

Important HOA News Inside!

MARCH/APRIL 2021

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

SEEKING COMMUNITY LIAISON p. 8

SAVE THE DATES
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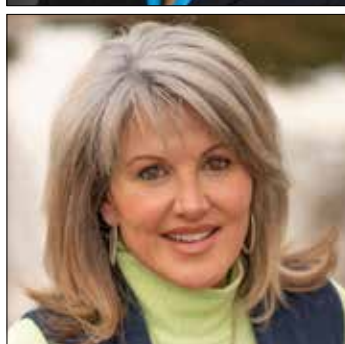
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ON THE COVER:

A view from atop Cross
Peak above Caughlin
Ranch, taken Spring 2020.
Photo by Lisa Ericson.

PRESIDENT'S CORNER

Moving Forward

BY THE TIME YOU'RE READING THIS, we will have been dealing with the "new normal" of life during COVID-19 for a year. I know that this has been a major strain on everyone, your Ranch staff included. Many of our events and activities have been forced to change or to be completely cancelled.

The good news is that we have continued to move forward. Our strategic plan is undergoing updates, preparations are being made for springtime and we will soon be bringing on our summer crews. Please remember to check with the office before starting any updates to your home and property. Any changes to the exterior of your home and yard that can be seen must go through ACC (Architectural Control Committee) approval before you start. When in doubt, check with the office. The change form can be found on our website (www.caughlinhoa.com).

Although we are all looking to spring, we must remember to take care of those winter items if they occur – specifically shoveling the sidewalks that abut your property. Keeping the sidewalks clear is a city ordinance and there are many neighbors that utilize the sidewalks often and they can be very treacherous.

As always, please watch your speed within the Ranch. We have continued to see many violations of the speed limits which puts our homeowners and our wildlife in jeopardy.

—Al Dennis, PRESIDENT
al@caughlinhoa.com

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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.

Local Collection Company Helps Displaced Caughlin Ranch Homeowners in Unique Way



CEO Joel Just (L) and President Cameron Clark (R).

By Sandy Wheeler

AFTER A YEAR OF UNPREDICTABLE EVENTS, a wilderness fire was the last thing anyone could have wished for in 2020. The Pinehaven Wildfire swept through hundreds of acres of land in Washoe County in November 2020. Valiant teams of emergency personnel and members of the local community banded together to stop the raging blaze that damaged dozens of homes in the Caughlin Ranch Homeowners Association. While many homes sustained considerable damage, five homes were deemed a total loss.

With the loss of these five homes, members of the local community stepped up with donations for shelter, food, and funds to replace items that had been lost in the fire. With the holidays approaching in December, the partners at Nevada Association Services, Inc. (NAS), a Nevada-owned company, discussed ways to assist these families.

CEO Joel Just was discussing the situation with company president Cameron Clark and suggested a possible way to ease the burden for these homeowners in a simple, but unique way. He suggested that NAS offer to pay the quarterly assessments for the homeowners who lost everything in the fire. Clark thought that was a superb idea and set to work on getting the assessment amounts and totals that would need to be paid on each account. The management team at CRHOA were extremely accommodating and efficient in helping to make this happen.

"This is tragic news considering the many events that have transpired over the last year in our great state," Cameron Clark, NAS president said in December. "Joel and I were discussing the ways we could help these families out. This seemed like a natural way for our company to ease that burden a little bit."

The homeowners have all made plans to rebuild their homes in the coming year. NAS paid the first quarter HOA balances for each destroyed home and has committed to paying the second, third and fourth quarter balances for the homeowners in 2021 as well.

Burning more than 500 acres, the Pinehaven Wildfire destroyed five homes, heavily damaged three, and caused minor damage to 21 others.

Nevada Association Services handles delinquent assessment collections for more than 1,000 HOAs in Nevada and has remained a long-time business partner with Caughlin Ranch Homeowners Association.



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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby, Landscape & Maintenance Superintendent

THE OFF-SEASON (fall/winter) at Caughlin Ranch can be quite difficult sometimes. The Ranch has remained the same size, but the maintenance crew has gone from 26 guys down to six. Toss in a couple good snowstorms and the leaf removal and tree trimming gets put on hold. The Landscape & Maintenance Department's goal is to always keep the Ranch neat, clean and beautiful at all times. Your patience and understanding during the off-season are greatly appreciated.

MISCELLANEOUS PROJECTS/WEEKLY MAINTENANCE

Truck fleet annual maintenance inspections: Trucks are checked out bumper to bumper and any required repairs are being completed now to lessen any downtime during the spring/summer.

Maintenance equipment annual inspections: A thorough inspection of all the maintenance equipment is conducted and any required repairs are being completed now to lessen the downtime during the spring/summer.

- Leaf removal is ongoing (weather permitting)
- Tree trimming is ongoing (weather permitting)
- Hand watering newly planted trees biweekly during dry periods
- Spring flowers have been ordered
- Wildflower seed has been ordered
- Holiday lights removed throughout Caughlin Ranch
- Parks inspected and cleaned daily

MCCARRAN BLVD. RE-VEGETATION PROJECT

Fire Damage Mitigation along McCarran Blvd.: NDOT is concerned about erosion of the slope. L&M Superintendent Lisenby met with Padovan Consulting, LLC to discuss a plan. CRHA crew installed straw waddles and silt/erosion fencing in 2.5 days. The areas of concern have been re-seeded with a native seed mix.

Materials purchased for re-vegetation project:

Straw waddles with stakes	\$3,197.86
Silt fencing	\$83.17
Re-veg. seed mix	\$4,663.78
Consulting engineer	\$420.00



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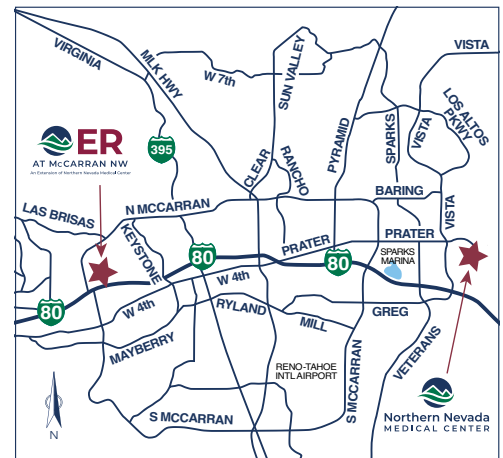
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COOKING CLASSES

Mar. 6	Sausage Making Workshop
Mar. 9	Teens Cook
Mar. 10	Basque Table
Mar. 11	Flavors - Yotam Ottolenghi
Mar. 12	Taste of Morocco
Mar. 13	Sauces Boot Camp
Mar. 16	Kids Cook
Mar. 17	Irish Soda Bread & Guinness Stew
Mar. 18	Taste of Southern Italy
Mar. 19	Girls' Night Out - Celebrity Bites
Mar. 20	Pot Pie Workshop
Mar. 24	Taste of Greece
Mar. 25	Korean Table
Mar. 26	French Bistro Cuisine
Mar. 27	Knife Sharpening Workshop Culinary Boot Camp
Mar. 30	Beginner's Kitchen
Mar. 31	Stir-Fry Workshop
Apr. 1	Techniques 1
Apr. 2	Foolproof Fish
Apr. 3	Eggs Benedict Workshop
Apr. 6	Teens Cook
Apr. 8	Techniques 1
Apr. 9	Ravioli & Tortellini
Apr. 10	Vegetable Boot Camp
Apr. 13	Kids Cook
Apr. 14	Knife Skills Workshop
Apr. 15	Techniques 2
Apr. 16	Vietnamese - Slanted Door Cuisine
Apr. 17	Taste of Provence
Apr. 21	Taste of Tuscany
Apr. 22	Techniques 3
Apr. 23	Date Night- Paella
Apr. 24	Artisan Bread Workshop
Apr. 28	Spring Salads
Apr. 29	Techniques 4
Apr. 30	Taste of Thailand

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Happy Birthday to Nevada's Black Bears!

BIOLOGISTS USE FEBRUARY 1ST AS A BIRTHDAY FOR ALL BEARS.

While we are relishing the arrival of snow to our mountains and a great dose of water to our system, the bears are happily snuggled in their dens in peace and quiet. How long they will remain in their dens is another question.

A lot of it has to do with temperature and a lot has to do with the bear. Here's how it generally works. As temperatures warm up in early March and the snow melts at lower elevations, the male bears will begin stirring. By mid-March and into early April the females that have denned with their yearlings, and females without cubs will begin coming out of their dens. The last ones out are the females with their new cubs...these ladies usually come out around mid-April and will spend a bit of time at their dens, allowing the cubs to play around and get strong enough to venture out into the world with their mom.

Bears fresh out of the den typically go where the new growth is...that is going to be at lower elevations where the snow has melted and fresh grass is beginning to grow. The new grass is high in carbohydrates and a great help to bears that have been tapping into their fat reserves all winter. This obviously brings them down to our yards and fields that are devoid of snow and beginning to sprout fresh grass.

It is very important to begin thinking about pulling in possible bear-attractants by March 15th – bird feeders, garbage cans that are not bear-resistant, etc.



Meet Marco Martinez

A Member of the
Caughtlin Ranch
Landscape Team



What is your title and when did you join the CRHOA landscape team? Laborer. Started as a seasonal worker in 2014 promoted to full time in October 2020.

What was your professional background before starting work here? This is my first serious job with a future.

What are your main duties in this position? I work on the mowing crew, small defensible space crew and during winter I have been operating the snow blower and any other tasks I am assigned.

What do you like most about the job? I enjoy being outside in the fresh air.

Where are you originally from and when did you move to the Reno area? I was born and raised in Reno.

Tell us a little about you: your family, pets, hobbies, etc. I like to fish and be outside. I have five dogs and some fish.

Tell us an interesting tidbit about yourself. I have been to Mexico once, and this was the first time I had been out of the U.S.

The bears will begin breeding in May and this is the time that mom will be sending the yearlings off on their own. During this time we get a lot of calls for “orphaned cubs” that are actually yearling bears. To help you determine if you are seeing a cub or a yearling in the spring, our rule of thumb is, if the bear is the size of a cat (around 10–15 pounds) then that is a brand new cub and mom should be close by. If the bear is the size of a medium-sized dog (40+ pounds) then that is a yearling that is on its own and not an orphaned cub.

If you ever have concerns, though, please call our bear hotline at (775) 688-2327.

Heather Reich - Biologist
Nevada Department of Wildlife
(775) 722-3857 Cell
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Important Notices & Reminders

CAUGHLIN RANCH COMMUNITY LIAISON

Due to the influx of guests and visitors to Caughlin Ranch in 2020 in particular, the Board of Directors desires to hire a seasonal Community Liaison who will conduct, by foot and vehicle, patrols of the trails, common and greenbelt areas, and parks.

The Caughlin Ranch Community Liaison will be employed directly by ESI Security Services who will provide a uniform and a marked vehicle.

Caughlin Ranch is working with ESI Security Services in an effort to assign at least two (2) Community Liaisons who would be dedicated to Caughlin Ranch seasonally during daytime hours seven (7) days a week for an eight (8) hour period. The position is available April through October depending on the weather conditions.

We are looking for a smiling, empathetic, giving personality that can couple those traits with effective communication skills. We need someone who can say "no" when the time arises, but in an effective and friendly manner.

The Community Liaison must understand the need for safety and confidentiality and practice that knowledge. In-person customer service and/or security or law enforcement experience is desired. The position is full-time, seasonal beginning April 5th, through October 31st depending on weather conditions.

If you are interested in applying for the weekday or weekend position, please contact ESI Security Services directly at (775) 626-3000.

COMMUNITY REMINDERS!

With the days getting longer and the weather improving, it is a good time to remind homeowners and residents of the rules and regulations which apply to everyone:

- Keep your dog on a leash at all times when not confined to your property.
- Pet stations with poop bags and trash barrels are located throughout the common areas.



- DO NOT allow your dog, children, etc. to chase or harass the wildlife and/or waterfowl.
- DO NOT feed or lure the wildlife and/or waterfowl.
- Adhere to posted speed limits at all times; there are four (4) electronic speed detecting signs posted throughout Caughlin Ranch.
- Watch for waterfowl in and crossing the road; SLOW DOWN!
- DO NOT drive through crosswalks when there is a pedestrian present; it does not matter that they have already crossed your travel lane.
- DO NOT litter; take what you brought with you or properly dispose of it.



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- Chickens are not permitted in Caughlin Ranch.
- Residents are required to remove ice and snow from the sidewalks abutting their properties.
- ALL exterior improvements/modifications to homes and yards (front and back) require prior written approval from the ACC before any work may commence.
- Trash and recycle containers MAY NOT be placed for pick-up prior to Monday morning; the only exception is if you have an approved animal-resistant container in-place.
- The Caughlin Ranch office remains closed; call (775) 746-1499 or knock for service during normal business hours (8:00 a.m. through 5:00 p.m.).
- The ACC continues to meet twice a month and the Board of Directors every-other-month; refer to the *Caughlin Rancher* magazine for Board Meeting dates.
- It is important to review each edition of the *Caughlin Rancher* magazine; it is our number one communication tool which is mailed to all Caughlin Ranch addresses free of charge.
- The Food Bank of Northern Nevada's donation barrel is available during normal business hours and is located near the entry to 1070 Caughlin Crossing.
- Proposed NRCS Truckee River Watershed Project (Steamboat Ditch); CRHA has been advised the planning process has been halted at this time.

We appreciate your efforts and understanding as we endeavor to keep Caughlin Ranch a great place to live, work and play.

DUCKS, GEESSE AND SPEEDING DRIVERS

It makes sense to keep speed limits low in residential and highly congested areas. At any time, a child, millennial on a cell phone, escaped pet, deer, etc., could run out into the road unexpectedly. The point of the posted speed limit is for the driver to be able to slow the vehicle down safely in order to avoid coming in contact with a human, animal, inanimate object, etc.

This is a great time to practice the Golden Rule: Do unto others as you would have others do unto you.

Be respectful of the neighbors and neighborhoods which you drive through. You do not want speeders in your neighborhood, so do not be a speeder in someone else's neighborhood! The 3 to 4 minutes you might save, could put the safety of others in harm's way. Just think how bad you would feel if you plowed down a loose dog or worse yet, a child who ran into the road because you were in such a rush that you were compelled to speed through a residential neighborhood. The legal implications could literally ruin someone's life.



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Over the past year, we have had close to two (2) dozen ducks and geese killed on Caughlin Ranch roads. Truly appalling! They were plowed over by speeding drivers intent to get somewhere else as fast as they could. Most of the time the ducks and geese are meandering through the common areas and in and across Caughlin Parkway in particular causing no harm to anyone.

BE RESPECTFUL AND ADHERE TO THE POSTED SPEED LIMITS AT ALL TIMES!

BE AWARE AND PROTECTIVE OF THE WILDLIFE WITH WHICH WE SHARE THIS AMAZING COMMUNITY!

SLOW DOWN, WATCH FOR HAZARDS AND BE READY TO REACT!

You just may save a life by doing so.

ESI 2021 PATROLS

Community Patrols: 5 days per week; Thursday, Friday, Saturday, Sunday and Monday from 9:00 p.m. to 5:00 a.m. in a marked vehicle.

Community Patrols Include:

Park Patrols: Crest, Eastridge and Village Green.

At 10:00 p.m., the officer will be required to instruct drivers to remove their vehicles from the Village Green Park parking lots and to close off access to the parking lots with the chains and locks provided.

“Party Zone” Patrols: Pinehaven Road leading to National Forest land and Sierra Pine; this entire area is a major problem with late night partiers who often discharge weapons.

Service Dates: 30-weeks beginning Thursday, April 8th, through Monday, November 1st. ESI will provide two (2) marked patrol vehicles on Sunday, July 4th and on Sunday, October 31st (Halloween) from 9:00 p.m. to 5:00 a.m. Tuesday and Wednesday at 10:00 p.m., ESI will close off access to the Village Green Park parking lots with the chains and locks provided; ESI will re-open the parking lots at 5:00 a.m.

ASK THE EXPERT



Kim Waldorf, Owner
Certified Chiropractic Assistant
Licensed Laser Therapy Practitioner

What is Peripheral Neuropathy?

Neuropathy isn't a single disease, but rather damage to nerves that produces symptoms with many potential causes. Your doctor will need to determine where the nerve damage is and what's causing it.

What are the signs of peripheral neuropathy?

The symptoms of peripheral neuropathy will vary depending on which nerves have been affected. The most common symptoms include: Pins-and-needles sensation, burning or cold feet, muscle cramps, pain, and loss of feeling or numbness.

What causes Neuropathy?

The most common cause of peripheral neuropathy is diabetes. Other possible causes of nerve pain can include vitamin deficiencies, chemotherapy, trauma, surgery, etc.

Is there a cure for Peripheral Neuropathy?

There is no easy cure for neuropathy, but if the proper multifaceted approach is implemented, extremely good results can be anticipated.

How is Elite Laser Therapy of Northern Nevada different in their treatment?

The mainstay of our approach is the use of Class IV Laser Therapy to the spinal nerve roots and as well as the local symptomatic site. The laser accelerates blood vessel tissue regeneration and creates new blood vessels to replace those that have died. Following up with medical grade LED light therapy stimulates collagen formation. In addition, we incorporate vibration therapy and nutritional support.

Can I wait to treat peripheral neuropathy?

Peripheral neuropathy is a serious condition with extreme consequences. It is a progressive condition which worsens with a lack of treatment. Once you have sustained 85% nerve loss, the damage cannot be reversed.

TO LEARN MORE OR SCHEDULE A FREE CONSULTATION:

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2021 CRHA COMMUNITY EVENTS

Below is a list of events that the HOA has sponsored for the past several years. We have scheduled these events for 2021 with the hope that we will be able to hold them in-person. In light of the uncertainty of COVID-19, we will assess the situation in advance of each event and make a decision, based on the health and safety of our community, if it will have to be canceled.

Spring Wine

Thursday, April 15th
TBD
5:00 pm to 7:00 pm

CRES Last Day Ice Cream Social

Friday, June 4th
Village Green Park
12:00 noon

Garage Sales

Friday, Saturday & Sunday
June 4th, 5th & 6th
Individual homes/yards
7:00 am to 3:00 pm

Shredding Day

Friday June 11th
CRHA parking lot
9:00 am to 11:00 am

Spring Bird Walk/ Watch

Saturday, June 12th
Meet at CRHA parking lot
8:00 am to 10:00 pm

Operation Backpack

June 15th thru August 13th
CRHA Office
8:00 am to 5:00 pm

Artown Concerts in the Park

Sundays, July 11th, 18th, 25th & August 1st
Village Green Park Amphitheater
6:00 pm to 8:00 pm

Cross Peak Hike

Saturday, Sept. 18th
Meet at Caughlin Club
8:30 am

10th Annual CRHA BBQ

Sunday, September 19th
Village Green Park
1:00 pm to 4:00 pm

Fall Bird Walk/ Watch

Saturday, Sept. 25th
Meet at CRHA parking lot
9:00 am to 11:00 pm

Garage Sales

Friday, Saturday & Sunday
October 1st, 2nd & 3rd
Individual homes/yards
7:00 am to 3:00 pm

Oktoberfest

Thursday, October 14th
TBD
5:00 pm to 7:00 pm

Trick or Treating & Pup Costume Parade

Thursday, October 28th
CRHA Office
3:00 pm to 4:30 pm
Best Pup Prizes @ 4:15 pm

Angel Tree

November 1st thru 30th
CRHA Office
8:00 am to 5:00 pm

4th Annual Homeowner Spaghetti Feed

Wednesday, Nov. 17th
CRHA Office
5:30 to 6:30 pm

2021 Budget Ratification & 37th Annual Members Meeting

Wednesday, Nov. 17th
CRHA Office
Beginning at 6:30 pm

Angel Tree Update

By Sandy Wheeler

WE RECEIVED ENOUGH cash donations, including \$2,000 from one homeowner, to purchase gifts for 54 children. We had 46 children who homeowners had shopped for and dropped off their gifts to the office. Another homeowner also donated \$1,000 directly to a single-mom who sustained smoke damage from the fire.

Sandy Wheeler and Kim Teepe from the CRHA staff did all the shopping and coordination. Sandy and her daughter Amber shopped for most of the gifts and Kim finished with the last two shopping trips.

Gift wrapping was done by resident Anita Dennis, along with office staff Kim and Sandy and Sandy's daughter Amber. Anita wrapped well over 100 individual gifts! The gifts included

art activity sets, games, coats, hat & glove sets, soccer balls, basketballs, as well as various clothing items.

Kim, Amber and Sandy finished wrapping the rest of the gifts and bagging them up neatly for delivery to Alice Smith Elementary on Friday December 11th. Superintendent Randy Lisenby rented the box truck and landscape crew members Noe and Marco loaded the truck and drove it over to the school. Once at the school Marco, Noe, Kim and Sandy met with counselor Catey and student liaison Carla and three students and unloaded the truck in record time. It truly was a CRHA group effort!

Everyone was excited and there were lots of happy faces! ... well as much as you could tell because we all had masks on.



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Caughlin Ranch

The following are the proposed 2021 dates for the Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2021 Annual Members/2022 Budget Ratification Meeting. An updated meeting notice which will include the details on how upcoming meetings will be conducted (in-person or virtually), will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com.


Board Agenda Workshops begin at 4:00 p.m. The purpose of each Agenda 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 Agenda Workshops and the Board's General Business 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.

March 22nd	Board Agenda Workshop 4:00 p.m.
March 24th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
May 24th	Board Agenda Workshop 4:00 p.m.
May 26th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
July 26th	Board Agenda Workshop 4:00 p.m.
July 28th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
August 23rd	2022 Budget Review Workshop 4:00 p.m.
September 27th	Board Agenda Workshop 4:00 p.m. (Final 2022 Budget Review)
September 29th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2022 Budget; member ratification required)
November 4th	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
November 15th	Annual Ballot Deadline 11:00 a.m. (if necessary) Call 2021 Annual Meeting to Order at 12:00 noon to open and tally Secret Ballots; Recess once completed Board Agenda Workshop 4:00 p.m.
November 17th	Executive Session 5:30 p.m. Re-convene 2021 Annual Members Election 2022 Budget Ratification Meeting at 6:30 p.m. Board General Business & Organizational Meeting will immediately follow the 2021 Annual Members Election 2022 Budget Ratification Meeting
December 10th	Board Orientation Training 9:00 a.m. – TENTATIVE

Dates and times are subject to change. Please visit the Caughlin Ranch website (www.caughlinhoa.com) for up-to-date information regarding Caughlin Ranch Meetings and Workshops. The Board of Directors' General Business Meeting Agendas are posted on the Caughlin Ranch website at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or email: manager@caughlinhoa.com to obtain agenda copies. The CRHA office is located at 1070 Caughlin Crossing, Reno, NV 89519.

MEETINGS



Caughlin Creek —(SCHEDULE REVISED)

Board Meetings, except in September will begin at 5:15 p.m. The State of Nevada requires at least two (2) Board Meetings be conducted after normal business hours. The September Board of Directors Meeting will begin at 2:00 p.m. 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 may be held virtually or at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

Thursday, March 18th at 5:15 p.m. Special Board of Directors Meeting to approve Revised 2021 Budget

Wednesday, May 12th at 5:15 p.m. Members 2021 Budget Ratification Meeting; a Board of Directors Meeting will immediately follow

Wednesday, August 18th at 5:15 p.m.

Wednesday September 8th at 2:00 p.m. (Approve 2022 Budget; Member ratification required)

Wednesday, November 3rd at 5:15 p.m. Annual Members Election | 2022 Budget Ratification & Board of Directors General Business | Organizational Meeting

Meeting dates and times are subject to change. Agendas will be available at least seven (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 one of the boxes, as stated above. You may also obtain agenda copies by calling: (775) 746-1499, or by emailing Community Manager Kim Teepe at: kim@caughlinhoa.com

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