



Important HOA News Inside!

MAY/JUNE 2022

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

HEIDI GANSERT

Passionate Public Servant

Story p. 5

Concerts on the Green
are Back! p. 12

What Happens if I Get
a Violation Notice? p. 15

We're Caughlin Ranch Experts.

You need a trusted advisor with your real estate decisions.

We're here to help.



Diana Renfroe

775.843.0777

drenfroe@dicksonrealty.com

NV lic#BS.24936



Jay Kenny

775.848.6549

jkenny@dicksonrealty.com

NV lic#S.64978



Bonnie Lowder

775.722.1686

blowder@dicksonrealty.com

NV lic#S.24494



M.C. Pierson

775.742.9442

mcperson@dicksonrealty.com

NV lic#S.13004



Dee McNeely

775.830.7000

dmcneely@dicksonrealty.com

NV lic#BS.13130



Kylie Keenan

775.846.9726

kkeenana@dicksonrealty.com

NV lic#S.179311



Kellen Flanigan

775.345.5950

kflanigan@dicksonrealty.com

NV lic#BS.145221



Nancy Risley

775.843.5938

nrисley@dicksonrealty.com

NV lic#BS.19926

C.J. Risley

775.303.4653

cjrisley@dicksonrealty.com

NV lic#S.65753



Cindy Browning

775.232.4510

cbrowning@dicksonrealty.com

NV lic#S.28245



Well Connected.™



REAL ESTATE
COMPANIES
OF THE WORLD®

1030 Caughlin Crossing, Reno

DICKSON
REALTY



DicksonRealty.com

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 15, ISSUE 3

BOARD OF DIRECTORS

PRESIDENT

Al Dennis

VICE PRESIDENT

Michele Attaway

SECRETARY

Drew Naccarato

TREASURER

Steve Bremer

DIRECTOR

Allen Black

DIRECTOR

Margaret Getz

DIRECTOR

Michael Ginsburg

CONTACT INFORMATION

CAUGHLIN RANCH

HOMEOWNERS ASSOCIATION:

1070 Caughlin Crossing

Reno, Nevada 89519

(775) 746-1499 P | (775) 746-8649 F

Email: admin@caughlinhoa.com

OFFICE HOURS:

Monday–Friday 8 am to 5 pm

PUBLICATION PRODUCED BY



IN COOPERATION WITH THE
CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

FOR ADVERTISING INFORMATION CONTACT:

Lisa Ericson

Owner, CPM Services

(775) 223-0008

Lisa@CPMreno.com

www.CPMreno.com

PUBLICATION DESIGN:

Lori Fulton

Owner, Kunder Design Studio

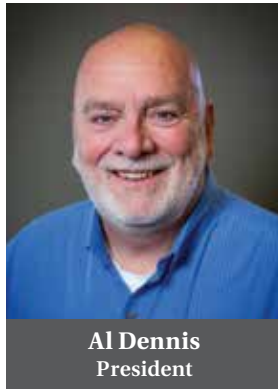
(775) 224-5600

lori@kunderdesignstudio.com



ON THE COVER:

Heidi Gansert with her dog, Rosie, on a Caughlin Ranch trail. Story page 5. Photo by Toni Gonyea, Dragonfly Creative Photography.



Al Dennis
President

PRESIDENT'S CORNER

Please Slow Down!

THIS COLUMN IS THE REGULAR REMINDER to watch the speed along Caughlin Parkway. We are still seeing violators, and there are people and animals at risk as the speeders round corners, etc. We do have a commitment from the police department to place extra patrols out and around to help with this.

ACC PROCESS STREAMLINED

We have seen an increase in the requests to the ACC for homeowners getting started on the activities for the new year. We are attempting to streamline the process as well as attempt to approve as much as possible. I have gotten much feedback from the homeowners showing satisfaction with the interaction.

ASSESSMENTS

Our budget and finance committee has worked to develop plans for the future of Caughlin Ranch. It is recommended that we prepare for assessment increases starting in 2023. We are comfortable that no increase is needed for 2022, but the skyrocketing costs of labor and materials is forcing us to look at increases for 2023 and beyond. We will look at the budget and funding requirements annually to try to keep our required reserves within the required range. Fortunately, our management has been able to keep our assessment levels below the majority of the other HOAs in the county. We would hope to keep it that way.

— Al Dennis, PRESIDENT
al@caughlinhoa.com

IN THIS ISSUE

» President's Corner	3
» From the General Manager	4
» Cover Story: Heidi Gansert — Passionate Public Servant	5–7, 15
» Important Notices & Reminders	8–10
» Dogs of Caughlin Ranch	11
» Concerts on the Green	12
» Landscape & Maintenance Update	13
» 2022 CRHA Community Events	14
» Be Kind to Our Web-footed, Feathered Friends	16
» Caughlin Ranch Board Meetings	17
» Caughlin Creek Board Meetings	18

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.



Lisa Nunley
General Manager

FROM THE GENERAL MANAGER

Greetings and Happy Spring!

THE LANDSCAPE CREW HAVE BEEN BUSY!

You can feel it... spring is in the air! There is much activity going on within Caughlin Ranch.

The Landscape & Maintenance seasonal crews are back onsite, and the seasonal cleanup and maintenance has begun throughout the community. And soon (perhaps by the time you receive this),

the planting of spring annual flowers will bring added brightness to the community.

You may have also seen creek and pond restoration projects taking place during the past few months. Landscape & Maintenance Superintendent, Randy Lisenby, and his full-time crew have been replacing original (and corroded) galvanized pipes with upgraded piping, shoring up sides of creeks and ponds, installing vole-resistant liners and replacing hundreds of feet of creek bed rocks. These projects will increase the efficiency of the Association's water management, and the workmanship of the projects will last for many years to come.

CAUGHLIN RANCH A "MODEL EXAMPLE"

The past few months have been busy in the office as well! For example, each year the Association undergoes a financial audit, and this year was no exception. McClintock Accountancy performed the audit for 2021 and has informed the Board of Directors that Caughlin Ranch HOA's 2021 audit was an unmodified/clean opinion which is the highest opinion that can be provided. They further stated that Caughlin Ranch is a model example for other associations. Kudos to Sandy Wheeler (CRHA Financial Specialist), and our GL Accountant, Tim Cleary, for their hard work.

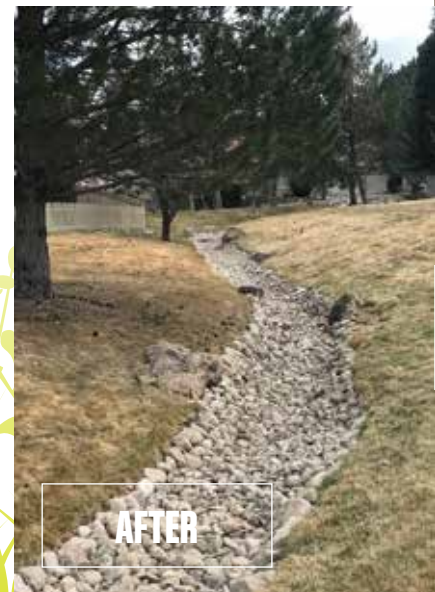
Yes, there is much work and activity taking place in Caughlin Ranch. And we are doing so in the manner that John Muir once spoke, "Spring work is going on with joyful enthusiasm."

Wishing you all a spring filled with "joyful enthusiasm!"

— **Lisa Nunley**, CMCA, AMS, PCAM
Nevada Certified Supervising
General Manager/Supervising Community Manager



BEFORE



AFTER

Your Fast & Friendly Baja-style Taqueria for 23 Years!



ESTABLISHED 1999

- Dine-in or on our heated patio
- Online & phone orders (including margaritas!)
- Curbside pickup
- Convenient parking
- Eco-friendly

(775) 787-8226
buenosgrill.com

AT MAYBERRY LANDING
(MAYBERRY & M'CARRAN)

Strength • Focus • Balance



Try Pilates!

2 Private Lessons &
2 Group Classes

~~\$231~~ **\$194**

FOR YOUR HEALTH
PILATES PREVENTS INJURY

Mind Over Movement Pilates Studio

6135 Lakeside Drive, Ste. 103 | MindOverMovement.com | 287-4188



PASSIONATE PUBLIC SERVANT

State Senator Heidi Gansert is a fierce advocate for her community.

By Jessica Santana

AS I SPEAK WITH HEIDI GANSERT on a video call, she struggles to find a comfortable seated position. The active state senator who is frequently found riding her bike around Caughlin Ranch, swimming laps at the Caughlin Club, or skiing in the Sierra made a misstep on her staircase one night in March and suffered a broken foot that was serious enough to require surgery. Being stuck, chair bound, is particularly frustrating for Gansert, a fourth-generation native Nevadan whose energy, passion for engaging with her community, and get-things-done attitude are trademarks of her personality and have directly led her to serve in a multitude of leadership roles in the public sector.

In fact, her desire to enact important changes in northern Nevada was what originally led her to run for public office in the first place.

IT ADDS UP

Despite her political success, Gansert didn't originally aspire to become a politician. Her undergraduate degree from Santa Clara University was in engineering. "I'm

Heidi with former Governor Brian Sandoval as he signed into law one of her bills during the 2017 Legislative Session.

Continued on page 6

Nothing to It!

CULINARY CENTER



UPCOMING COOKING CLASSES

- May 11** Techniques 3
- May 12** Flavor Dynamics
- May 13** Ramen & Asian Dumpling Workshop
- May 14** Pâté & Eclairs
- May 17** Teens Cook!
- May 18** Techniques 4
- May 19** Sushi
- May 20** Taste of Greece
- May 21** Lean & Green Meals
- May 25** Techniques 5
- May 26** Taste of S. Italy
- May 27** Grilling 101
- June 1** Techniques 6
- June 2** Taste of India
- June 3** Barefoot in Paris
- June 4** Cinnamon Roll Workshop
- June 8** Flavor Dynamics
- June 9** Southern Table
- June 10** Ravioli & Tortellini
- June 11** Summer Salads
- June 14** Kids' Cooking Camp
- June 15** L.A. Mexicano
- June 16** Taste of Thailand
- June 17** Couples at the Grill
- June 18** Culinary Basics Workshop
- June 21** Teen's Cooking Camp
- June 22** Taste of Tuscany
- June 23** Summer Slow Cooker

Cooking classes • Catering
Gourmet deli • Kitchen store
Spices by the tablespoon • Knife sharpening

Serving lunch
11 a.m. - 2 p.m. Mon. - Fri.,
11:30 a.m. - 1:30 p.m. Sat.

225 Crummer Lane, Reno • 775-284-COOK
Full cooking class schedule at Nothingtoit.com



Heidi with her children – MacKenzie, Hank, Kirsten and Glenn plus her mother, Diane Seevers.

back home in Reno, doing resource generation planning, performing financial analyses to help with planning and building power plants.

It proved so interesting for her that she entered the University of Nevada, Reno's Master of Business Administration program. Once finished with her MBA, she

one of those individuals who just loves math — anything analytical and logical," she says.

Her first job out of college was with Sierra Pacific Power,

went into medical practice management.

As a mother of four children, she says it was concerns about their safety at school that prompted her to get into politics by running for state assembly.

"There had been some incidents around my children's school ... people were loitering around the school, posing a potential threat, and we could not get any information about them. There was no public information," she recalls, adding that this was in 2003, when Assembly Representative Dawn Gibbons made the decision not to run for re-election. "I realized that if I were to win and be part of the legislature, I potentially could change some laws around that."

Not one to simply resign herself to the status quo, Gansert threw her hat into the ring and won the election. True to her word, she committed to change the laws around the sex offender registry to ensure families could access information online about where the sex offenders live and the tiers in which they were placed. She also sponsored AB105 in 2009, which requires DNA testing for sex offenders.

"The assembly was a way for me to get more active in my community, and also work on safety around children's issues," she says.

VOICE FOR CHILDREN AND FAMILIES

After three terms in the assembly, Gansert, who had a good

relationship with her old Bishop Manogue High School friend Governor Brian Sandoval, was appointed the governor's chief of staff in 2010. In 2012, she began an eight-year tenure at the University of Nevada, Reno, where then-President Marc Johnson had appointed her executive director of external relations.

Her desire to make important changes on behalf of fellow Northern Nevadans led her to run successfully for state senator in 2016. She still managed to fulfill her duties at UNR, which included increasing engagement between the university and the community as well as spearheading efforts to expand the university's footprint toward downtown.

Following her successful bid for the senate, she got right work, sponsoring or supporting several important bills, including:

- **SB287**, the "Stop Passing the Trash" bill, which created a dual reporting system for allegations of abuse in schools and transparency, so parents and guardians have access to substantiated reports of abuse.
- **SB212**, establishing the SafeVoice Early Warning System at Nevada's K-12 schools, which provides an easy text message-based service for any student to report dangerous, violent, or unlawful activity or threats on school grounds.
- **SB233**, which provided access to 12 months of birth

control at a time. Gansert, a notable champion for women's rights, was the lone member of her party in the Senate to vote for this bill.

- **SB268**, the Sexual Assault Survivors' Bill of Rights, which protects victims of sex trafficking.
- **SB258**, expanding early intervention services for children with autism, accelerating growth of registered behavioral technologists in the state.

As someone who loves working with numbers, Gansert serves on the Senate Finance Committee, which oversees the state's budget, and has served

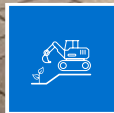
Heidi with David Wise, two-time Olympic gold medalist and 2022 Olympic silver medalist freestyle skier, during the 2019 Legislative Session.



Continued on page 15



DESIGN



BUILD



MAINTAIN

BrightView

Schedule Your Consult
775.827.5296
reno.info@brightview.com

*Consult fees may apply from \$50 to \$250 depending on service.
All consult fees are applied toward accepted project total.
Call 775.827.5296 for more information.

**COMPLETE
RESIDENTIAL
CARE**

Important Notices & Reminders

NEW SECURED DROP BOX

For those of you who need to drop off plans, applications, payments, or other correspondence to the Association office after-hours, there is a newly installed, secured, drop box located just to the left of the entrance door. Once you deposit your item, it remains in a locked receptacle until staff arrive in the morning to unlock and retrieve the documents.

POLITICAL SIGNS

The current 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&Rs Article III, H, #1)"


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
- 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

Monday is collection day. Containers may not be placed



ELECT  **BRUCE**
HAHN
RENO JUSTICE COURT DEPARTMENT 2

**LAW ENFORCEMENT &
THE LEGAL COMMUNITY
SUPPORT BRUCE HAHN**

Christopher Hicks
Washoe County District Attorney

Richard Gammick
Former Washoe County District Attorney

Darin Balaam
Washoe County Sheriff

Chuck Allen
Former Washoe County Sheriff

Michael Haley
Former Washoe County Sheriff


Karl Hall
Reno City Attorney


Marc Picker
Washoe County Alt. Public Defender

Margie Clark
Former Justice of the Peace

HahnforRenoJustice.com
Paid for by the Committee to Elect Bruce Hahn

*Create MEMORIES...
that last a life time!*




Dragonfly Creative
PHOTOGRAPHY

Family, Graduates & Children

Call Toni for your consultation today @ 775-745-5848

www.dfcphtography.com / dfcphtography@gmail.com

outside for pick-up any sooner than Monday morning. The only exception is if you already have an animal resistant container in service. Please contact Waste Management for pricing and availability to obtain an animal resistant container. Their number is 329-8822.

ASSIGNED-DAY WATERING


ODD ADDRESSES:

- ✓ WEDNESDAYS
- ✓ FRIDAYS
- ✓ SUNDAYS

EVEN ADDRESSES:

- ✓ TUESDAYS
- ✓ THURSDAYS
- ✓ SATURDAYS

NO WATERING ON MONDAYS. DO NOT WATER BETWEEN NOON AND 6 P.M.



TRUCKEE MEADOWS WATER AUTHORITY
Quality. Delivered.

www.tmwa.com/conservation • 775.834.8005

A MESSAGE FROM TMWA ABOUT 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 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.

WHO'S A GOOD BOY?!

Did you know there are eight designated off-leash areas in Washoe County:

- Cyan Park | 2121 Long Meadow Dr.
- Link Piazza Dog Park at Hidden Valley Regional Park | 4740 Parkway Dr.
- Rancho San Rafael Park | 1595 North Sierra St.
- Somerset West Park | 2110 Hawk Meadow Trail
- Sparks Marina Park Dog Park | 300 Howard Dr.
- Virginia Lake Park Dog Park | 1980 Lakeside Dr.
- Wedekind Regional Park | 11 Disc Dr.
- Whitaker Park Dog Park | 550 University Terrace



Saint Mary's

YOURHEALTH OURCALLING

LEADING THE WAY IN SURGERY

RECOVERY
INNOVATION
EMPATHY



Call now to find out more information • 775-770-3000 • saintmarysreno.com

Please note that Caughlin Ranch is NOT on the list. When walking dogs within the CRHA community, all dogs must be kept on a leash and controlled by a person capable of controlling the dog. If dogs are found to be off leash, owners will be asked to either leash the dog or leave the community.

There are “Doggie Stations” with bag dispensers and trash containers located throughout the common areas. Thank you to everyone who picks up after their pets and helps keep this community beautiful! We appreciate you.

ON-GOING REMINDERS

- Exterior improvements/modifications to homes and yards (front and back) require prior written approval from the Architectural Control Committee (ACC) before any work may commence. The ACC meets twice per month (except in November and December when they meet once per month). Visit caughlinhoa.com or contact the office for more information.
- **Lot Maintenance.** Homeowners are responsible for the general maintenance of your lots, which includes removal of debris, trimming plants and trees that encroach onto the public right-of-way, and removal of noxious weeds.
- **Fence Maintenance.** Please take the time to inspect your fences and make the necessary repairs.



Wondering about the value of YOUR home?
Please call us for a consult.

2022



BARTLETT+MINOR

Kathie Bartlett | 775.741.5675 | kathie@kathiebartlett.com
Marilyn Minor | 775.742.1280 | mmminor@dicksonrealty.com

Kathie NV Lic# 5.60976
Marilyn NV Lic# 5.41280



- **Speed Limit.** Maximum speed limit in Caughlin Ranch is 25 MPH. Gated neighborhoods may have maximum speed limit of 15 MPH.
- Ducks and Geese (and other living things) have the right of way on all Caughlin Ranch roadways. Please be vigilant as you drive through the community; slow down and help save a life.


VILLAGE GREEN PARK ARTOWN CONCERTS

Every Sunday in July, the Caughlin Ranch community sponsors “Concerts On the Green” in the Village Green Park. Caughlin Ranch operating funds pay for the musical entertainment, rental of the sound equipment, and staff to set up and clean up trash and traffic cones.

You can do your part as well by properly disposing of trash, leashing and cleaning up after your dogs, and packing out items you brought with you to the event.



Thank you for respecting the landscaping and other park equipment. We want to be able to continue to sponsor the concerts and invite the local community to visit our beautiful park.



Register now for Truckee Meadows Parks Foundation's Summer Break Camp!

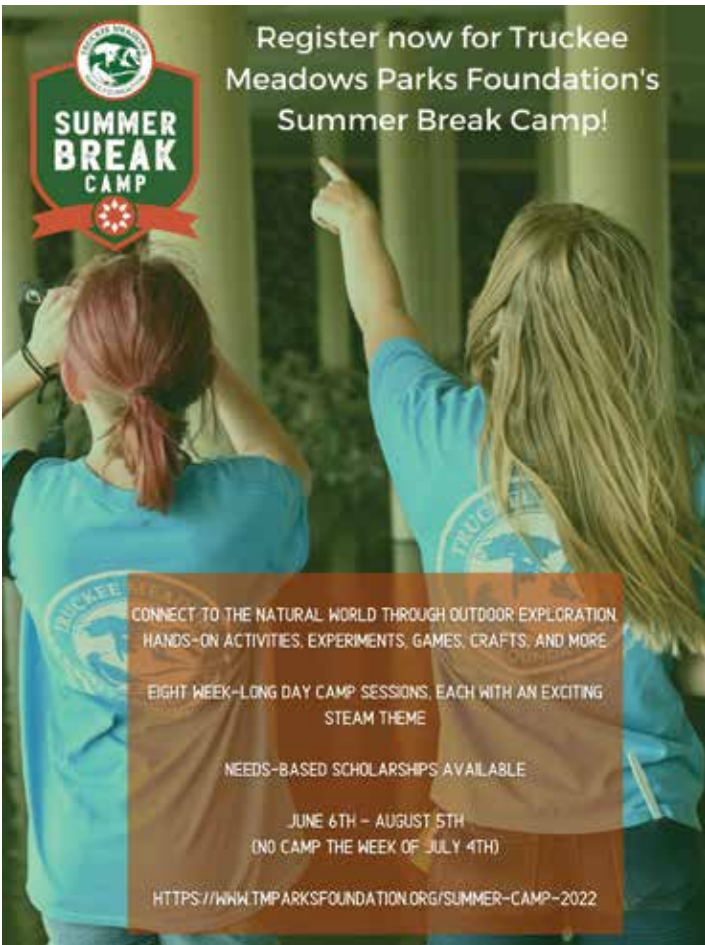
CONNECT TO THE NATURAL WORLD THROUGH OUTDOOR EXPLORATION, HANDS-ON ACTIVITIES, EXPERIMENTS, GAMES, CRAFTS, AND MORE

EIGHT WEEK-LONG DAY CAMP SESSIONS, EACH WITH AN EXCITING STEAM THEME

NEEDS-BASED SCHOLARSHIPS AVAILABLE

JUNE 6TH – AUGUST 5TH
(NO CAMP THE WEEK OF JULY 4TH)

[HTTPS://WWW.TMPARKSFUNDATION.ORG/SUMMER-CAMP-2022](https://www.tmparksfoundation.org/summer-camp-2022)



IMAGINE LIFE WITHOUT PAIN

Sponsored by:



Elite Laser Therapy
of Northern Nevada™

**Pain Relief
Clinic**



Whether you are in chronic pain, elderly or young, an athlete or a weekend warrior, suffer from Arthritis or ANY health condition that causes pain and discomfort – Class IV Medical Laser Therapy treatments will help you heal faster, relieve pain, and get you feeling better FAST.

What Is Class IV Medical Laser Therapy? An FDA cleared modality that reduces inflammation and ultimately results in pain reduction. Laser Therapy is effective in treating acute pain, chronic conditions, and post-op pain. Laser therapy treatment is safe, painless and fast.

What Conditions Does It Treat?

- Back, Neck, Shoulder Injuries
- Hip, Leg, Knee, Foot, Ankle, Toe Injuries/Conditions
- Peripheral Neuropathy
- Inflammatory Connective Tissue Disorders (General)
- Inflammatory Vascular Disorders, Autoimmune, and Injury
- Autoimmune Demyelinating Inflammatory Diseases (SYSTEMIC)
- Dermatological Disorders (Autoimmune & Other)

How Does Laser Therapy Work? When the photons of laser light penetrate the skin and underlying tissue, they are absorbed by the cells and converted into energy. The cell membrane permeability is altered, which triggers a cascade of cellular events which promote healing and pain reduction.

Is Laser Therapy Safe? Class IV Medical Laser Therapy is safe and non-invasive. Occasionally, chronically-injured nerve, pain syndromes, and muscle tissues may feel aggravated as the healing response becomes more active after treatment - this is normal and usually lasts no longer than a couple of hours.

Will the Treatment Hurt? Most recipients of laser therapy notice a warm, often soothing feeling. There is no pain associated with treatment.

Will Insurance Cover Treatments? Class IV Medical Laser Therapy may or may not be reimbursed by insurance plans. If insurance does not cover the cost of treatments, there are affordable payment plans available.



Kim Williams, OWNER
Licensed Laser Therapy Practitioner

TO LEARN MORE OR SCHEDULE A FREE CONSULTATION:

Call (775) 722-0884 or visit
www.EliteLaserTherapy.com
6630A S. McCarran Blvd. Ste. 6, Reno



COCO

15-month old Wire-haired Pointing Griffon



MARTY

16-month old Golden-doodle

COCO

3-year old Aussie-doodle



YODA

5-year old Golden Retriever



FREDDIE

3-year old mutt

DAISY

2-year old Golden-doodle



DOGS OF CAUGHLIN RANCH

LIVE
LOVE ♥
BARK

If you'd like your dog featured in the Caughlin Rancher, send a photo and description to the editor at Lisa@cpmreno.com.

WHO SHOULD
YOU CALL?

775-746-1499

Open Monday through Friday 8AM-5PM
Closed on Weekends and State & Federal Holidays



To ask general
questions, report an
irrigation leak, or get
connected to
someone else...

Administrative Team
admin@caughlinhoa.com



To ask about
architectural
modifications,
violation notices or
compliance issues...

Kim Teepe
Architectural Control
Compliance
kim@caughlinhoa.com



To ask questions relating to governing documents,
association operations, voice concerns,
or make suggestions...

Lisa Nunley
General Manager
gmnunley@caughlinhoa.com



For questions
regarding
accounting, and/or
buying or selling a
home...

Sandy Wheeler
Financial Specialist
sandy@caughlinhoa.com



To ask about
landscaping,
common areas, and
general
maintenance...

Randy Lisenby
Landscape and Maintenance
Superintendent
admin@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:
www.caughlinhoa.com

Concerts on the Green

AN ARTOWN EVENT

Sponsored by Caughlin Ranch Homeowners Association and

SOL
cannabis
Text Sol to 844-984-3796 for Insider
Info and specials!

TCI

WEALTH
ADVISORS



Come join us for our annual concert series at the Village Green Park, at the corner
of Village Green and Caughlin Parkways, every Sunday in July from 6 p.m. to 8 p.m.
Arrive early and bring low-back chairs, blankets, food and drink, or order from one
of the food trucks.



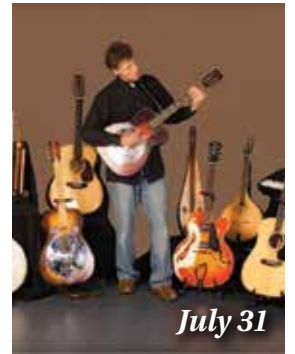
July 3: Beatles Flashback

July 10: Blues Monsters

July 17: Sagebrush Rebels

July 24: New Wave Crave

July 31: Colin Ross



July 31



July 10



July 17



July 24



PHANTOM
SCREENS

The invisible screen door that
appears only when you need it.

Let the fresh air in — Keep the bugs out!

Retracting screens to fit almost any size and type of door including:

- Single Doors • French Doors • Motorized Screens
- XL Captured Edge Screen for Large Openings

ARGENTA PHANTOM SCREENS

**Buy 2 Screens and
Save \$40!***



Shown: screens for French doors

Call Doug at (775) 250-4392 | www.phantomscreens.com

*Offer expires 8/31/22



LANDSCAPE & MAINTENANCE UPDATE

By Randy Lisenby,
Landscape & Maintenance Superintendent



MISCELLANEOUS PROJECTS / WEEKLY MAINTENANCE:


- Seasonal crew started 4/4/22
- Spring cleanup has started
- Irrigation system charged/repared and ready for the season
- Three water project pumps repaired and reinstalled
- Fertilizing and aeration in process
- Uniforms ordered and embroidered with logo
- New trash cans and doggie stations installed
- Caughlin Creek monument signs being repaired/ completed
- Repaired small equipment bridges/completed
- Working with engineer on Caughlin Glen crossover
- New street signs in Mountainshyre
- Spring flowers planted
- Wild flowers seeded

- Rebuild the maintenance trailers/completed
- Truck fleet inspection and repair/completed
- Maintenance equipment inspection and repair/ completed
- Parks inspected and cleaned daily

SPECIAL LANDSCAPE PROJECTS:

- Replace old galvanized pipes with commercial grade plastic pipes
- Repair creeks that carry water to our ponds






TCI | WEALTH ADVISORS

WEALTH MANAGEMENT

Balancing Wealth and Well-Being

Money is not meant to be stacked and counted. It should be used to accomplish your goals and provide you with degrees of freedom to bring meaning to your life. Let us be your trusted advisor on your financial journey.

TCI WEALTH ADVISORS
4757 Caughlin Parkway, Suite B
Reno, NV 89519
(775) 746-6255

SEE WHAT WE CAN DO


TCIWEALTH.COM



ESI Security Patrol Service in Caughlin Ranch

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

- harassment of wildlife
- dogs off leashes
- swimming in or disturbing the ponds
- fishing
- property damage
- vandalism or unauthorized use of Common Area
- loud disturbances

Meet Kevin
Kevin Cralle is the main community patrol officer.
Thursday-Sunday 2:00PM-11:00PM Spring/Summer
775-247-6738

House Watch
Going out of town? Give yourself extra peace of mind by contacting ESI Dispatch to obtain information on how to sign up for this service!
Call 775-626-3000

For Emergencies/Criminal Activity please call 911

2022 CRHA Community Events

Garage Sales

Fri., Sat. & Sun.
June 3rd, 4th, & 5th
Individual homes/
yards
7:00 a.m. to 3:00 p.m.

Spring Bird Walk/ Watch

Sat., June 11th
Meet at CRHA
parking lot
8:00 a.m. to 10:00 p.m.

Shredding Day

Sat., June 18th
Office or Village
Green Park
9:00 a.m. to 1:00 p.m.

Operation BackPack

June 15th thru August
12th – Tentative
TBD
8:00 a.m. to 5:00 p.m.

Artown Concerts on the Green

Every Sunday in July
July 3rd, 10th, 17th, 24th,
& 31st
Village Green Park
Amphitheater
6:00 p.m. to 8:00 p.m.

Movie in the Park

June, August &/or
September
TBD
Friday or Saturday night
Village Green Park
Amphitheater

CRHA Annual BBQ

Sun. August 28th
Village Green Park
1:00 p.m. to 4:00 p.m.

Fall Bird Walk/ Watch

Sat., Sept. 10th
Meet at CRHA
parking lot
8:00 a.m. to 10:00 p.m.

Garage Sales

Fri., Sat. & Sun.
Sept. 30, Oct. 1st, 2nd
Individual homes/yards
7:00 a.m. to 3:00 p.m.

Oktoberfest

Thurs., Oct. 13th
TBD
5:00 p.m. to 7:00 p.m.



Angel Tree

Nov. 1st thru 30th
CRHA Office
8:00 a.m. to 5:00 p.m.

Annual Homeowner Dinner

Wed., Nov. 16th
TBD
5:30 p.m. to 6:30 p.m.

2022 Budget Ratification & 38th Annual Members Meeting

Wed., Nov. 16th
TBD
Beginning at 6:30 p.m.



GREG'S GARAGE
SINCE 1991

- Gas & Diesel
- Electrical
- A/C
- Major Repairs
- Advanced Diagnostic
- 30-60-90K Maintenance Services
- Major Brand Tires
- Alignments

410 East 6th Street
"For Service You Can Trust"
775-324-0911

Passionate Public Servant

Continued from page 7

on the Elections and Constitutional Amendments, Revenue and Economic Development, and Commerce and Labor committees. And as if that weren't enough, she is a member of the board of Plumas Bank.

"It's just an honor to be able to serve at that level for our community," Gansert says.

The state senator thrives on community interaction, and she makes a point to say that she invites residents to reach out to her about concerns pertaining to the legislature at hgansert@att.net.



Heidi with her daughter, MacKenzie, before her wedding in November 2021.

RIGHT AT HOME IN CAUGHLIN RANCH

Gansert's four grown children have gone on to be successes in their own right. MacKenzie, 29, is an attorney; Kirsten, 27, completed an MBA at Oxford University in England and currently works in London; Glenn, 25, works as an executive recruiter in San Diego; and Hank, 23, will begin his work with a San Francisco consulting firm this June.

Gansert moved to Caughlin Ranch just a few years ago, and so far she's loving it.

"One of the reasons I enjoy living in Caughlin Ranch is the trail system," she says. "I feel like I live in a park, and I can walk miles and miles in these well-maintained open spaces. The neighbors are so friendly, and I always see the same people when I'm out walking my dog. Everyone's just very welcoming. This is a wonderful place for me."

You can be sure to see her once again taking in the sights around the neighborhood — just as soon as her foot heals.

VIOLATIONS HEARINGS AND FINES

What does the process look like?

1

DISCOVERY AND NOTIFICATION
When an alleged violation is identified by the HOA a photograph is taken and the violation notice containing the picture and a resolution is sent to the homeowner.



2

FOLLOW UP

If the issue remains unresolved, the HOA will follow up with a second notice that includes a picture of the continued issue and a reminder that the problem must be remedied.

3

HEARING NOTICE

Violations that continue to go unresolved may go to a hearing. Hearings are conducted quarterly and homeowners will receive a hearing notice via certified mail at least 10 days beforehand.



4

FINES ARE ASSESSED

Fines may be assessed at the time of hearing. If no corrections are made after 14 days additional fines can be assessed weekly until the violation is corrected to the satisfaction of the Hearing Committee.



5

SENT TO COLLECTIONS

If a fine account becomes delinquent the homeowner may be sent to collections. This can negatively impact credit and homeowner's ability to refinance.



CAUGHLIN RANCH

NRS 116 requires a 14-day notice to resolve or to respond to a courtesy or violation notice unless it is for a health and safety matter or illegal parking. After 14-days has lapsed, we are required to revisit the property to see if the violation was corrected or not. If not, another photo is taken, and another letter is mailed. If so, the violation is closed.



SKY TAVERN SUMMER + FALL PROGRAMS
May - October 2022
YOUTH + ADULT PROGRAMS
Registration is OPEN!!
WWW.SKYTAVERN.ORG • (775) 525-0995



GRAVITY GIRLS
all girls mountain bike development program



SUMMER CAMP
a day in the life of a mountain biker



LEADERSHIP & SERVICE
develop leadership and service skills



DOWNHILL DEVILS
the fastest way to learn downhill mountain biking

MAY-OCTOBER | SATURDAYS & SUNDAYS ONLY
AGES 10-18 | ADULT PROGRAMS FOR 18+
WOMEN SPECIFIC PROGRAMS TOO!

MORE INFO: SKYTAVERN@SKIINGISBELIEVING.ORG • WWW.SKIINGISBELIEVING.ORG • (775) 525-0995

ELECT

Jenny Brekhus

RENO MAYOR



jennybrekhus.com

COMMITTED TO CAUGHLIN RANCH

*Your preferred, personal choice
in Caughlin Ranch for injury,
probate and civil legal services
with over 35 years experience.*



Paul J. Malikowski, Esq.

Malikowski Law Offices, Ltd.

775-786-0758 | paul@nvlaw.com

Caughlin Professional Park
4747 Caughlin Parkway, Suite 7

www.NVLAW.com

Be Kind to Our Web-footed, Feathered Friends

By Jessica Wolff, Urban Wildlife Coordinator, Nevada Department of Wildlife

CAUGHLIN RANCH, with its beautiful greenbelts and ponds, provides a great habitat for a variety of waterfowl. Getting to view them is a great way to connect with nature, but it is also important to know how to properly live with them.

SLOW DOWN AND WATCH FOR WATERFOWL CROSSINGS

One of the easiest things you can do is slow down and be cautious when driving down Caughlin Parkway and other streets. Oftentimes, waterfowl will cross streets to find other sources of water and lead young to a more suitable habitat. Slowing down and/or stopping when you see them in the street keeps them safe. And it doesn't hurt to put on your hazard lights to let other drivers know there is something they should be aware of.

FEEDING THEM CAN CAUSE DISEASE OR EVEN DEATH!

Feeding the waterfowl often leads to more problems that can result in fatalities. Feeding ducks bread can lead to issues like Angel Wing. Angel Wing occurs when birds are fed the wrong diet and can occur in both wild and domestic animals. The last joint of the bird's wing becomes twisted and their feathers point off to the side. This is an irreversible condition and renders the waterfowl flightless. This can lead them to be more susceptible to predation or, if the bird is migratory, it may not be able to migrate with the rest of its flock.

Providing excess food can also lead to increased populations, which means animals congregate and then pass diseases to one another more easily. We often see this happening at bird feeders when they are not cleaned properly.

Feeding also decreases water quality. When bread, for instance, is not fully consumed, the leftovers mold in the water. Moldy bread can harbor a fungus called *Aspergillus* spp. This fungus can cause upper respiratory issues and even death!

With the changing seasons, the birds will be migrating and the species we see will be changing as well. It's a perfect opportunity to go out, enjoy the changes and enjoy the wonderful waterfowl that is in the neighborhood too! I'm particularly excited for the return of the American Widgeon who should be frequenting my favorite pond soon.



Caughlin Ranch

Below are the dates for the 2022 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2022 Annual Members/2023 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 posted on the Caughlin Ranch website at: www.caughlinhoa.com.

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.

May 23	Board Agenda Workshop 4:00 p.m.
May 25	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
July 25	Board Agenda Workshop 4:00 p.m.
July 27	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
August 22	2023 Budget Review Workshop 4:00 p.m.
September 26	Board Agenda Workshop 4:00 p.m. (Final 2023 Budget Review)
September 28	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2023 Budget)
November 3	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
November 14	Annual Ballot Deadline 11:00 a.m. (if necessary) Call 2022 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 16	Executive Session 5:30 p.m. Re-convene 2022 Annual Members Election 2023 Budget Ratification Meeting at 6:30 p.m. Board General Business & Organizational Meeting will immediately follow the 2022 Annual Members Election 2023 Budget Ratification Meeting
December 9	Board Orientation Training 9:00 a.m. - TENTATIVE

This meeting calendar serves as notice pursuant to NRS 116.31083 for the scheduled meetings of the Board of Directors. 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 not less than ten (10) days prior to each meeting. Members may also call the Association office at: (775) 746-1499 or e-mail: admin@caughlinhoa.com to obtain agenda copies. The CRHA office is located at 1070 Caughlin Crossing, Reno, NV 89519.

Board Meeting agenda content may be modified up to the start of the Board Meeting due to specific circumstances under NRS 116.31083 (1) as it relates to occurrences that: "(a) could not have been reasonably foreseen, (b) affects the health, welfare and safety of the units' owners or residents of the common-interest community; (c) requires the immediate attention of, and possible action by, the executive board; and (d) makes it impracticable to comply with the provisions of sub-section 2 or 5." The Board will disclose any such changes at the beginning of the Board Meeting, where applicable.

Board Agenda Workshop agendas do not have a published agenda for distribution, as the intent of the workshop is to further review and define the agenda for the next scheduled Board Meeting. This session is open to the membership for observation and limited input during a designated portion of the meeting. No substantive discussion or action (vote) will be taken by the Board on any matter discussed or reviewed at a workshop.

Executive Session meeting agendas will not be published. Only those matters as described under NRS 116.31085 shall be discussed and acted upon in executive session. These meetings are closed to the membership.

During Board Meetings, Owners have the right to speak to the Board. The designated period for this is devoted to comments from property owners and discussion of those comments related to items on the agenda. Please note that the Board has the authority to limit the time for individual comments. A time limit of two minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.

A copy of the audio recording of the Board Meeting, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request at no charge.



BARE
Beauty & Medspa

SERVICES PROVIDED:

*B12 Injections
Hydrofacials
Microdermabrasion
Chemical Peels
Botox-Xemon-Fillers
PDO Threads
Laser Treatments
Lashes & Brows
Body Waxing
Manicure/Pedicure
Gift Certificates*



Book an appointment today!

(775) 622-6200

BareBeautyandMedSpa.com
3888 Mayberry Dr., Ste. B

Caughlin Creek

Board Meetings, except for September's meeting, 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. A Board of Directors Organizational and General Business Meeting will immediately follow the November Annual Members Meeting. An updated meeting schedule is included in each *Caughlin Rancher* edition.

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

Wednesday, May 18 at 5:15 p.m.

Wednesday, August 17 at 5:15 p.m.

Wednesday, September 14 at 2:00 p.m. (Approve 2023 Budget)

Wednesday, November 2 at 5:15 p.m. Annual Members Election | 2023 Budget Ratification & Board of Directors General Business | Organizational Meeting

This meeting calendar serves as notice pursuant to NRS 116.31083 for the scheduled meetings of the Board of Directors. **Meeting dates and times are subject to change.** Agendas will be mailed 7 days prior to the meeting date. Owners may also obtain a copy of the meeting agenda by calling the Association office at (775) 746-1499, emailing kim@caughlinhoa.com or visiting the office at 1070 Caughlin Crossing.

Board Meeting agenda content may be modified up to the start of the Board Meeting due to specific circumstances under NRS 116.31083 (11) as it relates to occurrences that: "(a) could not have been reasonably foreseen, (b) affects the health, welfare and safety of the units' owners or residents of the common-interest community; (c) requires the immediate attention of, and possible action by, the executive board; and (d) makes it impracticable to comply with the provisions of sub-section 2 or 5." The Board will disclose any such changes at the beginning of the Board Meeting, where applicable.

Executive Session meetings may be held if needed. Executive Session agendas will not be published. Only those matters as described under NRS 116.31085 shall be discussed and acted upon in executive session. These meetings are closed to the membership.

During Board Meetings, owners have the right to speak to the Board. The designated period for this is devoted to comments from property owners and discussion of those comments related to items on the agenda. Please note that the Board has the authority to limit the time for individual comments. A time limit of three minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.

A copy of the audio recording of the Board Meeting, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request at no charge.



Open to the Public

CAUGHLIN ATHLETIC CLUB
RENO'S PREMIER FAMILY FITNESS & TENNIS CLUB



BOXING CLASSES ARE INCLUDED IN YOUR MEMBERSHIP!

Check out our class schedule online. More classes added to our Group X program.

Tennis, Pickleball, Pool, Basketball, Personal Training and so much more!

Kids Camps & Programs, Before & After School Care, Preschool

WE ARE THE CLUB THAT OFFERS IT ALL!

1 MONTH Trial Membership
\$50 – Includes pool, classes and tennis courts.

OFFER ENDS 6/30/22. MUST PRESENT COUPON. 1ST-TIME GUESTS ONLY.
747-6006 • CAUGHLINCLUB.COM

ELEVATE
Your Health

**Urgent Care in Reno,
7 days a week!**

Book an in-person or telehealth reservation at nnm.com.

LEARN MORE 
at nnm.com

  **Northern Nevada[®] MEDICAL GROUP**

5575 Kietzke Lane | Reno, NV 89511 | 775-355-5010
Monday – Friday, 9 a.m. to 7 p.m.
Saturday & Sunday, 9 a.m. to 5 p.m.

For language assistance, disability accommodations and the nondiscrimination notice, visit our website. 22641210-684054 3/22

LOCAL MATTERS.

We believe in local.

We believe in our neighbors. We believe in Nevada. We believe in you.

That's why we grow our own plants, the way nature intended, organically and fueled by the generous Nevada sun.

Growing in house allows us to control quality, producing amazing custom strains. Awards and local feedback seem to agree.

Free concerts by local bands, classes from the community, and annual events are just some of the ways we like to give back. Supporting local charities is another.

Local is important. Local matters. You matter.
Washoe Valley, Nevada.

Heart & SOL
Locally Owned. Organically Grown.



SOL
cannabis

275 US-395 ALT, New Washoe City, Nevada
775.451.7290 | solisbetter.com



— snap a pic.

Caughlin Ranch Homeowners Association
1070 Caughlin Crossing
Reno, NV 89519

PRSRT STD
US POSTAGE
PAID
RENO, NV
PERMIT NO. 484

BROADWAY RENO

PRESENTED BY **FIRST INDEPENDENT** BANK
A Division of Western Alliance Bank. Member FDIC.



**JESUS CHRIST
SUPERSTAR**

MAY 17 - 22, 2022

**TICKETS
ON SALE
APRIL 1ST!**



LET THE MEMORY LIVE AGAIN

CATS

JUNE 14 - 19, 2022

**TICKETS
ON SALE
APRIL 22ND!**



COME SEE HOW THE WORLD COULD BE

HADESTOWN

THE TONY-WINNING BEST MUSICAL

JULY 26 - 31, 2022

**TICKETS
ON SALE
MAY 13TH!**