

Important HOA News Inside!

MARCH/APRIL 2020

Caughlin RANCH

The Official Magazine of the Homeowners Association

STRATEGIC PLAN
6 goals for 2020 p. 3

NEW SPRING WINE TASTING
Thursday, April 2nd

MAINTAINING THE RANCH:
The team behind our
beautiful landscapes.

story p. 7

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ON THE COVER:

Randy Lisenby (far right),
CRHA Landscape &
Maintenance Supervisor,
poses with two recently
promoted employees: Jose
Guardado (far left) and
Miguel Velazquez. Photo
by Frank Haxton, Digimart
Studio. Story page 7.



Al Dennis
President

PRESIDENT'S CORNER

CRHA Strategic Plan—

Six Goals for 2020

AS THE BOARD LOOKS AHEAD at the rest of 2020, we are focused on several goals that we hope to achieve by the end of this year. The 5-Year Strategic Plan, which is being led by Board Treasurer Allen Black and Board Secretary

Drew Naccarato, was approved by the CRHA Board of Directors in 2019.

In the plan, we revised our Mission and Vision statements to better serve our members. Based on the revised Mission and Vision, we developed the goals of CRHA and how these goals will be met. We also utilized the plan to allocate our resources. The objectives for 2020 are as follows:

1. **Replace** the Village Green Park playset and ground surface
2. **Stabilize** CRHA slope outside Eaglesnest fence line (part of Washoe county drainage channel which CHRA is charged to maintain based on a prior agreement)
3. **Rehab** the fire charred slopes on McCarran Blvd.
4. **Facilitate** on-site Reserve Studies for CRHA, Caughlin Creek, Mountainshyre and Whispering Canyon
5. **Repair** stacked stone wall on Caughlin Parkway
6. **Initiate** records retention process and determine schedule for all historical records

These items will be reviewed at each Board Meeting to determine completion and expenses as related to the 2020 Budget.

The Strategic Plan is a living document which can be changed as conditions and our environment changes. This roadmap for the Board will be reviewed on a regular basis so that there are processes in place to facilitate the development of the yearly budget.

—Al Dennis, PRESIDENT
al@caughlinhoa.com

mission and vision



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"Scott and his Black Belts are amazing instructors. Even all the students are super friendly." —PATRECK F.

Children who train in karate are much less likely to be bullied, or become bullies, as they develop greater self confidence and respect for others.



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MOST INSURANCE ACCEPTED

FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

Opportunities for Improvement!

The six most prolific complaints received in the CRHA office:

1. Speeding on city, county and private streets
 2. Placing and/or not storing trash and recycle containers in accordance with governing documents
 3. Owners/residents commencing improvements without prior written approval from the ACC
 4. Owners/residents neglecting to clear ice/snow from abutting sidewalk(s)
 5. Owners/residents feeding wildlife which includes the use of bird feeders (seed and liquid)
 6. Dogs, dogs, dogs;
 - i. off leash
 - ii. nuisance barking
 - iii. owners/handlers not cleaning up after them
 - iv. owners/handlers allowing them to potty on private property then not cleaning up after them
-
1. True speed cannot be determined without the use of a radar gun. Since CRHA does not own/utilize radar guns, we cannot cite residents for speeding. We continue to publish reminders in the *Caughlin Rancher*, to notify our City Councilwoman and County Commissioner of speeding concerns, to notify local law enforcement when incidents occur, and to solicit patrol assistance.
 2. GM Olson is seeking assistance from within the community in order to get the problem under control. Please see "Trash Container Deputies Needed!" on page 11.
 3. Owners with approved projects are required to clearly post a notice advising of their approved project. If you have concerns, please contact the CRHA office (746-1499) to verify a project in-progress was approved.
 4. Please contact the CRHA office (746-1499) with the address. The owner and tenant (if applicable) will be noticed and reminded of their responsibilities which are addressed in the Rules and Regulations.
 5. Please contact the CRHA office (746-1499) with the address. The owner and tenant (if applicable) will be noticed and reminded of the Rules and Regulations. Feeding ducks and geese the wrong food can be very detrimental to their health. Bird feeders (seed and liquid) are not prohibited but are HIGHLY discouraged. Bears will climb fences, trees and roofs to get to bird feeders and will most likely cause damage along the way. The Nevada Division of Wildlife (NDOW) encourages bird enthusiasts to spread birdseed on the ground; the birds will come but the bears will not bother. Otherwise, they recommend you remove bird feeders (seed and liquid) before dusk.
 6. Man's best friend;
 - i. Please contact the CRHA office (746-1499) with the address, date and time dog was witnessed off leash and description of the dog. The owner and tenant (if applicable) will be noticed and reminded of the Rules and Regulations.
 - ii. Report nuisance barking directly to Washoe County Animal Services at: (775) 353-8900
 - iii. Please contact the CRHA office (746-1499) with

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Opportunities for Improvement
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the address, date and time owner was witnessed not cleaning up after their dog and description of the dog. The owner and tenant (if applicable) will be noticed and reminded of the Rules and Regulations.

- iv. Please contact the CRHA office (746-1499) with the address, date and time owner was witnessed allowing their dog to potty on private property and description of the dog. The owner and tenant (if applicable) will be noticed and reminded of the Rules and Regulations.

Photos are truly invaluable. Without photographic evidence, the violating owner or resident is subject to due process should a compliance hearing become necessary. The third (3rd) violation of the same nature will result in a notice to attend a hearing where a fine can be assessed. We often find the offending behavior stops after a notice or two is received.

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



Support Reno Food Systems and Community Supported Agriculture (CSA)

BEGINNING AROUND APRIL 15TH, the Reno Food Systems Farm Stand at 3295 Mayberry Dr., next to the old Garden Shop Nursery/Historical Caughlin Ranch house, will have veggie seedlings available for sale. For farm stand hours of operation and more information, go to: www.renofoodsystems.org.

WHAT IS A CSA?

Community Supported Agriculture enables consumers to invest directly in the type of business they want in the world by subscribing to seasonal products during the farm's off-season. Reno Food Systems is a 501(c)3 non-profit and is dedicated to cultivating community-based food systems in the Truckee Meadows.



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A photograph of three men standing in front of a large green sign that reads "CAUGHLIN RANCH" with a stylized white flower logo above it. The sign also partially shows "And Resident Community". The man in the center is wearing a light-colored polo shirt and jeans, with his arms around the shoulders of the two men on either side. The man on the left is wearing a dark blue button-down shirt and jeans, and the man on the right is wearing a light blue button-down shirt and jeans. They are all wearing baseball caps. The background is a stone wall.

CAUGHLIN RANCH

And Resident Community

MAINTAINING the Ranch

(L. to R.) Jose Guardado, Randy Lisenby and Miguel Velazquez in front of the Caughlin Ranch sign. Photo by Lisa Ericson.

GROWING LANDSCAPING AND MAINTENANCE TEAM KEEPS YOUR NEIGHBORHOOD BEAUTIFUL.

Written by Jessica Santana

ASK ANY CAUGHLIN RANCHER to name their favorite thing about living here and the answer you get will likely relate to its beauty. From the beautiful flowers adorning its manicured green spaces in summer, to its water features attracting wildlife, to its cheerful holiday light displays welcoming residents and visitors alike from Thanksgiving weekend until the end of January, Caughlin Ranch's curb appeal is a huge point of pride for residents. That's a responsibility that Randy Lisenby, Landscape & Maintenance Superintendent, and his crew take very seriously.

Lisenby, who is now in his 27th year in this role, began his career as a 19-year-old working for the Army Corps of Engineers. He worked at temporary water control dams, which kept the spring rains from flooding Peoria, Illinois, the town where he resided. He decided when the economy hit bottom to move from Peoria to Texas, where he went on to form his own Texas landscaping business, which he operated for 10 years until he "got tired of the heat and traffic" and moved to Reno.

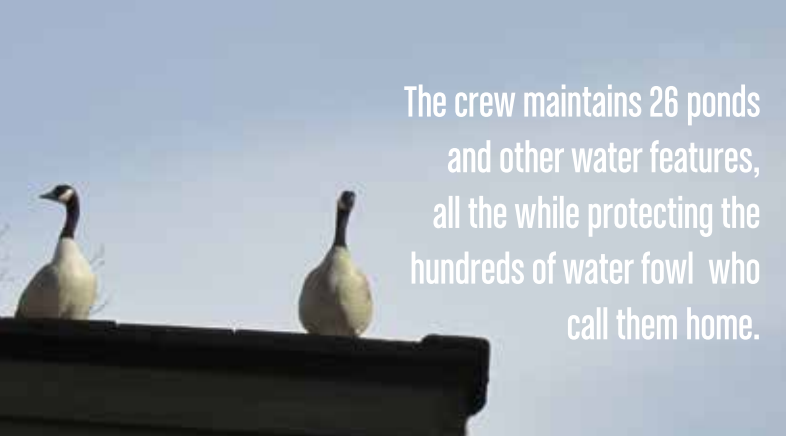
He joined the landscaping team at Caughlin Ranch when the neighborhood was brand new. He points out the window

of the Homeowners Association office. "When I first got here, that area right out the window there was all sagebrush. We used to watch the deer in the morning walking across it," he says. "It was just a handful of subdivisions then, so I've watched it grow, and it's been a lot of fun. They will have to drag me out of here."

RUNNING THE RANCH, BY THE NUMBERS

In those early days, his entire crew maxed out at nine employees, most of whom were seasonal. Today, Lisenby says, he oversees a crew of six full-timers, which expands to 26 in peak season, which runs from April through the end of November, or "light-hanging season."

As for what they do? A more apt question is, what *don't* they do with the 10.05 percent of the annual HOA budgeted operating expenses allocated for repairs and maintenance? These days, you're likely to have seen them plowing snow on the private Caughlin Creek, Deer Creek and Mountainshyre roads; clearing snow, leaves and debris from all walkways; mowing and fertilizing grass; pulling weeds; planting flowers; repairing and maintaining sprinklers throughout Caughlin Ranch's green spaces and common areas; maintaining ponds



The crew maintains 26 ponds
and other water features,
all the while protecting the
hundreds of water fowl who
call them home.

and waterways (and clearing the hundreds of pounds of goose poop); maintaining the integrity of rock walls and flood mitigation features; clearing defensible spaces; hanging and removing holiday lights; and pruning trees. Lots of trees — 4,000 or so.

“We’re constantly chasing leaves around here,” Lisenby laughs.

Here are more impressive numbers:

- The landscape crew has eight trucks, a backhoe, a Bobcat, three tractors, several snow blowers, chainsaws, weed eaters, and a brand-new chipper (for grinding up waste that minimizes dumpster usage) at its disposal.
- Twice a year, in spring and summer, it takes three days to plant roughly 19,000 flowers throughout the community.
- The flowers and foliage are watered by irrigation that’s

maintained by four men whose sole responsibility is “chasing sprinklers” to ensure none are cracked, broken, misaligned or running in freezing periods.

- The crew maintains 26 ponds and other water features, all the while protecting the hundreds of water fowl who call them home.
- The irrigation is fed by 11 pumps in lower Caughlin Ranch. Using its own 196 acre feet of water rights saves the HOA—and, consequently, residents—roughly \$125,000 on TMWA utility bills each year. The pumps are maintained every two weeks, which includes disassembling and power washing them.
- With lights at all 26 entries and more, the crew hangs and wraps twinkling holiday lights at roughly 30 locations throughout the community, in just three weeks.
- Lisenby and his crew have repaired flood damage to the Alum Creek Corridor four times, with each year’s mitigation efforts improving on the one before it. The most recent iteration, a three-pipe and reconfigured rock wall system, has withstood three floods. Outside estimates to repair the latest damages were upwards of \$300,000; Lisenby, with his contractor’s license, and his crew handled it all in house, without requiring an additional cent for labor.



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DREAM TEAM

For all their hard work, the crew earns a payroll that's just over a quarter of the HOA's annual total, at 26.46 percent, with seasonal staff comprising another 31.60 percent.

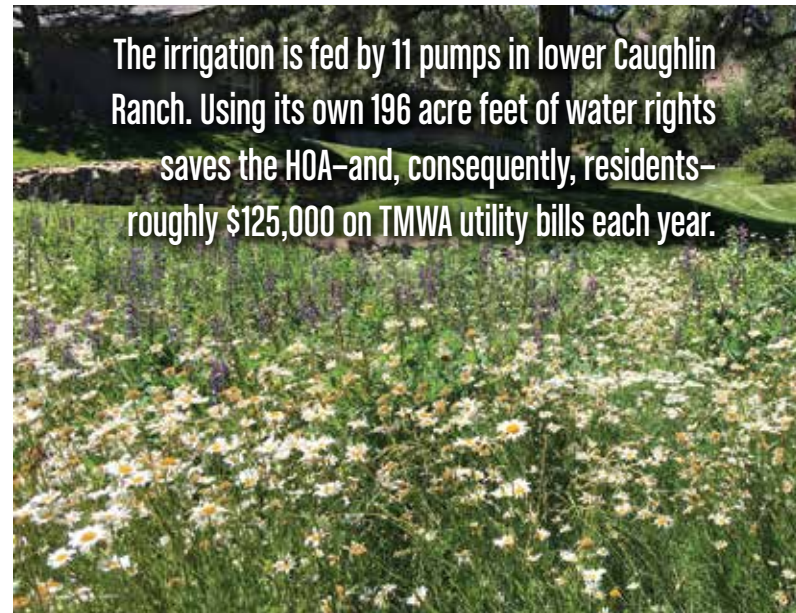
To address the steadily mounting demands of neighborhood maintenance, as well as recent large flood damage repairs, Lisenby recently promoted two members of his longtime crew to be part of a management team overseeing the individual project crews. Lisenby's second in command is Jose Guardado, whose 19-year tenure at Caughlin Ranch makes him an ideal supervisor. Supporting Guardado is Miguel Velazquez, assistant supervisor, who has been with Caughlin Ranch for about eight years and acts as Lisenby's right-hand man when it comes to irrigation and landscape and timing throughout the community. Velazquez also handles after-hours emergency calls.

"Velazquez started that job last summer, and he did so well that we got compliments from people who called to say, 'Wow, he was so responsive!'" Lisenby says. "Landscaping will be a bit more efficient and effective because now I have them as my eyes and ears out there."

As spring approaches and resident families look to get outdoors, they'll have a new park to look forward to. At the 13-acre Village Green Park, Lisenby will oversee the installation of the new set of playground equipment, which will be ADA

compliant and offer plenty of shade. Lisenby says they'll also be freshening up old shrubs and maintaining healthy ones, not to mention ensuring the quality of life for Caughlin Ranch's thousands of residents.

"What homeowners should understand is that we have a really good landscape crew," he says. "And they all really care about Caughlin Ranch. It's not really like a job to them, they take pride in this place."



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Important Notices & Reminders

CAUGHLIN RANCH COMMUNITY CONFERENCE CENTER – POLLING PLACE

Caughlin Ranch will serve as a Washoe County Polling Place for the Primary on June 9th and for the General Election on November 3rd. Unfortunately, there will be no opportunity to vote early at Caughlin Ranch. No matter where you vote or how you vote, PLEASE VOTE!

CAUGHLIN CREEK AND MOUNTAINSHYRE GATE CAMERAS

The camera set-ups for both Caughlin Creek Gate systems and Mountainshyre are installed and fully operational. Invoices for each owner's portion of the expenses have been mailed. It was originally anticipated there would be monthly re-occurring costs due to the new phone and internet services. However, the Charter/Spectrum monthly charges are less than the charges by AT&T for phone service only. Score!

MCCARRAN BLVD. AT GREENSBURG CIRCLE

NDOT has agreed to re-install the failing and missing median

stakes located on the center median of McCarran Blvd. outside the entry/exit of Greensburg Circle. Due to safety reasons, NDOT advised they can only install flexible stakes; not rigid stakes as GM Olson suggested.

2020 CAUGHLIN RANCH BOARD OF DIRECTORS AND COMMITTEE ASSIGNMENTS

Board of Directors: Al Dennis, President, Michele Attaway, Vice President, Drew Naccarato, Secretary, Allen Black, Treasurer, Mike Chern, Director, Margaret Getz, Director, Michael Ginsburg, Director.

Finance & Budget Committee (F&B): Mike Heffner and Larry Morris, Co-Chairs, Joyce Thompson, and Vince Ames. Board Liaison; Allen Black, Treasurer, and Ex-Officio Member; Al Dennis, President.

Architectural Control Committee: Paul Gianoli and Guy Grimsley, Co-Chairs, Kelvin Voeller, Landscape Contractor, Jon Ericson, John Currie and Alternate; Bill Houston. Board Liaison; Drew Naccarato, Secretary.

Consulting Members: Gail Richie, AIA, Chuck Matetich, AIA, and Seth Padovan, PE.

Events Committee: Michele Attaway, Vice President, Michael Ginsburg, Director and Lisa Ericson, *Caughlin Rancher* Magazine Publisher.

Rancher Committee: Al Dennis, President, Michele Attaway, Vice President, Michael Ginsburg, Director, and Lisa Ericson, *Caughlin Rancher* Magazine Publisher.

CRHA Branding/Signage Ad Hoc Committee: Gregg Stokes, Chairman, Signa Hird, Linda Shields, Joyce Thompson and Board Liaison; Michele Attaway, Vice President.

Office Staff: Lorrie Olson, Supervising Community/General Manager, Kim Teepe, Asst. Community Manager, ACC and CC&R Compliance, Sandy Wheeler, Asst. Community Manager and Bookkeeper, Gloria Presta, Office Manager.

Landscape & Maintenance Staff: Randy Lisenby, L&M Superintendent, Jose Guardado, L&M Supervisor, Miguel Velazquez, Asst. L&M Supervisor, Martin Venegas, Parks Foreman, Alejandro Chavez, Planters & Flowers Foreman, Noe Acosta, Irrigation, Luis Guzman, Irrigation.

2020 PRIORITY PROJECTS

1. **Replace** Village Green Park playset and ground surface
 2. **Stabilize** CRHA slope outside Eaglesnest fence line
 3. **Rehab** fire-scorched McCarran slope areas
 4. **Facilitate** on-site Reserve Studies
 5. **Facilitate** stacked stone wall repairs
 6. **Initiate** Records Retention Process and Schedules for all historical documents
- Staff is required to report on the progress of each project at the bi-monthly Board Meetings.

FIND THE TYPO AND WIN!

Be the first person to find a 14-letter word typo in this edition of the *Caughlin Rancher* and win a **\$50 GIFT CARD** GOOD AT SKYLINE KITCHEN OR SIERRA ST. KITCHEN

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2019 FINANCIAL AUDIT

Representatives from McClintock Accountancy will be onsite on March 3rd to begin the Audit of Caughlin Ranch's 2019 Financial records. A copy of the Draft 2019 Audit is expected no later than March 11th. The F&B will meet on March 12th to review and provide final input on the Draft 2019 Audit.

The Final Draft of the 2019 Audit will be presented to the Board of Directors for approval consideration at their next meeting scheduled for March 18, 2020. A representative from McClintock Accountancy will be present either in person or via Skype to review the Final 2019 Audit with the Board of Directors.

TRASH CONTAINER DEPUTIES NEEDED!

TRASH AND RECYCLE CONTAINERS MAY NOT BE VISIBLE OR PLACED FOR PICK-UP PRIOR TO MONDAY MORNING. TRASH AND RECYCLE CONTAINERS MAY ONLY BE VISIBLE WHEN PLACED CURBSIDE FOR PICK-UP.

Unfortunately, we are being advised that many residents are placing their trash and/or recycling containers curbside on Sunday. This is not only a violation of Caughlin Ranch's governing documents, it is an attractant to wildlife and bears in particular. Due to the wonky winter weather we have had, many of the local bears did not head north to hibernate. Bears hibernate when there is no food for which to search; Caughlin Ranch is like a trash container buffet for the bears. They remember where they got food and will continue to return until they figure out there is no more food. You could also be creating an unsafe environment for your neighbors when you place your container(s) out early.

Since it is no longer safe for staff to drive the neighborhoods after-hours, Caughlin Ranch is looking for neighborhood volunteers to be "Trash Container Deputies". In order to send a notice regarding early placement of containers, we need a photo of the container showing the address and the photo must indicate the date and time the photo was taken. Please email such photos to GM Olson at: manager@caughlinhoa.com; she will follow-up expeditiously with a notice. With this information, we can maintain the confidentiality of the resident who forwarded the photo(s). The 3rd notice for the same infraction will result in an invitation to attend a hearing where a fine can be assessed.

This may seem drastic, but at this point in time we need drastic measures. If we cannot get the majority of our residents to comply, we will be forced to hire ESI Security to patrol the Caughlin Ranch streets on Sunday evenings and nights looking for trash containers placed out early. This will definitely impact the budget for patrol services for which we contract over the course of the summer months.

PLEASE DO THE RIGHT THING BY NOT PLACING YOUR CONTAINERS OUT BEFORE MONDAY MORNING!

STATUS OF SEGMENTAL BLOCK RETAINING WALL

As reported in the January/February 2020 *Caughlin Rancher* edition, a segmental block retaining wall located along the southeast side of Caughlin Ranch Parkway between E. Creek Ridge and Seasons Trail was evaluated, determined to be in need



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A photograph of the exterior of the Antiques & Treasures store, showing the entrance and the large sign above the door.

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of repair, and is currently being monitored.

The retaining wall repair project design is underway. Meanwhile, the wall is being surveyed on a monthly basis for any movement by CFA, Inc. The first month of survey monitoring indicates that there was no wall movement outside the acceptable range of instrument error. The proposed design contemplates reinforcing the upper portion of the retaining wall with soil nails and a concrete wall. Shields Engineering, inc (SEi) is preparing an interim set of design drawings for the proposed repairs. The interim set of drawings will be reviewed by other engineering disciplines and the construction trades for logistics, constructability, and value engineering. Comments from the interim set of drawings will be incorporated into the Construction Drawings. During construction, it is anticipated that a full sidewalk closure and pedestrian detour will be needed as well as intermittent road closures and detour for Caughlin Ranch Parkway in the area of the retaining wall repair. The City of Reno has been contacted for permitting of the project. The intent is to start and complete the repair during the summer break while school is not in session.

DON'T FORGET TO GET ACC APPROVAL FOR YOUR SPRING/SUMMER PROJECTS NOW!

As the Ranch is awakening from a mild winter and everyone is thinking of getting outside and preparing their home and yards for another year, please be mindful of your neighbors and please follow the rules. All improvements or visible modifications to a home, lot or parcel including front, side and backyards, requires pre-approval from the Architectural Control Committee (ACC). When in doubt about the requirements, you can utilize resources we have established. The website (www.caughlinhoa.com) is the best place to start. And our friendly staff is always there to assist you.

Dear Caughlin Ranch and HOA,

AS I WRITE THIS LETTER OF THANKS for the generosity of Caughlin Ranch homeowners, I am reminded of great need of the students and families of Alice Smith Elementary School. Many of the students from Alice Smith live chaotic and trauma impacted lives. We have families living in poverty; worried about having a roof over their heads. We have victims of domestic violence that are scared for the safety of their families. We have students that experience verbal, physical and sexual abuse. While many of us think a few presents seems like a simple gesture, it means so much more to our students and families. It means that instead of being sad, disappointed or worried, they can experience moments of excitement and joy.

Once again, the Caughlin Ranch HOA and its residents came through for some of our students who are less fortunate than others. This year there were over 100 students and their families who had their Christmas wishes fulfilled due to the hearts of so many of your residents and the hard work that Gloria puts into coordinating this enormous effort year after year.

We wish you could see the grateful smiles that parents, grandparents, and guardians of those who are in need of your heartfelt kindness during the holidays, when gifts are being picked up. It is an honor to know that those in the Caughlin Ranch Community are dedicated to helping our students and sharing the true spirit of Christmas.

Sincerely,

A Grateful Staff and Students from Alice Smith Elementary

The Angel Tree Project 2019



The group from Alice Smith Elementary who helped get presents from the Caughlin Ranch "Angels" to underprivileged children this past holiday season.

L. to R. Jay Culbert, Carla Bechdolt, Catey Barber, Elizabeth Hester, Tamika Miranda and CRHA Office Manager, Gloria Presta.



The group from Washoe County Senior Services who helped get presents from Caughlin Ranch "Angels" to deserving seniors in our community.

L. to R. CRHA Office Manager Gloria Presta, Teresa Twitchell, Cindy Heldenbrand, Maite Smith, Alexis Challstrom and Joti Bhakta.

LANDSCAPE & MAINTENANCE UPDATE

On December 11th, L&M Superintendent Lisenby attended a Green Industry Continuing Education Class regarding Soil Health - Effects of Conservation Practices on Soil Properties. The seasonal crew was released on December 6th and will return on April 6th.

FLOOD CLEAN-UP: Caughlin Glen (large area); clean-up in progress

MISCELLANEOUS PROJECTS PENDING: Westpoint Path; drainage project

PROFESSIONAL SERVICES:

- Monitoring block retaining wall (Caughlin Parkway and E. Creek Ridge Trail) in need of repair; Consulting with Joe Shields (Shields Engineering, inc.) and Seth Padovan (Padovan Consulting, LLC)
- CFA installed an electronic monitoring system to identify any movement

VILLAGE GREEN PARK IMPROVEMENT:

Planning in progress for new playset and ADA compliant ground surface; cost not expected to exceed \$160,000. The City of Reno's Park Improvement Fund will eventually reimburse CRHA up to \$87,000 since the 87 new homes under construction in Caughlin Ranch are required to submit \$1,000 each to the City of Reno's Park Improvement Fund.



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Spring WINE

TASTING

Join us for an evening of wine, hors d'oeuvres and live music at

- NEW LOCATION -

NAPA SONOMA

Plumgate Shopping Center
at Plumb & Arlington
Thursday, April 2nd, 5-7 pm

- NEW FORMAT -

Napa Sonoma will have some different varietals on hand for tasting. Each guest will receive 2 glasses of wine (or non-alcoholic beverage). Stay afterwards for Napa Sonoma's famous Prime Rib night!

RESIDENTS FREE WITH A DONATION OF NON-PERISHABLE FOOD OR \$5 TO BENEFIT THE FOOD BANK.

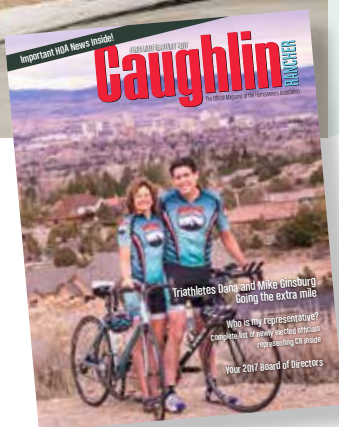
RESIDENTS' GUESTS: \$15 EACH

Please RSVP by Tuesday, March 25th 746-1499 or events@caughlinhoa.com (Must be 21 to attend)



Meet Mike Ginsburg

CRHA Board Director



I AM A THIRD GENERATION RENO RESIDENT and with my wife Dana, we raised our three daughters in the Caughlin Ranch area for a total of 27 years. All three daughters graduated Reno High School and all three have graduated college with two of them going to Nevada and the youngest going off to Gunnison Colorado—Western State Colorado University to follow her dream to swim in college. The three of them are currently using their degrees in the disciplines they graduated with, and the youngest is now pursuing her dreams once again in Mississippi attending medical school.

I have been employed at NV Energy for the past thirty-five years and my current position is Supervisor of New Business Design.

I was previously on the Board of Directors for Caughlin Ranch from 2003 to 2008 and this was my first time volunteering and serving on a board. Since then I have done lots and lots of volunteering.

I am currently on the City of Reno Neighborhood Advisory Board—Ward 1, City of Reno Parks and Recreation Commission serving as the Chairman.

My wife and I have been doing Triathlons (swim-bike-run) for the past 26 years and we have participated in races in 16 states and five countries. Since 1998, I have been the President of the Reno Area Triathletes and the race director of the Pyramid Lake Triathlon. The rare feature with this event and with our triathlon club is we give all the proceeds from the race back to the community; over \$120,000 to local non-profits (our volunteer groups) over those years.

For the past fifteen years, I have been the meet director for the NIAA high school regional and state swim meets, receiving the "Official of the Year" award twice once in 2010 and once again this past season.

A few years ago, when Ironman had the race at Lake Tahoe, I served as the volunteer director for the race, coordinating 2,800 volunteers and 90 captains in their various duties.

For the past 11 years I have been involved with Sierra Nevada Community Aquatics, the non-profit group bringing a long awaited new pool to the old Moana pool site.

I love living in the Caughlin Ranch area and there is no better place in Reno to call home. I ran for the board of directors, because I truly care what happens in our neighborhoods.

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IN MEMORIAM *James Stuart Backoff*

JAMES STUART BACKOFF died at Renown Hospital on January 4, 2020. Jim was born October 12, 1935 in Chicago, IL to Vivian Starz Pape and William J. Backoff. Jim attended school in Elmhurst, IL until his senior year when the family moved to West Lafayette, IN and he graduated from West Lafayette High School. Jim continued his education graduating from the University of Illinois and the Graduate School of Banking at the University of Wisconsin.

Jim served for a short period in the United States Army. He then became a member of the Chicago Board of Trade at the young age of 22. In 1961, Jim began a long career in banking and financial planning joining Purdue National Bank, which became Bank One, where he retired as Senior Vice President. He founded his own financial planning business, Backoff Financial Services in 1994.

Throughout his life, Jim had a calling for civic service. In college, he joined Phi Kappa Sigma Fraternity. In Lafayette, he was a member and Elder at Central Presbyterian Church, Past President of the Lafayette Chamber of Commerce, Director of the Lafayette Parks Board, member of the Lafayette Rotary Breakfast Club and Purdue University President's Council.

Jim was instrumental in helping to re-organize Rotary International's Skiing Fellowship, serving as the international treasurer for several years. When he moved to Reno, NV in 1999 he became a member of St. John's Presbyterian Church, the Rotary Club of Reno Central and Reno Police SAVE program.

Jim was a proud member of Masonic Lodge and Scottish Rite. He was a member of the Masonic Blue Lodge, Arlington Heights, IL, Murat Shrine, Indianapolis, IN and the Scottish Rite Indianapolis. In Reno, NV he was a member of Masonic Lodge 13 and 35 and a member of Kerak Shrine.

Jim was preceded in death by his parents. He is survived by his wife Jo Ann, son Thomas Backoff (Kate), grandchildren Bradley Backoff (Danielle Kohler), Jennifer Backoff, Leslie Backoff, and brother Robert Backoff (Judith).

A memorial service was held on January 25th at St. John's Presbyterian Church. In lieu of flowers, the family suggested memorial contributions be given in Jim's name to Nevada Scottish Rite Foundation, 40 W. First St., Suite 237, Reno, NV 89501, or St. John's Presbyterian Church.

LANDSCAPE ENHANCEMENT AND RESTORATION

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2020 COMMUNITY EVENTS

Spring Wine

Napa Sonoma Plumgate
Thursday, April 2nd
5:00 pm–7:00 pm

Ice Cream Social

For CRES students' last day of
school—Village Green Park
Friday, June 5th
1:00 pm–3:00 pm

Garage Sales

Individual Homes
Friday, Saturday & Sunday
June 5th, 6th & 7th
7:00 am–3:00 pm

Spring Bird Walk/Watch

Meet at CRHA Parking Lot
Saturday, June 13th
8:00 am–10:00 am

Shredding Day

CRHA Parking Lot
Saturday, June 13th
11:00 am to 1:00 pm

Concerts in the Park

Village Green Park
Sundays, June 28th
July 5th, 12th, 19th & 26th
6:00 pm–8:00 pm

Operation Backpack

Caughlin Ranch Office
May/June/July
May 1st–July 27th
Monday–Friday
8:00 am–5:00 pm

Cross Peak Hike

Meet at Caughlin Club
Saturday, September 12th
8:30 am

10th Annual BBQ

Village Green Park
Sunday, September 13th
1:00 pm–4:00 pm

Fall Bird Walk/Watch

Meet at CRHA
Parking Lot
Saturday, September 19th
9:00 am–11:00 am

Garage Sales

Individual Homes
Friday, Saturday & Sunday
October 2nd, 3rd, & 4th
7:00 am–3:00 pm

Oktoberfest

Location: TBD
Thursday, October 22nd
5:00 pm–7:00 pm

Trick or Treating & Pup Costume Parade

Caughlin Ranch
Conference Room
Prizes for Best Dressed Pups
Thursday, October 29th
3:00 pm–4:30 pm

Angel Tree

Caughlin Ranch Office
Monday thru Friday
November 2nd–30th
8:00 am–5:00 pm

4th Annual Spaghetti Feed/2021 Budget Ratification/36th Annual Members Meeting

Caughlin Ranch Community
Conference Room
Wednesday, November 18th
Beginning at 5:30 pm



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BRITTON GRIFFITH

—FOR RENO CITY COUNCIL WARD 1—

I'm Britton Griffith, proud to be a 5th generation Nevadan, University of Nevada graduate, female business owner and a past City of Reno Commissioner, and I am fiercely committed to preserving and protecting our neighborhoods.



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Caughlin Creek

Joe Mastroianni, President

Gregg Stokes, Secretary

Jeanne Naccarato, Treasurer

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 Board of Directors Meeting and September Board of Directors Meeting will begin at 2:00 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 the November Annual Members Election 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 2:00 p.m.

Wednesday, November 4th

(Beginning at 5:30 p.m.)

(Approve 2021 Budget; Member ratification required)

Annual Members Election | 2021 Budget Ratification & Board of Directors General Business | Organizational Meeting

Meeting dates and times are subject to change. Agendas will be made 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 "CAUGHLIN CREEK". You may also obtain agenda copies by calling: (775) 746-1499, or by emailing Community Manager Sandy Wheeler 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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J Carter Witt, Secretary

Brad Pearce, Treasurer

Paul Muto, Director (resigned effective 3/3/20)

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

Tuesday, November 10th

Approve 2021 Budget

Annual Members Election | 2021 Budget Ratification & Board of Directors

General Business | Organizational Meeting

Meeting dates and times are subject to change. Agendas will be made 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

The following are the proposed 2020 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, and the 2020 Annual Members and 2021 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:

Mar. 16th	Board Agenda Workshop 4:00 p.m.
Mar. 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.
July 13th	Board Agenda Workshop 4:00 p.m.
July 15th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
Aug. 17th	2021 Budget Workshop 4:00 p.m.
Sept. 21st	Board Agenda Workshop 4:00 p.m. (Final 2021 Budget Review)
Sept. 23rd	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2021 Budget; member ratification required)
Nov. 5th	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
Nov. 16th	Annual Ballot Deadline 12:00 noon (if necessary) Call 2020 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.
Nov. 18th	Executive Session 4:30 p.m. 3rd Annual Homeowner Feed 5:30 p.m. Re-convene 2020 Annual Members Election and 2021 Budget Ratification Meeting 6:30 p.m. Board General Business & Organizational Meeting will immediately follow the 2020 Annual Members Election and 2021 Budget Ratification Meeting
Dec. 11th	Board Training 8:00 a.m. – TENTATIVE

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.

MEETINGS



UPCOMING COOKING CLASSES

Mar. 6	Date Night–Paella
Mar. 10	Teens Cook!
Mar. 12	Flavors of the Southwest
Mar. 13	Cooking with Wine
Mar. 14	Pot Pies
Mar. 17	Soda Bread & Guinness Stew
Mar. 19	Taste of Greece
Mar. 20	Around My French Table
Mar. 21	Eggs Benedict
Mar. 25	Taste of Tuscany
Mar. 27	Fast Fish
Mar. 28	Mozzarella & Ricotta
Mar. 31	Kids Cook!
Apr. 1	Taste of Portugal
Apr. 2	Low Carb & Gluten Free
Apr. 3	Ramen & Asian Dumplings
Apr. 4	Culinary Boot Camp
Apr. 9	Girls Night Out
Apr. 10	Artisan Pizza
Apr. 15	Beginner's Kitchen
Apr. 16	Techniques 1
Apr. 17	Taste of S. Italy
Apr. 18	Sauce Bootcamp
Apr. 23	Taste of Provence

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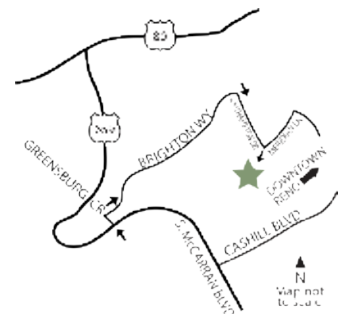
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