

Important HOA News Inside!

SEPTEMBER/OCTOBER 2021

# Caughlin

RANCHER

The Official Magazine of the Homeowners Association

**NV Energy's Jesse Murray**

**Making Caughlin Ranch  
More Resilient to Wildfire**

Story p. 5



**Run for the Board!**  
**See forms inside** pp. 14-16

**Fall Community Garage Sale**  
**October 1st-3rd**

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# Why Stock Tips Won't Help Your Investing Strategy

Most of us don't particularly like receiving unsolicited advice. Yet, when it comes to investing we are eager to listen to what people are offering. Gatherings with friends can present the perfect opportunity to hear these unsubstantiated remarks. "Have you heard about Company X? Their price is going to the moon!" If you're incredibly lucky, these tips may have some short-term impact, but they won't help your investment strategy.

This might not come as a surprise though, after all, how much weight should we give a spontaneous tip? Let's look at the professionals and see how they do. Their livelihood is stock tips, so you would think that their strategy must be more profitable long-term. Every year the major market indexes conduct a study comparing the success of active managers (stock pickers and market timers) and passive managers (long-term investors). After 10 years, 85% of active managers underperformed the indexes, that number jumps up to 92% after 15 years. There is clearly a misconception that active managers and stock tip prognosticators think that they can capitalize on mispriced stocks.

This misconception is nothing new, however. By and large, the pricing in equity markets is fair. There is ample data to suggest that markets are adept at reflecting all publicly available pricing information. When people try to pick stocks and time the markets they believe that their knowledge will beat

the trillions of dollars and billions of shares being traded on a given day.

Passive managers have a better track record because they understand that beating the market is difficult to do once, and statistically improbable to do consistently. Generally speaking, markets go up over time and passive managers are patient enough to let this happen. A Warren Buffett quote summarizes this approach best, "if you aren't willing to own a stock for ten years, do not even think about owning it for ten minutes."

There are risks associated with all investments, but investing should not feel as risky as gambling. One of the most important parts of your investment strategy should be defining goals. Are you investing to achieve financial freedom? If so, how much money do you need to maintain your lifestyle during the years you won't be working? That's what we're here to help with at TCI. We take the time to map out your financial journey together and build a comprehensive strategy considering your short- and long-term objectives based on a level of risk you find comfortable. This approach can help you focus on spending more quality time with your friends instead of worrying about what stock tips you might be missing.

*Josh Rennie, CFP®, AIF® is an Advisor and member of the Investment Committee at TCI Wealth Advisors.*

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## PRESIDENT'S CORNER

### Caughlin Ranch Needs You!

WELL, IT IS THAT TIME AGAIN. We need volunteers to join the Board of Directors. Each term is for two years and there is training supplied for each of the positions. We have many qualified individuals living here at The Ranch and it would be good to get some new faces on the Board. There is a form in this issue of the *Caughlin Rancher* to get you started.

There has been a larger than normal number of speeders in The Ranch this year. We have experienced several wildlife incidents and speed related accidents. Please watch your speed.

At the time of this issue, we are actively searching for a new Manager for CRHOA. Sandy Wheeler is currently functioning as our interim Manager and the office is in good hands as the search continues.

The wildfires and smoke really beat up our concerts in the park this year. We will try again next year.

—Al Dennis, PRESIDENT  
al@caughlinhoa.com

### THANK YOU CAUGHLIN RANCH FOR A SUCCESSFUL OPERATION BACKPACK

Operation Backpack by Volunteers of America was a success again this year. Caughlin Ranch donated 71 backpacks and monetary donations totaling over \$3,600, making us the #5 team in donations.

In total for the backpack drive, over 1,000 kids in the local area received the supplies they need for this school year.

*Thank you for being a part of that!*



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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.

# Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 14, ISSUE 5

## BOARD OF DIRECTORS

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**ON THE COVER:**  
Jesse Murray, VP of Gas  
Delivery and Natural  
Disaster Protection at NV  
Energy, poses in front of  
the Mt. Rose substation.  
Story p. 5.  
Photo by Christy Volpp



# MAKING A MORE DISASTER-RESILIENT NEIGHBORHOOD

*Jesse Murray works on the wildfire-preparedness frontlines.*

*Written by Jessica Santina*

IF YOUR MORNING ROUTINE includes a compulsory check of the day's Air Quality Index number, you're feeling the negative impact of wildfires on our region. But it may be of some comfort to know that a fellow Caughlin Rancher, Jesse Murray, is heading up a team committed to helping protect Nevadans from wildfire. Murray is Vice President of Gas Delivery and Natural Disaster Protection at NV Energy. A native of Las Vegas, Murray relocated to Reno in 1998 to attend UNR, where he earned a bachelor's degree in chemical engineering and, later, an MBA. Since then, he has held a number of roles with NV Energy, eventually taking on his current position in April of this year. He and his wife, Pam, live in Caughlin Ranch with their sons, Vincent, 12, and Matthew, 11. As a result, he and his family have a personal stake in the work he does. It's a responsibility he doesn't take lightly.

*Continued on page 6*

A Lineman inspects a power pole to ensure there are no equipment or maintenance issues that need to be addressed.





A wildland fire crew conducts a “pole grubbing” operation around an NV Energy power pole to eliminate fuels around the base of the pole and reduce fire risk.

#### INSIDE THE NATURAL DISASTER PROTECTION PLAN

Following the 2018 Camp Fire, the deadliest and most destructive wildfire in California history, Nevada lawmakers drafted a bill that would put The Silver State in a better position to prevent or mitigate the effects of natural disasters. The result was Senate Bill 329, a mandate for electric utilities

to each develop a comprehensive plan — a Natural Disaster Prevention Plan (NDPP) — to mitigate the effects of natural disasters on electric facilities or the risk that those facilities could cause tragic wildland fires, as was speculated to have been the case with PG&E and the Camp Fire.

“The horrific nature of the Camp Fire was certainly a wakeup call to the electric utility industry,” Murray says. “But what precipitated Senate Bill 329, really, was just an increase in fire activity that we’ve seen primarily over the past 20 years. Here in the Sierra, it’s getting warmer and drier. Drought is more frequent, and that affects the condition of the fuels in our area. The forests are denser, and they’re not as healthy as

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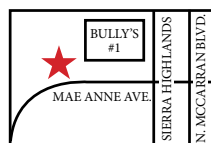
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they used to be. And we've got cheatgrass, an invasive species and volatile fuel. All of this is driving some of the fire behavior, and that's why the state legislature supported this."

Murray points to some alarming trends. Between 1980 and 2000, about 4 million acres burned in Nevada wildfires. But in the next 20 years, the number of acres burned more than doubled. And in California, 4 million acres burned in just 2020 alone — a figure that exceeds the total acreage burned in the state for the 19 years preceding it. It was with a growing sense of urgency that Nevada legislators mandated the NDPP in 2019, and NV Energy enthusiastically got to work.

With a budget of \$240 million, a strong collaborative partnership was formed between the utility and lawmakers, emergency response officials, and forestry personnel at the local, state, and federal level.

"The program allows us to focus resources on mitigating disasters," he says pointing out that while utilities are a potential cause of fires, human activity in general plays a major role. "Our goal is to protect the public with this program, to ensure that our communities — and Caughlin Ranch is one of those — are protected as well as possible from fire, and we're making sure to do our part to see that such fires don't happen here."

As Murray explains, the NDPP is a multi-pronged plan that addresses risk factors that are both controllable (for example,

utility equipment) and uncontrollable (such as weather events).

**Reducing flammable fuels:** Sometimes the old methods really are the best ones. Herds of Spanish goats have been deployed in areas along the eastern front of the Sierra to graze on native vegetation. "Their digestive tracts are designed so that they can eat native flora in this area, which is a great natural way of managing vegetation and removing fuels," Murray explains.

**Inspecting and maintaining lines and equipment:** Routine patrols and inspections of lines, particularly those in fire-prone areas (including Caughlin Ranch), as well as regular maintenance take place on a frequently recurring basis as part of the program.

**Situational awareness:** NV Energy has invested in a network of wildfire cameras around Western Nevada to enable better tracking of fire activity. Ten cameras have been installed, with 10 more on the books. Artificial intelligence (AI) technology enables round-the-clock monitoring of that

*Continued on page 8*

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“Between 1980 and 2000,  
about 4 million acres burned  
in Nevada wildfires. But in  
the next 20 years,  
the number of acres burned  
more than doubled.”

footage. Residents can visit [Alertwildfire.org](https://Alertwildfire.org) to view footage in real time.

**Weather stations:** Funds are also being invested for additional meteorological stations and to employ full-time meteorologists to assist in monitoring changing weather patterns and determining when a storm could potentially affect power lines and increase fire risk. One of these, Murray says, has been installed in Caughlin Ranch, due to its unique microclimate.

**De-energization of lines:** In the event that severe, potentially dangerous storm activity is detected, NV Energy will be notified early enough that it could turn off power equipment as part of Public Safety Outage Management (PSOM). This helps prevent power lines, things that are blown into power lines, and other equipment from causing a wildfire. Of primary concern are our state's notorious high winds; peak season for such events is late fall (October–November). PSOM was first established in 2019 at Lake Tahoe, our region's highest-risk area, as well as parts of Southern Nevada. This year, the program



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has been expanded to include parts of Caughlin Ranch, and affected residents were mailed letters in early August explaining what to expect from PSOM. "We recognize that [losing power] is a huge inconvenience," Murray says. "Our focus has always been on reliability, and we understand that modern society depends on electricity ... we do not take the decision to proactively de-energize our systems lightly. But we also realize that the risk is just too great."

*Continued on page 10*

**The Murray Family; Vincent -12, Pam, Jesse, and Matthew -11.**



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A herd of Spanish Goats in the Caughlin Ranch area eating vegetation to reduce fuel loads in surrounding wildlands.

#### Long-term investments:

Murray says a portion of the \$240 million budget will be used to invest in upgrades to the power

delivery infrastructure, including improving substations, upgrading lines and power poles, and potentially moving power lines underground, which would eliminate fire risk but may introduce additional maintenance concerns.

As a resident of Caughlin Ranch, Murray had personal experience with the Pinehaven Fire of 2020, which impacted several residents. "I was here that day. I was responding with the rest of my utility crews on the frontlines, watching our neighbors' homes burn, and it was one of the worst days of my life," he says. "That is something that really drives me — to ensure that we are doing everything that we can to prevent wildfires ... This is an opportunity for me to make a direct impact on the whole state and my community."

## Tips For Homeowners

CAUGHLIN RANCH is at the urban-wildland interface, which makes it a desirable place to live, but which also puts us at higher risk for fire danger. Murray says there are steps homeowners can take to aid in fire prevention and preparedness:

- Develop an evacuation plan for your household that ensures you retain your important documents, know what you will do with pets, and have a solid communication plan to keep family members connected.
- In the case of a PSOM event, you may need to go without power for a period of time. Prepare yourself by having food, water, and medical supplies available that don't require electricity.
- Check your NV Energy account portal ([www.nvenergy.com/generic-login](http://www.nvenergy.com/generic-login)) to make sure your account information is up to date, so that you can receive important communications in case of a PSOM event.

NV Energy's PSOM website, [www.nvenergy.com/psom](http://www.nvenergy.com/psom), offers additional information and outage preparedness tips.

The Living With Fire Program provides recommendations for homeowners to help them live more safely with wildfire. For more information and advice, visit [www.livingwithfire.com](http://www.livingwithfire.com).



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# 2021 CRHA COMMUNITY EVENTS

Check the Caughlin Ranch HOA website at [caughlinhoa.com](http://caughlinhoa.com) for up-to-date information on possible changing dates and cancellations due to COVID, air quality or other unforeseen circumstances. Or call the office at 746-1499.



## **Fall Bird Walk/Watch**

Saturday, Sept. 25th, 9–11 am

Meet at CRHA parking lot

## **Fall Community Garage Sale**

Friday, Saturday, Sunday;

Oct. 1st–3rd

Individual homes/yards

CRHA will advertise the event and compile the addresses of those participating. If you wish to participate, please submit your address to the CRHA office 746-1499 or [events@caughlinhoa.com](mailto:events@caughlinhoa.com) by Sept. 29th.

## **Angel Tree & Blanket Drive**

Nov. 1st–30th, 8 am–5 pm

CRHA Office

*Come by the CRHA office to pick up an Angel or call the office to have someone pick one out for you. Drop off a gift for a child or senior in need. Or donate a new blanket for a senior.*

## **2021 Budget Ratification & 37th Annual Members Meeting**

Wednesday, Nov. 17th

Beginning at 6:30 pm

CRHA Office

## LIFESTYLE & FAMILY PHOTOGRAPHY



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# It's Board Election Time Again — Consider Getting Involved!

## ANNUAL ELECTION AND 2022 BUDGET MEETING NOTIFICATIONS & REQUIREMENTS

NRS 116 REQUIRES NOTICE be given to each unit's owner of their eligibility to serve as a member of the executive board (aka: board of directors). Such notice shall be given not less than 30-days before the preparation of a ballot. The Annual Election and 2022 Budget Ratification packet contains a plethora of documents and notifications; the majority of which are required by NRS.

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

Please take the time to review the Annual Election and 2022 Budget Ratification packet AS SOON as it arrives. If there is a Secret Ballot enclosed, there will be a Candidate Forum on 4:00 p.m. on Thursday, November 4th and the deadline to return the secret ballots will be 11:00 a.m. on Monday, November 15th. If there is the need for an election, the Annual Election and 2022 Budget Ratification Meeting will convene at 12:00 noon on Monday, November 15, 2021 for the sole purpose of opening and tallying the secret ballots. Whether there is an election or not, the Annual Election and 2022 Budget Ratification Meeting will begin at 6:30 p.m. on Wednesday, November 17, 2021.

### **NRS 116.31034 states in part:**

"7. If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is less than the number of members to be elected to the executive board at the election, the executive board may fill the remaining vacancies on the executive board by appointment of the executive board at a meeting of the executive board held after the candidates are elected pursuant to subsection 5. Any such person appointed to the executive board shall serve as a member of the executive board until the next regularly scheduled election of members of the executive board. An executive board member elected to a previously appointed position which was temporarily filled by board appointment pursuant to this subsection may only be elected to fulfill the remainder of that term."

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

NRS 116.31031 "Power of executive board to impose fines and other sanctions for violations of governing documents; limitations; procedural requirements; continuing violations; collection of past due fines; statement of balance owed. 1. Except as otherwise provided in this section, if a unit's owner or a tenant or an invitee of a unit's owner or a tenant violates any provision of the governing documents of an association, the executive board may, if the governing documents so provide:(a) Prohibit, for a reasonable time, the unit's owner or the tenant or the invitee of the unit's owner or the tenant from: (1) Voting on matters related to the common-interest community. ..."

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

# GET INVOLVED!





## CAUGHLIN RANCH HOMEOWNERS ASSOCIATION 2021 ANNUAL ELECTION SOLICITATION & 2022 BUDGET RATIFICATION

Caughlin Ranch is beginning the process of soliciting Association Members to serve the Caughlin Ranch Homeowners Association (CRHA) beginning in November 2021. If you are interested in serving on the Caughlin Ranch Board of Directors, please complete and return the attached three-page Board Candidate Nomination Form (BCNF) to the Caughlin Ranch office in person, via mail, fax, or email.

ADDRESS: 1070 Caughlin Crossing, Reno, NV 89519  
FAX: 775-746-8649  
EMAIL: admin@caughlinhoa.com

The completed BCNF must be received in the Caughlin Ranch office no later than 5:00 p.m. on Monday, October 18, 2021. Please contact the Caughlin Ranch office to confirm your BCNF was received. Caughlin Ranch staff cannot be held responsible for documents which are not received. The completed BCNF forms will be mailed to all CRHA Members in the 2021 Annual Election and 2022 Budget Ratification Meeting Packet.

There are three (3) Board Members whose terms expire in November: Al Dennis, Margaret Getz, and Michael Ginsburg. Directors serve two-year terms. There is a total of seven (7) Board Members who serve the Caughlin Ranch community.

If we receive forms back from more than three (3) candidates who are eligible to serve, the BCNF along with a secret ballot will be mailed to all CRHA Members no later than Thursday, October 28th. A Candidate Forum will be held at 5:00 p.m. on Thursday, November 4th prior to the ballot deadline of November 15th. If three (3) or fewer eligible candidates return a BCNF, no election or Candidate Forum will be held. CRHA Members will be advised in the 2021 Annual Election and 2022 Budget Ratification Meeting Packet that the Board Candidate forms received are enclosed and those candidates will be seated on the Board of Directors at the close of the 2021 Annual Election and 2022 Budget Ratification Meeting on November 17, 2021.

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

Please consider providing the following voluntary information:

Email address: \_\_\_\_\_ Contact No: \_\_\_\_\_

Occupation: \_\_\_\_\_

Mailing address (if different): \_\_\_\_\_

**Thank you for your interest in serving on the Caughlin Ranch Board of Directors. Please contact Interim General Manager Sandy Wheeler at: sandy@caughlinhoa.com or 746-1499 if you require further assistance.**

# BOARD CANDIDATE NOMINATION FORM

*This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.*

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for Caughlin Ranch Homeowners' Association has been scheduled for 11/17/2021. There will be 3 vacancies, 2-year Terms. If you are a unit owner interested in running for the association's board of directors, please complete and submit the following information:

**YOUR NAME** \_\_\_\_\_

**ADDRESS OF UNIT OWNED** \_\_\_\_\_  
(Street) (City) (State)

**ELIGIBILITY** (place 'T' for true, 'F' for false on the lines below):

- \_\_\_\_\_ I do not reside in a unit with, am not married to, am not domestic partners with, or related by blood, adoption or marriage to another person who is also a member of the executive board or is an officer of the association.
- \_\_\_\_\_ I do not stand to gain any personal profit or compensation of any kind from a matter before the executive board.
- \_\_\_\_\_ I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- \_\_\_\_\_ (Master Association) I do not perform the duties of community manager for the master association, or any association that is subject to the governing documents of a master association, nor does my spouse, parent or child, by blood, marriage or adoption.
- \_\_\_\_\_ In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit.  
**NOTE:** If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

If you are deemed eligible, your name will be placed on the ballot and your disclosures (page 2) will be distributed to each member of the association. In order to complete the nomination process, you *must* complete and submit page 2 of this form.

**The executive board has determined to use the "duly elected" process described below:**

*NRS 116.31034(5)... "If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section; and (b) The nominated candidates shall be deemed to be **duly elected** to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15."* In this scenario, candidates may reside with or be related to another board member, unless one of them owns 75% or more units in the community and together these owners would constitute a majority of the board.

**YOUR SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**RETURN COMPLETED FORM TO** Caughlin Ranch HOA, 1070 Caughlin Crossing, Reno, NV 89519  
**BY** October 20, 2021 by 5:00 PM **(late or incomplete submissions will not be accepted).**

If you are deemed eligible and would like to communicate **campaign material**, other than the one page Candidate Informational Statement, directly to units' owners at your own expense, you can request to receive a list of mailing addresses in the community (not to include any names): in paper format at a cost not to exceed 25¢ per page for the first 10 pages and 10¢ per page thereafter; by compact disc at a cost of not more than \$5; or by email at no cost. At the time of request, you will be required to provide a signed written statement stating that you will not use the list of addresses for any purpose other than communicating campaign material. If you refuse to sign this statement, the association or its agent may refuse your request for addresses.



# BOARD CANDIDATE NOMINATION FORM

*This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.*

A meeting of the units' owners must be held at least once each year, at which time ballots will be opened and counted to determine those elected to the executive board, or candidates will be deemed to be duly elected to the executive board. The annual meeting for Caughlin Ranch Homeowners' Association has been scheduled for 11/17/2021. The unit owner listed below submitted his/her nomination form and was deemed eligible to serve on the association's board of directors:

CANDIDATE NAME \_\_\_\_\_

As required pursuant to NRS 116.31034(9), please see the candidate's disclosure statements below:

## REQUIRED DISCLOSURES

Please disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest if you were to be elected to serve as a member of the executive board:


Please disclose whether or not you are a member in good standing, meaning that you have no unpaid and/or past due assessments or construction penalties due to the association:


Not being in good standing or having a perceived conflict of interest does not make a candidate ineligible pursuant to Chapter 116. Pursuant to NRS 116.3103(1), however, "officers and members of the executive board are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation," and pursuant to NRS 116.31031(9), a member of the executive board cannot participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association.

Candidates further have the option to complete and submit a **Candidate Informational Statement** along with this form to provide voting members with additional information as to their qualifications and reasons for running. The informational statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information (see next page). Unless otherwise requested, this statement will be sent to unit owners before the election, at the association's expense.

## BOARD CANDIDATE NOMINATION FORM

*This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.*

### CANDIDATE INFORMATIONAL STATEMENT

Candidates have the option to use this space to tell units' owners a little bit more about themselves and why they should be elected to sit on the association's board of directors. This statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information. If completing by hand, please make sure the information is legible.

**CANDIDATE NAME** \_\_\_\_\_




# Important Notices & Reminders

## PROPOSED 2022 BUDGET

Once again there is no proposed assessment increase in 2022. The last assessment increase in 2017 followed a stretch of nine years without an increase. This fiscal success was the result of stringent budget controls and a significant reduction in irrigation costs through a program of low water landscaping combined with the water project which continues to result in savings each year.

Looking beyond 2022, one factor that will impact future budgets and assessments is the cost of our landscape labor force. The labor market in Reno is extremely tight due to the high level of economic development throughout the region. This has necessitated a substantial increase in wages over the past several years to attract and retain a seasonal landscape crew. We expect this trend to continue.

The proposed 2022 budget will be ratified at the November 17th Annual Election Meeting, subject to owner/member ratification. We welcome your comments and questions and

look forward to seeing you at the November 17th at the Annual Members Election and 2022 Budget Ratification Meeting.

## WELCOME TO CAUGHLIN RANCH!

### New Owner Orientation Via GoToMeeting

New to Caughlin Ranch? Or just need to brush up on our CC&Rs? Have questions about what needs ACC approval? Or maybe you just want to meet some of your neighbors! Join us at one of the following online meetings:

**October 14th 5:00 p.m. | November 11th 5:00 p.m. |  
December 2nd 5:00 p.m.**

**Please join meeting from your computer, tablet, or smartphone.**

<https://global.gotomeeting.com/join/770456621>

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**Access Code:** 770-456-621

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### WATER & IRRIGATION

**CALL THE ASSOCIATION OFFICE AT 746-1499 TO REPORT ALL WATER RELATED BREAKS, LEAKS, GEYSERS, ETC.** When the office is closed, the 24-hour answering service will dispatch the on-call employee ASAP to turn off the water until the repair can be made. **DO NOT** report water related issues via e-mail; these accounts are not monitored 24/7.



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### GET FEATURED IN THE *CAUGHLIN RANCHER*

If you are new to our community and would like to introduce yourself to your neighbors, we'd love to feature you in an upcoming edition of the *Caughlin Rancher*. If you're interested, please contact the editor at [Lisa@CPMreno.com](mailto:Lisa@CPMreno.com) for more information.

### TRASH & RECYCLING CONTAINERS

**Monday is collection day.** Trash and recycling containers **MAY NOT** be placed outside for pick-up any sooner than **Monday morning**. The only exception is for residents who have purchased an approved animal resistant container. Please contact the Association office for more information on approved animal resistant containers.

The address of residents whose container is found to be raided by wildlife, will be reported to Washoe County. In order to keep the bears, coyotes, raccoons, etc. from making regular visits, we must keep the trash and recycling containers out-of-sight and adequately stored.

### TRAVEL TRAILERS, MOTOR HOMES, COMMERCIAL VEHICLES & BOATS

No travel trailer, motor home (R.V.), house trailer, boat or boat trailer, or other type of trailer, or any Commercial Vehicle, shall be parked within the Development for more than forty-eight (48) consecutive hours nor for more than five (5) days



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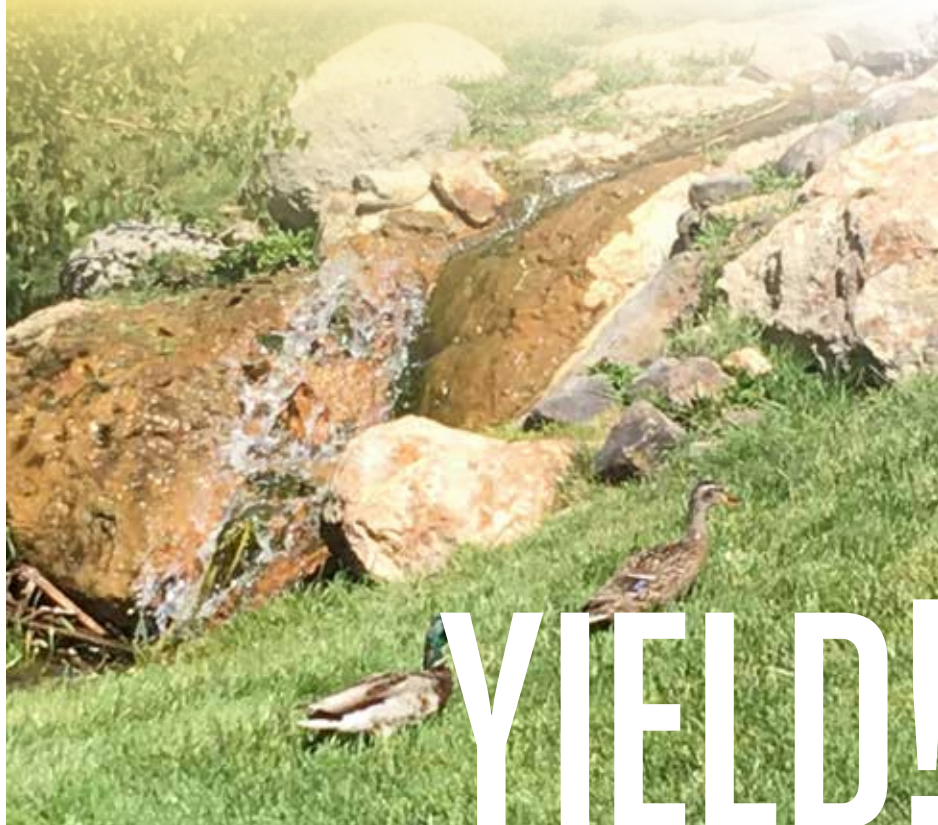
in a thirty (30) day consecutive period, unless kept within a fully enclosed roofed garage so as not to be visible from any street, lot, parcel, or Common Area. **The intent of this paragraph is to allow only for loading and unloading such vehicles within the Development unless kept in a garage as aforesaid.**

This restriction does not prevent a utility service vehicle, a law enforcement vehicle, or an emergency service vehicle from parking in the Community to the extent expressly allowed pursuant to the statute, provided the Association may require that a person parking a utility service vehicle, law enforcement vehicle or emergency services vehicle, provide written confirmation from his or her employer that the person is qualified to park his or her vehicle in the Community pursuant to the statute.

Travel trailers, motor homes, boats and commercial vehicles which are parked or stored in violation of the CC&Rs or the Rules and Regulations may be towed to a public garage or storage yard to the full extent authorized by law.

## YIELD TO WATERFOWL

Please slow down and be cautious when driving down Caughlin Parkway and other streets. Slowing down and stopping when you notice birds, or other wildlife, crossing the street keeps them safe. You can also put on your hazard lights when you are stopped for birds to let other drivers know there is something they should be aware of.



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## 2021 CONCERT SERIES: MUSIC ON THE GREEN

Two of the 4 concerts that were scheduled in July at the Village Green Park had to be canceled and re-scheduled because of poor air quality, but those who attended seemed to have a great time. Everyone enjoyed the music, the food trucks and friends. We hope to have better luck next year with the air quality! Thanks again to our sponsors: SoL Dispensary and TCI Wealth Management.



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## ESI Security in Caughlin Ranch



### Contact Patrol

ESI can help with unauthorized activities in the common areas such as:

- harassment of ducks and geese
- dogs off leashes
- swimming in or disturbing the ponds
- fishing or removing organisms from ponds
- property damage
- vandalism of Common Area
- loud disturbances
- ...among many other things.



**ESI Daytime Shift**  
**775-247-6738**  
**ESI Dispatch**  
**775-626-3000**

### Meet Kevin



Kevin Cralle is the main community liaison. He patrols 5 days a week, Wednesday through Sunday. If you see him around, say hello or read about him in the 2021 May/June issue of the Caughlin Rancher.

### House Watch

Going out of town? Give yourself extra peace of mind by filling out the House Watch form. It can be found on our website under Homeowner Documents (Homeowner Information tab) to request that the patrols keep an eye on your house during the nights they are on-site.



Daytime Number  
**775-247-6738**

**Monday - Sunday**  
**8:00AM - 4:15PM**

Through 11/1/2021

For Emergencies/Criminal Activity Please call 911  
Non-emergencies call local law enforcement at 775-334-2175



## COOKING CLASSES

- Sept. 16 Taste of Tuscany
- Sept. 18 Culinary Boot Camp
- Sept. 22 Stir-Fry
- Sept. 23 Taste of India
- Sept. 24 Around My French Table
- Sept. 25 Croissant
- Sept. 28 Kids Cook
- Sept. 29 Thailand
- Sept. 30 Morocco
- Oct. 1 Girls' Night Out - Ina Garten Classics
- Oct. 2 Dutch Oven Cooking with Terry Bell
- Oct. 2 Family Night - Artisan Pizza
- Oct. 9 Knife Sharpening
- Oct. 12 Teens Cook
- Oct. 12 Beginner's Kitchen
- Oct. 13 Techniques 1
- Oct. 14 Sous Vide
- Oct. 15 Taste of Northern Italy
- Oct. 16 Autumn Soups
- Oct. 20 Techniques Series Begins
- Oct. 21 Chinese Takeout Favorites
- Oct. 22 Date Night - Italian
- Oct. 23 Eggs Benedict Workshop
- Oct. 26 Knife Skills
- Oct. 28 Ravioli & Tortellini
- Oct. 29 Sushi
- Oct. 30 Kids Tricks & Treats

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## LANDSCAPE & MAINTENANCE UPDATE

*By Randy Lisenby, Landscape & Maintenance Superintendent*

### WEEKLY MAINTENANCE

- Mowing and weeding weekly.
- Defensible space has been completed once and we have started the second round.
- Irrigation is up and running and all pumps are hooked up and running.
- Steamboat is running until 8/17/21.
- Removed several dead trees; will replace them when the temperatures cool down.
- Summer flowers have been planted.
- Wildflowers are showing summer colors, mostly yellow.
- Fertilized the common areas.
- Parks are inspected and cleaned daily.

### ONE LARGE PROJECT

We had to dig and install 550' of electrical conduit for an irrigation controller that lost power. This project has been completed.

### FIRE MITIGATION

Additional fire mitigation work being done on the fire access road behind Mountainshyre and in Eastridge behind the water tank in the common area behind Bid Bend. This work consists of removing dead burnt plant material, repairing irrigation, reseeding with our native seed mix and new plant material being replaced in the fall.

### STEAMBOAT DITCH UPDATE

In most years the Steamboat Ditch flows from May 1st until September 30th. Caughlin Ranch has water rights that allow us to utilize this water to irrigate the lower common area through the use of pumps installed in nine ponds which are connected to the sprinkler system. This system, the so-called "water project", saves the Association over \$150,000 annually when there is five full months of flow through Steamboat Ditch.

This year, due to a very dry winter the flows in the Truckee River have dropped to a level that is insufficient to supply the various irrigation ditches in our area. The Water Master has therefore determined that the ditches will be shut down early — before the last week of August. Our landscape crew is already in the process of reconnecting the sprinkler system to the potable water supply from Truckee Meadows Water Authority (TMWA) so that irrigation can continue normally, albeit at extra cost that was not budgeted.



# Living with Bears

By Jessica Wolff, NDOW

**LIVING IN BEAR COUNTRY COMES WITH** a lot of responsibility! Knowing the time of year and what bears might be up to is very important in learning how to effectively live with them. Hyperphagia is starting to kick in for our black bears, this is a period of time before winter when they are extremely hungry. They are trying to build up enough fat reserves to go into hibernation for the winter months. During the fall, black bears can eat up to 25,000 calories in a day!

This means they will be very...very hungry! With this in mind, it is important to follow a few easy rules:

**MAKE SURE TO SECURE YOUR TRASH AND DON'T PUT IT OUT UNTIL THE MORNING OF TRASH PICKUP.** This ensures they don't get access to unnatural foods! When they do get access to easy sources of food they learn where it is at and will return in hopes that they can get more. The best way to prevent this is with a bear-resistant container. You can request one from Waste Management for a nominal fee.

**REMOVE BIRD FEEDERS.** Bears are very attracted to bird feeders. If you still want to feed the birds, you can take them down from dusk to dawn or spread seed over a broad area so that the bears have a harder time feeding on the seed.

**REMOVE FALLEN FRUIT.** Many animals, including bears, are attracted to fruit trees. If you do not use the fruit, removing the tree is a great option! (Don't forget to get ACC approval first!). However, if you do use the fruit or don't want to remove the tree, make sure to remove any fruit from the trees and any that has fallen on the ground. There are also electric fences that can be purchased that you can place around the tree to protect it from a hungry bear.

Bears belong in western Nevada and with your help we can work to help keep our bears WILD!

For more information on living with black bears, please visit: [www.ndow.org/Nevada\\_Wildlife/Bear\\_Logic/](http://www.ndow.org/Nevada_Wildlife/Bear_Logic/)

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DEALS PAGE





**LEFT: Christmas 2019 (l. to r.) Steve's son Artur, Thomas & Lana Jones (sister and brother-in-law), Iryna (Steve's wife), and Palina (Lana's daughter). Steve is standing in back.**  
**BELOW: Steve's children (l. to r.) at Brent's graduation from Westpoint in 2017, Brent, Aubrey and Artur.**



# Get to Know Steve Bremer

*Your Newest CRHA Director*

**1. What made you want to get involved with the HOA and join the Board?** The opportunity to be of service in the community and work beside its hard-working committed staff and board that love this community.

**2. What's one thing you hope the Board will accomplish this year?** To continue the Board's ongoing process improvement. The staff and my fellow Board members are caring, diligent and committed to the community. They are wonderful people. It is so fantastic to see how this community has grown and improved over these years and continues to do so.

**3. Are you involved with any other committees, boards or non-profits in N. Nevada?** Yes, I am a past president of MOAA (the Military Officers Association of America) and serve on the Board. I am also a member of the American Legion.

**4. What is your professional background?** I have a Master's Degree in International Accounting and Finance from Thunderbird. I retired from the State of Nevada's Wildlife Division as its Chief Financial Officer and from the U.S. Air Force (the Nevada Air National Guard, a reserve component of the U.S. Air Force) as an Imagery and Operations Intelligence Officer with over 27 years in service to this country.

**5. Where are you originally from? When/why did you move to Reno and Caughlin Ranch?** I am from La Crescenta, California originally. When I was a child my parents bought property in Gardnerville, Nevada. When I finished my enlistment in the U.S. Navy I took leave and visited several universities. The University of Nevada, Reno and the city of Reno captured my heart. I have lived in Nevada for over 42 years. My wife and I love Caughlin Ranch more than anyplace we have lived in Reno.

**6. What's your favorite thing about living in Caughlin Ranch?** Peace, safe, a wonderful sense of community, beautiful parks and grounds and incredibly friendly people, and neighbors that take pride in their homes and yards.

**7. Tell us about you: Family, pets, hobbies, etc.** My favorite hobby is traveling with my family. I have three wonderful children: Aubrey, Brent, and Artur. My wife, Iryna, is from Polotsk, Belarus- a beautiful city dating from 862 which is one of the oldest Slavic cities. Our dog, Buddy, is a pug/bulldog mix and recovered well from a severe back and spinal cord injury several years ago. The operation he underwent, and his dogged determination keeps us astonished (he is the baby of the family). Aubrey and her fiancé live in San Francisco and Brent is stationed at Fort Carson, Colorado. Brent flies Blackhawk helicopters and returned from a deployment in Afghanistan several months ago. Artur is a Junior at Reno High and wants to follow in his brother's footsteps and attend West Point. My mother lives in Minden. We lost my dad, my hero and role model, in November.

**8. Tell us an interesting or unusual story about yourself.** I have always loved learning languages and cultures. For my Junior Year at UNR I attended L'Universite Paul Valery in Montpellier, France. It was a very enriching year. I have made several good friends that I still have continuous bonds of friendship, connection and communication. My godson, Vincent, is my good friend Christine's son. She and her husband live in a small town north of Montpellier.



# Status Update on the 2020-2024 Caughlin Ranch HOA Strategic Plan

By *Drew Naccarato*

THE 2020-2024 STRATEGIC PLAN for the Caughlin Ranch Homeowners Association (CRHA) was created by the CRHA Board in 2019 with input from CRHA Committee members and homeowners. This 5-year Strategic Plan was approved by the Board of Directors at the September 2019 General Board meeting.

CRHA is in the last half of the 2nd year of the plan and is nearing the end of fiscal year 2021. Both the first two years of the plan have had some challenges due to the pandemic, drought, manufactured wall remediation and fires. However, through all of this, CRHA is on track with planned objectives. Increased water usage due to high temperatures and little to no rain, escalating prices, and labor costs will be challenges to upcoming budget years and assessments.

Each year the Plan is reviewed and objectives completed with additions notated. The Strategic Plan guides prioritization of CRHA objectives and budgeting for the upcoming fiscal year as well as providing directional continuity across changes in Board members, committee members, staff, and unforeseen conditions. Strategic Planning review sessions were held on April 7 and 21, 2021 for the purpose stated above and to plan for objectives and budget direction for fiscal year 2022, the 3rd year of the 5-year Strategic Plan.

The Board, staff, and committees will continue to maintain awareness of the affordability of Caughlin Ranch through assessment management and value for current and prospective property owners.

See the CRHA website for the complete 2020-2024 CRHA Strategic Plan.




## WHO SHOULD YOU CALL?

775-746-1499





To ask general questions, get account information, report an irrigation leak, or get connected to someone else...  
Administrative Team  
Gloria Presta  
gloria@caughlinhoa.com  
or  
admin@caughlinhoa.com



To ask specific questions, voice concerns, or make suggestions...  
Sandy Wheeler  
Interim Manager  
sandy@caughlinhoa.com



To ask about architectural modifications, possible violations or complaints...  
Kim Teepe  
Assistant Manager  
kim@caughlinhoa.com




To ask about landscaping, common areas, and general maintenance...  
Randy Lisenby  
Landscape and Maintenance Superintendent  
randy@caughlinhoa.com



### Online Resources

Our website is another great resource for information and clarification. You will find access to a digital copy of our newsletter (The Caughlin Rancher), homeowner documents, our governing documents, financials, calendar, and so much more at:  
[caughlinhoa.com](http://caughlinhoa.com)

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