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A NOTE FROM MANAGEMENT AND YOUR BOARD



Let's Help Each Other Out in this Time of Need!

IN THIS TIME OF NEED, we remind our Caughlin Ranch residents how critical it is to assist one another, especially those who may be at high risk. Please reach out to your neighbors and ask them specifically how you can help.

I am going to the store; can I pick up anything for you? We are getting take-out tonight; can we pick up something for you too? Junior is mowing our lawn tomorrow; may we come by and mow yours also?

If you are able to serve as a volunteer to assist Caughlin Ranch residents in need of grocery, prescription pick-up/delivery, etc., please email: admin@caughlinhoa.com. Please provide your address and telephone number. You will be added to the list of residents who have volunteered to assist those Caughlin Ranch residents in need.

When a resident calls (775-746-1499) or emails (admin@caughlinhoa.com) the Caughlin Ranch office in need of assistance, Caughlin Ranch staff will provide them with the list of residents who have volunteered their time. You may want to check the social media platforms such as Nextdoor and Facebook to find volunteers who can assist neighbors with their needs or to volunteer your services. **See more information on page 5.**

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All articles are the opinions and views of the author, and do not reflect the opinions or views of the Caughlin Ranch Homeowners Association, the Board of Directors, or the Caughlin Ranch staff in their capacity as employees of the Caughlin Ranch Homeowners Association.

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CONTACT INFORMATION

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION:
1070 Caughlin Crossing
Reno, Nevada 89519
(775) 746-1499 P | (775) 746-8649 F
Email: manager@caughlinhoa.com

OFFICE HOURS:
Monday–Friday 8 a.m. to 5 p.m.

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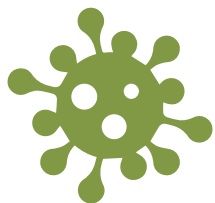


IN COOPERATION WITH THE
CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

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Cover photo by Lisa Ericson



COVID-19 Volunteer Care Packages Needed!

Hello Volunteers

WE'D LIKE TO ENCOURAGE EVERYONE who can, to make at least one care package. The care packages should ideally include basic items and essentials which you should be able to find on your regular trip to the grocery store.

Here are a few ideas for care package essentials:

- 4-pack toilet paper
- 2-pack paper towels
- Hand soap
- Hand sanitizer
- Rubbing alcohol
- Dishwashing soap
- Laundry detergent
- Shelf-stable snacks (crackers, cookies, granola, nut butter, trail mix)
- Beverages (tea, coffee, juice)
- Non-perishable foods (soup, mac & cheese, rice, beans, pasta and marinara)
- Encouraging note (We all need a little encouragement right now!)

We'd also like to encourage our neighbors who can sew to make personal face masks out of fabric. Here's a link on how to make a personal mask, which can also help to save surgical masks for hospitals who need them:

www.vox.com/the-goods/2020/4/1/21203241/coronavirus-diy-face-mask-homemade-tutorials

After you create your care package, we recommend printing and attaching the note below as well as attaching CDC disinfecting guidelines which can be found online at:

www.cdc.gov/coronavirus/2019-ncov/downloads/disinfecting-your-home.pdf

By attaching these to our care packages, we can help ensure that our neighbors take proper precautions.

Hi Neighbor!

This care package was packed by a volunteer in your community! There are steps that you can take to help keep yourself safe and healthy while handling packages. We encourage you to follow CDC guidelines for disinfecting items which are in this care package.



I will reach out to our volunteers when our neighbors start requesting care packages.

Stay healthy and safe, and please contact me or go to our Facebook page to get involved. Type "Caughlin Ranch COVID-19 Response Community" into the search function on Facebook.

Talia Hershewe

taliareneehershewe@gmail.com
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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

AS-IS STANDARD FOR THIS TIME OF YEAR, our seasonal workforce commenced landscape activities on Monday, April 6, 2020.

In order to comply with current directives from the Governor, we will stagger start times, breaks and lunches. We will also comply with the social distancing requirements, including requiring that our employees do not have contact with the public, and requiring that at no time will ten (10) or more workers be allowed to congregate together. We are following all the protocols and guidelines put in place by the Office of the Governor, the State of Nevada's Office of the Ombudsman (RED), the CDC, OSHA, BANN, etc.

We have been in regular communications with the CRHA Attorney who reviews each communication from the Governor's Office regarding the mandated state shut-down and advises the Board and staff accordingly. It is our belief that the real estate and property management services CRHA performs is necessary to maintain the essential operations of our residences and businesses, and is classified as an Essential Business under the current declarations. We want to do everything we can to bring spring to Caughlin Ranch in order to brighten and liven up this beautiful community.



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Need More Kids Activities While Stuck at Home?

CHECK OUT ROBOTOTS Fitness Adventures

created by a Caughlin Ranch family. The RoboTots make free movement and learning videos on YouTube. Children can enjoy these fun videos while learning the importance of being active at a young age. They will learn coordination, balance and build self-confidence.

RoboTots starts with 15 easy moves for kids ages 2-8. Kids earn rewards as they complete each exercise move for 15 seconds. Lots of fun music and animations keep kids engaged with a virtual field trip at the end.

During this difficult time, RoboTots is glad to help parents with free kids activities at home. Join RoboTots on YouTube M-F at 9 a.m. for LIVE homeschool sessions including fitness, learning, drawing, rhyming and story time. Each day is a new theme. RoboTots has hosted a virtual birthday party, dinosaur theme, community helpers and more.

Take video of your kids moving and jumping to RoboTots. Tag @robotots on Instagram for a chance to be featured in the next YouTube video! [youtube.com/robotots](https://www.youtube.com/robotots)

Britta and Kurt Larsen | RoboTots Fitness Adventures

530-412-2256 | www.kbcreativevideo.com/robotots | Instagram @robotots



Neighborhood Chalk Art

Found this beautiful work of art while walking around Village Green Pkwy.
Photo by Lisa Ericson.



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Important Notices & Reminders

BEARS & BIRD FEEDERS



Did you know they are a major bear attractant? A bear will climb over a fence, up a tree and onto a roof to get to food. We have photos!

Bird feeders, seed and liquid, should be removed at dusk in order to minimize the chance of an unexpected visitor.

The NV Division of Wildlife (NDOW), recommends spreading the seed on the ground. The birds will still come but the bears will not bother.

POLITICAL SIGNS

The Revised Rules & Regulations state: "Political signs may be displayed on an owner's Lot subject to any applicable provision of law governing the posting of political signs and under the following guidelines. A political sign is a sign that expresses support for or opposition to a candidate, political

party or ballot question in any federal, state or local election or any election of an association. Political signs shall not: exceed twenty-four by thirty-six inches (24" by 36") in size, be posted on any common area, or be electronic or lit-up. Political signs shall be posted and removed in accordance with the applicable local ordinances. Only one (1) political sign may be posted for each candidate, political party or ballot question. Political signs must also comply with the adopted Guidelines and Policies (**CC&R's Article III, H, #1**)."

STATE PRIMARY ELECTION—VOTE BY MAIL!

CRHA was slated to serve as a polling place for the state primary scheduled for June 9th. Due to our current state of affairs, primary voting will be conducted strictly by mail-in ballot. Remember, no matter how you vote or for whom you vote, it is important to exercise your right to vote!

CRHA WEBSITE—DID YOU KNOW?

- You can find the latest community information and updates at www.caughlinhoa.com
- You can sign-up to receive community email blasts
- You can find copies of Board Meeting Minutes and Financial Reports
- You can find copies of the current CC&Rs, R&Rs and other governing documents

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A poster for the Truckee Meadows Trails Challenge. The top half shows a silhouette of a person hiking on a trail, with a bright sun shining through the trees. The bottom half contains text and logos.

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TRUCKEE MEADOWS TRAILS challenge

TRUCKEE MEADOWS TRAILS challenge FOUNDATION

- You can find the Common Area Maintenance Schedule
- You can find ACC plan review information and submittal documents
- You can find the Meetings and Events Calendar
- You can find answers to FAQs
- You can find the CRHA Trail Map
- And, if you cannot find what you need, please contact us, we will do our best to assist!

TRASH AND RECYCLE CONTAINERS

The Revised Rules & Regulations state: "Solid waste trash/garbage shall be properly contained before it is placed into the trash receptacle and the lid shall be properly closed so that trash cannot spill out or become wind-blown. Solid waste trash/garbage shall not be placed or stored outside the trash receptacle. Properly bagged yard clippings and landscaping debris may be stored outside the trash receptacle; **HOWEVER, due to COVID-19, Waste Management has suspended curbside collection of bagged excess waste, but it is expected to resume in mid-June.** In the meantime, you can bring your excess waste to a local Waste Management transfer station or Lockwood Regional Landfill for disposal. Remember to use your included annual dumps or excess waste stickers for free disposal. Please go to WM.com/alerts for more information.

Trash receptacles and recycle bins shall be stored in such a manner that the containers are screened from view except when the containers are within the collection area for pick-up. Owners and residents WITH approved "animal-resistant" trash containers may place their garbage and recycling containers in the collection area for pick-up the evening before pick-up.

Owners and residents WITHOUT approved "animal-resistant" trash containers shall be required to place their garbage and recycling containers in the collection area for pick-up the morning of pick-up. All garbage and recycling containers shall be removed from the collection area no later than the evening of the pick-up day. Waste Management offers a pick-up service, at no additional charge, to verifiably disabled and elderly residents. This includes pick-up of "animal-resistant" containers.

The Washoe County Health District requires homeowners acquire an animal-resistant container after two (2) violations within one (1) year or less when an animal gains access to the trash. Caughlin Ranch will report these incidents to the Washoe County Health District (CC&R's Article III, J)."

PLEASE do not place your trash or recycle container out for pick-up prior to Monday morning.

TMWA ASSIGNED-DAY WATERING

Know your assigned days. If the last number of your home or business address is: Even (0, 2, 4, 6 or 8), you may run the sprinklers on Tuesdays, Thursdays and Saturdays.

Odd (1, 3, 5, 7 or 9), you may run the sprinklers on Wednesdays, Fridays and Sundays.

Watering Times: Normally, we ask that you shut your sprinklers off between noon



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Continued on page 11

A Plea to Caughlin Ranch Dog Walkers

IN THE TWO YEARS I'VE BEEN WALKING MY DOG IN CAUGHLIN RANCH, I've noticed an increasing number of dogs off leash. Perhaps not coincidentally, there is also an increasing amount of dog feces. All this is despite the widespread signs that neither practice is acceptable.

While serving terms on both the Caughlin Ranch and Caughlin Creek boards, I have been approached by more than one homeowner begging for intervention. While I am not personally threatened by big dogs off leash, owning one and having grown up with them, I am sensitive enough to my fellow neighbors to recognize that some people have a visceral fear of big dogs, either for themselves personally or for their small dogs being walked.

For those of you who insist that your dog is well behaved and/or wearing a radio collar, I offer the argument that you set a bad example for those owners who have neither attribute in their dogs. They see it as encouragement to ignore the signs and let their dogs run free, jeopardizing the experience for others.

Much as I would like to let my water-loving dog run free, in and out of the plentiful bodies of water we have in the Ranch, I don't

do so for two reasons: 1) My dog groomer has said they have seen more than one Caughlin Ranch dog with fungus infections from the waters here. 2) I believe when you live in a planned community with rules, you should abide by them.

We tried to create a dog park where dogs could run free in Caughlin Ranch while I was on that board, but it was vetoed by the Village Green homeowners because of traffic concerns. There are, however, other dog parks in Reno, three within five miles of here.

I know some people think this aberrant behavior is all from outsiders, about whom we have little control. However, I know from the times and locations I walk my dog, and lack of parked cars on Caughlin Ranch Pkwy., that this is residents ignoring the signs.

I believe that if we can't get more compliance with the rules, we should remove the signs and abandon the paths to those who dare. As in parenting, organizations who have rules they don't/can't enforce invite non-compliance.

Jan Browne, 19-year Caughlin Creek homeowner



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Important Notices & Reminders

Continued from page 9

and 6 p.m. from Memorial Day through Labor Day to conserve water.

Also, give your sprinklers a rest on Mondays, as this is a day, we replenish our water system.

Outdoor watering increases water use of the average residential customer by up to 10 times during the dry summer months. Beyond the clear conservation benefit, assigned-day watering also helps to level off peak usage during the high-demand season.

Caughlin Ranch is considered a commercial property giving us the ability to water on different days and times. On Mondays, we give the irrigation systems a rest and mow, mow, mow.

STREETLAMP OUTAGES

Please report any outages directly to NV Energy at www.nvenergy.com/outages-and-emergencies/streetlight/report-issue. There is a number on the underside of the lamp that identifies its location. If you are out in the evening and notice a lamp out, count the number of poles from the nearest intersection and any landmarks to better identify the location and take a photo of the underside of the lamp with your cell phone if you can.



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Bread and crackers are made for human consumption and should not be fed to birds or water fowl. If causing wild animals to suffer from malnutrition is not bad enough, the bread also pollutes the water. Although you should not feed wild animals, if you must, please feed them the recommended foods:

- Cut seedless grapes; they can choke on whole grapes just like kids
- Cooked rice
- Birdseed
- Peas and corn
- Oats
- Chopped lettuce; iceberg has just about zero health benefits



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2020 COMMUNITY EVENTS

Please check the web site
at www.caughlinhoa.com
for any updates on changes
or cancellations due to
COVID-19.

Garage Sales

TBD – PLEASE CHECK
WEBSITE FOR UPDATES

Spring Bird Walk/Watch

TBD – PLEASE CHECK
WEBSITE FOR UPDATES

Shredding Day

TBD – PLEASE CHECK
WEBSITE FOR UPDATES

Concerts in the Park

Village Green Park
Sundays, July 5th, 12th, 19th
& 26th 6:00 pm–8:00 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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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, June 3rd at 5:30 p.m.

Wednesday, September 2nd at 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 seven (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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Eaglesnest

Chet Mallory, President

John Lopez, Vice President

Paul Muto, Secretary

Brad Pearce, Treasurer

Chelsea Dean, Director

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, June 2nd

Tuesday, September 1st

Tuesday, November 10th

Approve 2021 Budget; Member Ratification

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 seven (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.



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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:

Monday, May 18th	Board Agenda Workshop 4:00 p.m. — <i>If you're interested in participating in this virtual workshop, please email: admin@caughlinhoa.com for login information.</i>
Wednesday, May 20th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.— Virtual!*
Monday, July 13th	Board Agenda Workshop 4:00 p.m.
Wednesday, July 15th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
Monday, August 17th	2021 Budget Workshop 4:00 p.m.
Monday, September 21st	Board Agenda Workshop 4:00 p.m. (Final 2021 Budget Review)
Wednesday, September 23rd	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2021 Budget; member ratification required)
Thursday, November 5th	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
Monday, November 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.
Wednesday, November 18th	Executive Session 4:30 p.m. 3rd Annual Spaghetti Feed 5:30 p.m. Re-convene 2020 Annual Members Election & 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
Friday, December 11th	Board Training 9:00 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 email: admin@caughlinhoa.com to obtain agenda copies.

*Virtual Caughlin Ranch Board Meetings

THE CAUGHLIN RANCH HOMEOWNERS ASSOCIATION conducted their very first virtual Board Meeting on March 18th; it went surprisingly well. All the Board Members participated as well as the CRHA Attorney and a few homeowners.

Due to the state restrictions which are currently in place, we are planning to conduct another Virtual Board Meeting on May 20th beginning at 6:00 p.m.

If you would like to join us, please join from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/790065477>

You can also dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (408) 650-3123; One-touch: tel:+14086503123,,790065477#; **Access Code:** 790-065-477

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RESIDENCE FOUR

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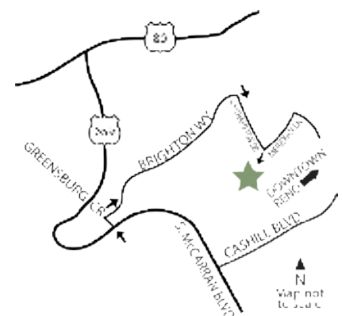
RESIDENCE THREE

LOT 32: SINGLE-STORY - 3,404 SF
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