions, provides a good living to women and their families.

After all, the two women and their geologist husbands have made happy lives for themselves here in Caughlin Ranch. They continue as neighbors — both coincidentally found homes located near each other in Eaglesnest in 2017 — and enjoy (as geologists would) exploring the natural terrain surrounding Caughlin Ranch.

“Paul and I love walking the ditch trail and up these hills; they’re perfect for exploration,” Carraher laughs.

“I marvel at the hydraulic engineering that went into developing Caughlin Ranch,” Debbie says. “They did a wonderful job capitalizing on the water resources, which is one of the reasons why the green spaces here are so beautiful more than 30 years later. It’s just a stunning place to live.”

Debbie and Ruth with other members of the Women’s Mining Coalition meeting with U.S. Senator Jacky Rosen (seated) in the historic Fourth Ward School in Virginia City, NV.



Important Notices & Reminders



CHECK OUT OUR MESSAGE BOARDS

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.

SIGN UP FOR REGIONAL ALERTS

REGIONAL NOTIFICATION SYSTEM – CODE RED

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

When a crisis occurs, local public safety officials have three (3) methods to alert the public:

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

While no system can ever be guaranteed to be disaster proof during the chaos of an emergency and unforeseen circumstances can make some modes of communication inoperable. By using these three (3) methods local officials make every effort to keep the public informed.

Again, Washoe County makes no guarantees that you will be notified during an emergency, so we encourage self-reliance. However, by signing up you will be included in the database for emergency notifications.



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

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

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

2020 OPERATING & RESERVE BUDGET

The 2020 Budget is expected to be ratified (as approved by the Board of Directors and distributed to the members in summary format) by the Caughlin Ranch owners at the 2019 Annual and 2020 Budget Ratification Meeting scheduled for November 20, 2019. There is NO assessment increase! A copy of the detailed budget and complete Reserve Studies are available from the Association office. Electronic copies are provided at no charge and printed copies are available for a nominal copy fee in accordance with NRS 116. The 2020 Budget Summary and the 2015 updated Reserve Study is posted on the Caughlin Ranch website.

RULES & REGULATIONS

The current version of the "CAUGHLIN RANCH HOMEOWNERS ASSOCIATION REVISED RULES & REGULATIONS, VIOLATION & FINE POLICY, AND CONSTRUCTION PENALTY SCHEDULE EFFECTIVE: May 28, 2018" can be found on the Caughlin Ranch website at: www.caughlinhoa.com. You may also obtain a copy from the Association office by calling: (775) 746-1499 or e-mailing: manager@caughlinhoa.com.

The newly revised version slated to become effective on December 2, 2019, was mailed to all CRHA owners in the 2019 Annual Meeting packet.

2019 Document Revision Legend

CAUGHLIN RANCH HOMEOWNERS ASSOCIATION REVISED RULES & REGULATIONS, VIOLATION & FINE POLICY, AND CONSTRUCTION PENALTY SCHEDULE EFFECTIVE: December 2, 2019

- The last four (4) documents which were added to "The specific guidelines and policies adopted ..." are listed near the top of page 2.
- New items added: #6, #25 and #38.
- Due to the addition of the three (3) new items, items #7 through #24 have incremented up from the current version by one (1) number. In other words, item #7 was #6, item #8 was #7, etc.
- Items #26 through #37 have incremented up from the current version by two (2) numbers. In other words, item #26 was #24, item #27 was #25, etc.
- These item numbers have been revised from the current version: 3, 4, 5, 8, 12, 15, 16, 17, 19, 21, 24, 26, 31, 33, 34 and 35
- Current to new item numbers:
 - 7 to 8, 11 to 12, 14 to 15, 15 to 16, 16 to 17, 18 to 19, 20 to 21, and 23 to 24
 - 4 to 26, 29 to 31, 31 to 33, 32 to 34 and 33 to 35

We hope you take the time to read the document in its entirety and please contact the Association office if you have any questions or need clarification on any item(s).

The Violation and Fine process is very detailed and is in strict accordance with NRS 116. Please familiarize yourself with the noticing, hearing and fining process in an effort to avoid such communications.



HOLIDAY DECORATIONS AND LIGHTS

Please be reminded that the newly Revised Rules and Regulations state:

27. Holiday decorations (except December holidays), including flags and banners, shall not be installed any earlier than the first of the month the holiday falls in, and shall be removed no later than the 2nd full weekend of the month following the holiday. December holiday decorations and lighting may be installed up to fourteen (14) days before Thanksgiving, and shall be removed no later than the last full weekend in January.

December holiday decorations and lighting may not be lit-up any sooner than the day before Thanksgiving.

SNOW AND ICE

Property owners are required to remove snow and ice from the sidewalks abutting their property regardless if there is a home on the lot or not. Caughlin Ranch plows the streets in Caughlin Creek, DeerCreek and Mountainshyre; they pay a premium assessment since their streets are private. Caughlin Ranch is contracted to perform snow removal operations in Eaglesnest and for the Caughlin Crossing Commercial Center. All other streets, roads, courts, etc. are either under the jurisdiction of the City of Reno or Washoe County. Once the streets are plowed, CRHA will begin clearing the asphalt paths. Caughlin Ranch does clear the sidewalk leading up to Caughlin Ranch Elementary School where there are no homes abutting the sidewalk.

WHEN IT SNOWS

Residents of properties that abut sidewalks are responsible for keeping the sidewalk in front of their home/lot, from property line to property line, free of snow and ice. Please be a good neighbor by assisting your neighbors who are elderly or disabled. The Caughlin Ranch Snow Removal Policy is posted on the CRHA website under "Association News".

ICY WINTER PONDS

Only ducks should walk on icy ponds! The ponds in Caughlin Ranch do not generally get thick enough to support the weight of a human adult. DO NOT walk onto or throw anything into/onto the icy ponds. There are turtles and fish who winter in the ponds that could be hurt by flying projectiles.

BOARD MEMBERS ARE VOLUNTEERS

Board Members donate their time to assist in the governance of the community and its staff. Some are employed and some are retired. All have personal lives and families and we need to be respectful of their personal time.

Anytime you encounter a Board Member out in the community, at an event, walking the trails, etc., please simply thank them for their time and service. If you have a complaint (aka: opportunity for improvement), please call or email the Association office. Opportunities for improvement are strictly handled by staff. Board members will direct residents to personally contact the Association office.

COMPLIANCE INSPECTIONS AND DRONES

There are many fences which we are unable to safely inspect from common areas. Some are located along steep slopes as-is the case in Vista Pointe. In order to be fair and equitable, we must have the ability to inspect all fences. However, we cannot jeopardize the safety of our staff in order to be fair and equitable.

Therefore, GM Olson will be utilizing the services of an FAA Licensed Drone Operator to inspect back and side yard fences from common areas. The drone will not fly over private property. It will be operated from the street, sidewalk, and/or common area parcel. CRHA staff does not enter onto private property unless specifically invited.

Owners and residents will be mailed notices regarding any items in need of maintenance which will include at least one (1) photograph of the alleged violation. Due to the time of year, we do not expect everyone will be able to get the required work completed over the winter months. However, the expectation will be that the repairs will all need to be completed by a date certain (yet to be determined) in the Spring of 2020. This should also allow sufficient time to budget for the expense. We appreciate your understanding.

Trash Cans and Living with Bears

5 STAGES

OF ACTIVITY & HIBERNATION

The annual cycle of black bear activity and hibernation has five stages:

1. hibernation
2. walking hibernation
3. normal activity
4. hyperphagia
5. fall transition

The stages differ in biochemistry, physiology, appetite, and level of activity. The onset and duration of the stages are genetically programmed to fit regional norms of food availability, which differ across America.

The black bears of Northern Nevada are currently preparing for a long winter nap.



GM OLSON WAS VERY DISAPPOINTED when Waste Management changed the trash pick-up day in Caughlin Ranch from Tuesday to Monday. Complaints to Waste Management and the City of Reno garnered little attention. Waste Management can basically do whatever they want without any regard for extenuating circumstances in any particular neighborhood.

Caughlin Ranch recently hired a Compliance Inspector. The Inspector will tour periodically on Sundays to look for containers placed out early in violation of the trash regulations. Owners will be noticed if their containers are visible prior to pick-up day and will be called into a hearing if the trash regulations are violated a third time.

The regulations are strict so that we can protect our humans and wildlife. It is possible for us all to live here in harmony, we just need to make sure we are utilizing best practices by keeping unnatural food sources away from wildlife.

The same rules always apply, you MAY NOT place your containers out for pick-up prior to Monday morning. The one and only exception is if you already have an animal resistant container in-service. Then and only then, may you place your can out on Sunday evenings.

CRHA periodically conduct tours after-hours to identify containers that have been placed out early. You will be mailed a notice and you will be invited to a hearing where a fine can be assessed if the violation is repeated.

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Wreaths Across America

NEVADA VETERANS COALITION and Northern Nevada Veterans Memorial Cemetery join national and state veteran cemeteries across our great nation every third Saturday in December at 9 a.m. to honor America's heroes.

HELP US PLACE A WREATH AT EVERY VETERAN GRAVESITE DURING THIS HOLIDAY SEASON.

The goal each year is to place a wreath at every gravesite. Learn more about the history at:

WreathsAcrossAmerica.org

We also welcome all veterans and supporters of veterans to volunteer for our many events in the community. For more information go to:

www.SupportNNVC.org

or visit us at 140 E. Main St., Ste. D in Fernley

Complete this order form and mail with your check to:

Nevada Veterans Coalition, PO Box 415, Fernley, NV 89408.

SPONSORSHIP LEVEL	PRICE	QTY.	TOTAL
Individual = 1 wreath	\$15		
*Family = 4 wreaths	\$60		
Small Business = 10 wreaths	\$150		
Corporate = 100 or more	\$1,500 +		

Make checks payable to: Wreaths Across America

**Nevada Veterans Coalition will place a wreath at your loved one's gravesite with honors.*

—WREATH ORDER FORM—

Full Name of Your Loved One:

Gravesite Location: _____ (i.e.: 4F #132) or

☐ **Unknown** (our staff will research)

☐ **I would like to volunteer at this event.**

Name: _____

Email address: _____

Wreaths Across America is a non-profit ID#20-8362270. Funded in part by the Fernley Convention & Tourism Authority.

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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

FLOOD CLEAN-UP:

- Working on various locations in Alum Creek – in progress
- Caughlin Glen (large clean-up) already begun – in progress
- Sodding last of previous flood damage in Alum Creek – purchasing approx. 14,000 sq. ft.

DEFENSIBLE SPACE:

- Expand Defensible Space program - in progress
 - Goal would like to expand beyond 30 ft
- Major cleaning in the native areas behind Promontory Pointe

- Native area across from the Caughlin Club

MISCELLANEOUS PROJECTS PENDING:

- Planting trees in various locations – starting October
- Irrigation pumps up and running – shutdown anticipated by late October
- Installed two new donated benches
- Landscape Westpointe entrance – starting by end of month
- Pruning shrubs
- Planting shrubs – starting in October
- Repair small holes on paths

IRRIGATION REPAIR:

- Tree roots broke into irrigation lines/ Caughlin Creek and Crest Park
- Rebuilt irrigation system for wild flowers in Caughlin Glen
- Reduced irrigation start times from six to three

PROFESSIONAL SERVICES:

- Spraying of cheat grass in higher elevation common areas
- Monitor rockery wall repairs by Parsons Walls; staff clean-up may be required



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Caughlin Creek

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

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

Wednesday, March 4th at 2:00 p.m.

Wednesday, June 3rd at 5:30 p.m.

Wednesday, September 2nd at 2:00 p.m. | Approve 2021 Budget; Member ratification required

Wednesday, November 4th **beginning at 5:30 p.m.** | Annual Members Election | 2021 Budget Ratification & Board of Directors General Business | Organizational Meeting

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

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

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Executive Sessions are held at 5:00 p.m. Board Meetings will begin at 5:30 p.m. The November Annual Members Election/2021 Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

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

Tuesday, March 3rd

Tuesday, June 2nd

Tuesday, September 1st. | Approve 2021 Budget

Tuesday, November 3rd | Annual Members Election | 2021 Budget Ratification & Board of Directors General Business | Organizational Meeting

Meeting dates and times are subject to change. Agendas will be available at least 7-days before each regularly scheduled Board of Directors Meeting. Agenda copies can be obtained from the brochure box located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing. Agendas will be posted in the box labeled 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

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Caughlin Ranch (THROUGH MAY)

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

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

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

January 13th	Board Agenda Workshop 4:00 p.m.
January 15th	Executive Session 5:00 p.m.
	Board General Business Meeting 6:00 p.m.
March 16th	Board Agenda Workshop 4:00 p.m.
March 18th	Executive Session 5:00 p.m.
	Board General Business Meeting 6:00 p.m.
May 18th	Board Agenda Workshop 4:00 p.m.
May 20th	Executive Session 5:00 p.m.
	Board General Business Meeting 6:00 p.m.

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.



UPCOMING COOKING CLASSES

Nov. 13	Risotto
Nov. 14	Thanksgiving 101
Nov. 15	Date Night - Night Out
Nov. 16	Holiday Slow Cooker
Nov. 18	Kids/Teens Thanksgiving
Nov. 22	Ravioli & Tortellini
Nov. 23	Pie Crust & Pie Workshop
Nov. 30	Artisan Bread Workshop
Dec. 2	Teens Cook!
Dec. 4	Dim Sum
Dec. 5	Holiday Italian Aperitivo & Small Plates
Dec. 7	Gingerbread Houses
Dec. 9	Kids Cook!
Dec. 11	Pan Roast & Cioppino
Dec. 12	Vietnamese Cuisine
Dec. 14	Holiday Chocolate Truffles
Dec. 17	Cooking with Crab
Dec. 18	Christmas in Provence
Dec. 20	Holiday Date Night
Dec. 21	Cinnamon Roll Workshop
Dec. 26	Taste of Tuscany
Dec. 27	Tacos & Tequilas
Dec. 28	Eggs Benedict Workshop
Jan. 2	Kids Cooking Camp
Jan. 4	Teens Cooking Camp

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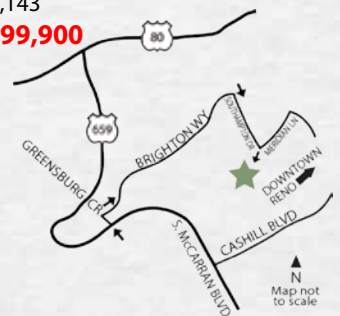
RESIDENCE FOUR

Lot 3: Two Story - 4,134 sf
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