

Important HOA News Inside!

JULY/AUGUST 2022

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

REBUILDING FROM THE ASHES

Starting over after the Pinehaven Fire

Story p. 5

CONCERTS ON THE GREEN
HAPPENING NOW!

Every Sunday in July, 6-8 pm p. 12

MONTHLY NEW HOMEOWNER ORIENTATION p. 9



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Cindy Browning

775.232.4510

cbrowning@dicksonrealty.com

NV lic#S.28245



Kellen Flanigan

775.345.5950

kflanigan@dicksonrealty.com

NV lic#BS.145221



Bonnie Lowder

775.722.1686

blowder@dicksonrealty.com

NV lic#S.24494



Jay Kenny

775.848.6549

jkenny@dicksonrealty.com

NV lic#S.64978



Diana Renfroe

775.843.0777

drenfroe@dicksonrealty.com

NV lic#BS.24936



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



M.C. Pierson

775.742.9442

mcpierion@dicksonrealty.com

NV lic#S.13004



Dee McNeely

775.830.7000

dmcneely@dicksonrealty.com

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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

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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

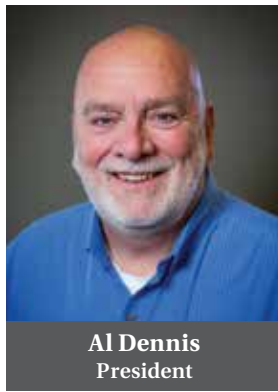
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ON THE COVER:

Tom Swan and Eric Beer pose in front of their newly constructed home in Mountainshyre in the same location they lost their previous home in the Pinehaven Fire in November 2020. Story page 5. Photo by Toni Gonyea, Dragonfly Creative Photography.



Al Dennis
President

PRESIDENT'S CORNER

Inflation, Budgets and The Ranch

HAVE YOU NOTICED that the price of everything is shooting up? There does not seem to be an end in sight. The cost of maintaining our Ranch is rising as well. Our Finance and Budget Committee has explored all of our options and was forced to recommend that we raise our assessments starting January 2023 by 6%. We will monitor the needs each year as

we weather this economy.

THE DROUGHT & IRRIGATION

One of the major items that affects our budget each year is the irrigation requirements of our common areas. We are fortunate to receive the lion's share of our water from the Steamboat Ditch through our water rights. The amount we receive is based upon the availability each year. We have been informed by the Water Master that our share may be curtailed this year due to the drought. We need to make up any shortage by purchasing from TMWA (Truckee Meadows Water Authority). Hopefully we will not have to rely on them for long.

PLEASE SLOW DOWN!

As always, please watch your speed as you travel around the Ranch. With summer upon us we are seeing more and more activity, and we have wildlife as well as residents that are exposed to disaster when drivers do not drive carefully and within limits.

—Al Dennis, PRESIDENT
al@caughlinhoa.com



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



Lisa Nunley
General Manager

FROM THE GENERAL MANAGER

Summertime is Here!

And there is no better place to be than Caughlin Ranch HOA!

Each day as I enter the community to begin my workday, I'm captivated by the beauty and charm that is Caughlin Ranch. From the wildflowers to the canopy of trees to the diversity of wildlife, it is a pleasure and honor to work here and serve the homeowners of CRHA.

IT'S BUDGET TIME

One of the primary tasks associated with the work here is the development of the Association's annual operating and reserve budgets. Well, it is that time of year again, and staff is working together with the Finance & Budget (F&B) Committee and the Board of Directors to put together a new budget for 2023. During the next two months a draft budget will be developed and then fine-tuned during the F&B Committee's Budget Review Workshop on August 24th at 4pm. It will then be presented to the Board for their consideration at the September 28th Board of Directors meeting. Once approved, it is mailed to the homeowners (in the Annual Meeting mailer) and subsequently ratified at the Members' Budget Ratification Meeting on November 16th. Budget development is a process; a meticulous process involving dedicated volunteers and supportive staff.

ADDRESSING SPEEDING ISSUES

As you read through this edition of the *Caughlin Rancher*, you will see reminders about various things. One very important item is the reminder to watch your speed as you travel through the community. Recently, homeowner Donn Daggett was able to arrange a meeting with Washoe County Sheriff Darin Balaam and his staff to specifically discuss the speeding issue on Caughlin Parkway. Homeowner Bill Houston, Board President Al Dennis, and I attended the meeting. We had a productive discussion and some possible plans for traffic control were discussed. We look forward to being able to share more details for future plans. In the meantime, for your safety and others, please watch your speed.

Please take some time to read through this edition of the *Caughlin Rancher*. You will learn about "Important Notices & Reminders," meeting dates, landscaping updates, interviews with long-time owners, and (most importantly) upcoming CRHA Events!

May your summer be simply delightful!

— **Lisa Nunley**, CMCA, AMS, PCAM
**Nevada Certified Supervising
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Community Hug

What two Caughlin Ranchers gained when they lost everything.

THE VIEW FROM THE UNFINISHED DECK of Tom Swan's and Eric Beer's home is spectacular — a sweeping vista of the entire Truckee Meadows. It's hard to believe, as I stand here taking in this tranquil beauty, that just a year ago, this spot was home to the unimaginable wreckage of the devastating Pinehaven Fire in November 2020.

Now, a year and a half later, Swan and Beer take me on a tour of the new home being rebuilt on the lot. "Of course, this is a totally different house than what we had before. We're rebuilding from scratch," Swan says.

He introduces me to insurance agent Nicole Williams and account manager Jaime Warf from State Farm, the insurer that made this rebuild possible.

Through tears, Swan says, "It's been like a community hug, the way everybody's helped us with this."

UP IN FLAMES

Beer and Swan are no strangers to the home construction process, nor to fire. Though they both had day jobs — Swan as lab director for the City of Sparks' sewer plant and Beer at Nevada State Bank — they had bought and flipped roughly 30 houses since 1972, often doing their own demos and remodels. In November 2011, the infamous Caughlin Fire reached the driveway of their home in Belsera but fortunately did no damage to the home.

They purchased their four-bedroom, forever home on Buckhaven Road in 2016. And on November 17, 2020 — eerily, a day before the nine-year



Firefighters survey what's left of Swan & Beer's home after the Pinehaven Fire.



Swan & Beer's truck which they left behind in the garage with a full tank of gas, exploded when the fire hit their home.





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anniversary of the Caughlin Fire — Swan and Beer left their home around noon for a walk. They returned around 1 p.m. to find their street clouded by smoke and full of emergency vehicles. The wind had increased, with gusts of up to 100 miles an hour, and the men noticed smoke leaking into their house. They thought it was time to leave.

“We thought we were coming back,” Swan said. “We left with just the stuff on our backs, our two computers, and one car. We left our truck in the garage.”

The fire crept down the mountainside, claiming its first two homes, but they were a comforting distance from the Buckhaven house. Swan and Beer drove the surrounding streets to see the fire’s footprint and thought their home looked safe.

Little did they know that a stray ember had blown on the wind right into the attic vent on the side of their house. The tiny spark turned into a fire that migrated to the garage, where a truck with a full tank of gas exploded.

They headed to a friend’s house nearby and turned the TV to Channel 4 News, just in time to see their own home in flames on live television.

PUTTING BACK THE PIECES

Still in shock, Swan and Beer called State Farm and then relocated to The Peppermill, which was offering meals and

rooms — most of which were sitting unused due to pandemic restrictions — to fire evacuees. Williams and Warf arrived soon after with not only a check to cover short-term expenses, but also bags of clothes and necessities to see them through the coming weeks.

It was just the first of many kindnesses the men would receive in the wake of the tragedy.

After contracting COVID (adding insult to injury) and recuperating, they immediately began filing their insurance claims. Although most other Pinehaven Fire victims had opted not to rebuild, a long and difficult process, there was no question in the minds of Swan and Beer — they would definitely rebuild.

Thankfully, the men soon were offered a home base. Their next-door neighbors, the Lammerdings, offered the entire bottom floor of their home to Swan and Beer as a temporary home to rent until their house was completed; before long, the Lammerdings had vacated to their rental property, offering up their entire Caughlin Ranch home to the men for the duration of the rebuild.

Fortunately, Beer had taken steps few homeowners take: He had taken photos of every room, every closet, every possession, nook, and cranny in their house. It was a saving grace the men now insist every homeowner should consider in our wildfire-prone area. Without these photos, the arduous, months-long process of filing claims and replacing all of their belongings

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likely would not have been successful. Swan proudly displays six overstuffed binders, the work of adjuster after adjuster in multiple efforts to appropriately value the home and belongings and help restore the home piece by piece.

"It is not for the faint of heart," Swan says.

Another obstacle? Navigating rapidly rising costs of construction material and labor, while not exceeding the insurance policy limits, a very delicate balance. Troy Means, co-owner of HomeCrafters, the home's original builder, had stepped up and offered to rebuild it himself and advocate for the men. Beer and Swan ultimately decided the best option was to reduce the home's overall footprint by 500 square feet. They ended up coming in under the policy rebuild limits and were paid out the remainder, an all-around win.

Fortunately, Means had access to several plans for smaller homes that had been built elsewhere in Caughlin Ranch. With Means' advocacy at both State Farm and the Caughlin Ranch Homeowners Association architecture review board, the plan was eventually approved. Nearly eight months after the fire, building began in earnest at the Buckhaven property. The build must be completed, according to State Farm rules, by November 17, 2022; completion is expected late this summer. (This time, without that exterior attic vent.)

Meanwhile, Swan and Beer had begun shopping for furniture, appliances, electronics, rugs, and other furnishings to replace



what was lost. Kind staff members at RC Willey and Macy's in Reno have worked closely with the pair, offering discounts and allowing them to store the purchases in-store, free of charge, until items can finally be brought to the new house. Another kindness offered to the pair — Nevada Association Services, Inc., or NAS (the Association's collections service) paid an entire year of assessments for Swan and Beer.

It's these many kindnesses, large and small, Swan says, that have kept them going through this difficult period when they otherwise might have felt like giving up — from the insurance agency and next-door neighbors to the contractor, members of the HOA board, retail employees, and the many workers who show up day in and day out to rebuild their home from the ground up. Though they've experienced one of the most traumatic events anyone can experience, the men also have had the great fortune of seeing the best of their community, and the gratitude they feel is immeasurable.

His eyes again welling with tears, Swan says, "You can't believe how nice people have been."

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Important Notices & Reminders



CRHA PONDS

CRHA ponds are not for swimming, wading or fishing. Please be respectful and do not allow your pets to chase or harass the birds or other wildlife in or around the ponds. There are turtles, koi, crawdads and such that all cohabitate peacefully in the ponds. Let's all enjoy seeing them while they're here.

CRHA SPEED LIMITS AND CROSSWALKS

This is your regular (and most important) reminder to please watch your speed as you travel through the community. The main thoroughfares are posted at 25 mph (maximum).

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. Be especially careful at crosswalks. Allow pedestrians (and sometimes ducks and geese) to safely cross the street before proceeding on your way.

PATHS AND TRAILS

Bicyclists, skate boarders, and other non-motorized wheeled transports are reminded to yield to foot traffic on the paths and trails. Please travel slowly and cautiously and be aware of walkers, joggers, strollers, dogs and leashes, etc. Motorized vehicles, scooters, etc. are not permitted to travel on the paths, trails or sidewalks. (If you need a map of the CRHA trails, please visit the office at 1070 Caughlin Crossing to obtain a copy).

WATER AND IRRIGATION

Please call the HOA office (775)746-1499 to report all water-related issues, even if the office is closed. The 24-hour answering service will relay the message to the on-call staff member (Please do not report water related issues via email as emails are not monitored after-hours).

TRASH AND RECYCLE CONTAINERS

Monday is collection day. Containers may not be placed 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.

FENCES

Do you have a fence in need of repair, staining or replacement? Before you proceed, please contact Kim at the

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HOA office (kim@caughlinhoa.com) to inquire if there are any special considerations for the fences in your neighborhood. Many neighborhoods have special fence requirements and it's easier to check before doing the work.

PAINTING

Do you have plans to repaint the exterior of your home (or your fence)? Just like the fence item above, before proceeding please contact Kim at the HOA office (kim@caughlinhoa.com) to ask about the process to obtain approval from the Architectural Control Committee (ACC). It's possible you may not need approval, but it's wise to check first so that you are in compliance with the governing documents of the Association.



DOGS

This is the time of year we see more dogs off-leash. Both the City of Reno and Washoe County require dogs to be on a leash at all times when not confined, and they must be under

the control of a person capable of controlling the animal. To report loose, dangerous/nuisance dogs, please call Washoe County Animal Control at 322-dogs (3647).

LOST & FOUND

All Lost & Found items turned in to the CRHA office are retained for a minimum of 30 days. Examples of items turned in over the years include car ignition fobs, eyeglasses, cell phones, etc. If you have lost anything in Caughlin Ranch, please call 746-1499 and ask if it has been turned in. If it hasn't, leave your information with staff in case your lost item is turned in; staff will call you.

CRHA OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting

July 14th @ 5:00 p.m.

August 11th @ 5:00 p.m.

September 8th @ 5:00 p.m.

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Caughlin Ranch conducts a monthly "New Owner Orientation." This gives new owners the opportunity to learn more about Caughlin Ranch, such as Community Events, Architectural Control Committee (ACC) guidelines and requirements, important and local issues pertaining to Caughlin Ranch, general operations, staffing, and more.

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Our goal is to assist new owners by being available to answer questions and address concerns.

Please visit our website at www.caughlinhoa.com for information, forms and resources that are available to owners.

Once again, we welcome you to Caughlin Ranch HOA and look forward to meeting and assisting you in the near future.

CRHA WEBSITE – DID YOU KNOW YOU CAN FIND:

- The latest community information and updates at www.caughlinhoa.com
- Plan review information and submittal documents for the Architectural Control Committee
- A Homeowner Information Form to fill out so you can receive community e-mail blasts
- Current Board Meeting Minutes and Financial Reports
- Current CC&R's, R&R's and other governing documents
- The Common Area Maintenance Schedule
- Meetings and Events Calendars
- Answers to FAQ's
- The CRHA Trail Map
- And, if you cannot find what you need, please contact us, we will do our best to assist!



VILLAGE GREEN PARK ART TOWN 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.

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as high-power laser continues to gain recognition in the fight against pain and inflammation, it has the potential to become the modality of choice given the unwanted side effects of many pharmaceuticals.

What causes pain in the knees? The most common causes of knee pain are related to aging, injury, or repeated stress on the knee. Common knee problems include sprained or strained ligaments, cartilage tears, tendonitis, and arthritis.

How Can Laser Therapy Help? 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.

Does Laser Therapy help with osteoarthritis? Yes. Probably 95% of knee pain caused by arthritis is osteoarthritis, which is caused by "wear and tear" on the joints. Other types, like rheumatoid arthritis, are much less common causes of knee pain.

How Does the Laser Help with OA Pain? When looking at the pain-generating components of early OA, the most common symptoms are inflammation and swelling of the synovia. A high-power laser has the ability to quickly reduce peripheral pain via its impact on peripheral nerves and the endocrine system while providing lasting relief due to its ability to reduce inflammation in arthritic joints.

Benefits of Laser Therapy in Treating Knee Pain It has been shown that when joint inflammation and pain are addressed early, it can significantly impact the joint's health and longevity. This can have dramatic implications on joint mechanics, range of motion, strength around the joint, and ultimately improved weight bearing and functional status. High power laser has the potential to help with both short-term pain blocking and improved long-term function.



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



Don't Miss the Remaining Concerts on the Green

AN ARTOWN EVENT

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

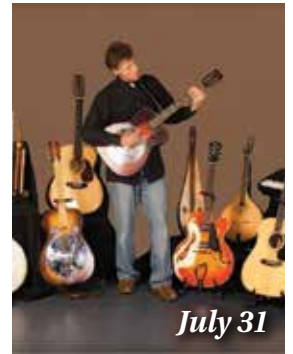
July 3: Beatles Flashback
July 10: Blues Monsters
July 17: Sagebrush Rebels
July 24: New Wave Crave
July 31: Colin Ross



July 10



July 17



July 31



July 24

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LANDSCAPE & MAINTENANCE UPDATE

By Randy Lisenby,
Landscape & Maintenance Superintendent
NV CONTRACTOR'S LICENSE #0081131



MISCELLANEOUS PROJECTS/WEEKLY MAINTENANCE

- Irrigation systems being repaired and adjusted daily
- Please call the office if you see any irrigation problems
- Maintenance crews are mowing weekly along with cleaning planter beds
- Maintenance crews have started on the first round of defensible space cleaning
- Second fertilizer application is completed
- Refreshed some of the red curbs
- Working with Seth Padovan (engineer) on Caughlin Glen crossover
- Summer flowers planted end of June
- Wildflowers are looking nice
- Installed a new memorial bench in lower Caughlin Ranch
- Parks are inspected and cleaned daily

SMALL LANDSCAPE PROJECTS

- Removing some dirt and rocks in Alum Creek around the crossovers
- Replacing some of the plants along lower Caughlin Pkwy
- Installing a memorial bench around the first set of ponds on lower Caughlin Pkwy



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July 5th–Aug. 6th
Online Fundraising
See page 12

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.
See page 12



CRHA Annual BBQ

Sunday, Aug. 28th
Village Green Park
1:00 p.m. to 4:00 p.m.

Fall Bird Walk/ Watch

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



Cross Peak Hike

Saturday, Sept. 17th
Meet at Caughlin Club
entrance
9:00 a.m. to 11:00 p.m.

Garage Sales

Friday, Saturday
& Sunday
Sept. 30, Oct. 1st, 2nd
Individual homes/
yards
7:00 a.m. to 3:00 p.m.

Oktoberfest

Monday, Oct. 3rd
Reno Elks Lodge
5:00 p.m. to 7:00 p.m.

Angel Tree

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

Annual Homeowner Dinner

Wednesday, Nov. 16th
Reno Elks Lodge
5:30 p.m. to 6:30 p.m.

2022 Budget Ratification & 38th Annual Members Meeting

Wednesday, Nov. 16th
Reno Elks Lodge
Beginning at 6:30 p.m.

Washoe County Leadership



TRUCKEE MEADOWS PARKS FOUNDATION led this spring hike to the top of Cross Peak above Caughlin Ranch on April 23rd, learning about the local wildflowers and other flora along the way. Another hike is scheduled for the fall on Saturday, September 17th.



Hahn for Judge

BE PREPARED FOR Wildfire Season



Public Safety Outage Management (PSOM) is a key measure of defense against wildfires. During a PSOM event, power is shut off for safety in extreme and elevated fire risk areas when certain environmental conditions are met to help prevent wildfires.

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2022



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UPCOMING COOKING CLASSES

- July 8** Grilling Fish & Seafood
- July 9** Culinary Basics
- July 12** Kids' Cooking Camp
- July 13** Cast Iron Cooking
- July 14** Grilling 101
- July 15** Sushi
- July 19** Teens' Cooking Camp
- July 20** Grilling Night w/ Great Basin Brewing Co.
- July 21** Ravioli & Tortellini
- July 22** Cooking with Whiskey w/ Frey Ranch
- July 23** Summer Multi-Cooker
- July 27** Stir-Fry Workshop
- July 28** Southern Table
- July 29** Summer in Provence
- July 30** Baguette Workshop
- Aug 3** Tacos & Tequilas
- Aug 10** Summer in Nevada
- Aug 11** Taste of Morocco
- Aug 12** Artisan Sourdough Pizza
- Aug 17** Taste of Tuscany
- Aug 18** Ramen & Asian Dumplings
- Aug 19** Date Night - Paella
- Aug 23** Cooking w/ Herbs & Spices
- Aug 24** Gumbo, Jambalaya & Beignets
- Aug 25** Family Night - Greece

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Sky Tavern Expands Fall Sports Programs

REGISTRATION NOW OPEN FOR SKY TAVERN YOUTH AND ADULT PROGRAMS

THIS FALL, SKY TAVERN IS PARTNERING again with local nonprofit, Skiing is Believing, to offer a variety of sports and leadership programs for youths and adults that are truly unique to the Reno Tahoe area.

"Each camp has a specific sports focus, but the larger goal is focused on life choices and life skills. Sports and physical activity are the means to the end to help develop well balanced and engaged children" said Meghan Ochs, Founder and Executive Director of Skiing is Believing. "Holding camps at Sky Tavern in the fresh air, away from the city, provides an even more fun and inspiring experience."

The fall youth programs consist of three different bike camps: a beginner to intermediate biking program, 'Summit Camp'; an all-girls mountain bike development program, 'Gravity Girls'; and an advanced downhill mountain bike racing program, 'Downhill Devils'. Additionally, there is also a Skate to Ski class which develops alpine skiing skills through inline skating, made possible by a partnership with Rollerblade.

There is also a Leadership and Service Camp for youth to learn how to tackle mental and physical challenges, solve problems as a team, create solutions, and develop leadership skills. All of these programs are available to youths ages 8-18.

Adult classes include sunrise and sunset yoga on the mountain. The alpine yoga classes include a group hike or an après social event. There are also biking and inline skating programs specifically for women 18 and older called 'Women on Wheels'.

These programs and community offerings are new to Sky Tavern and represent Sky Tavern's commitment to expand year-round usage of the park, as required by the City of Reno's new lease agreement with Sky Tavern starting in 2019.

TO LEARN MORE AND REGISTER VISIT:

SkyTavern.org

or

SkiingIsBelieving.org



summer fun

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.

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.
Aug 22	2023 Budget Review Workshop 4:00 p.m.
Sept 26	Board Agenda Workshop 4:00 p.m. (Final 2023 Budget Review)
Sept 28	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2023 Budget; member ratification required)
Nov 3	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
Nov 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 (Once ballots are tallied, meeting will be recessed to be reconvened on Nov. 16th) Board Agenda Workshop 4:00 p.m. Executive Session 5:30 p.m.
Nov 16	Reconvene 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
Dec 9	Board Orientation / Training 9:00 a.m. – TENTATIVE

MEETINGS

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 email: 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.

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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, 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 14 days prior to each regularly scheduled Board of Directors Meeting. 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.

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2022 Summer Concert Series

presented by SoL Cannabis

Sundays from 3:00pm-6:30pm

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- 6/5 Cliff Porter and Full Blast
 - 6/19 New Wave Crave
 - 7/3 Desert Cats
 - 7/17 TBA
 - 7/31 Grateful BlueGrass Boys
 - 8/14 Carson Reed
 - 8/28 New Wave Crave
 - 9/11 Kat Heart
 - 9/25 Desert Cats
 - 10/9 Tim Snyder
 - 10/23 Jelly Bread

Must be 21 years of age or older to attend.

For more info and to join our text club text SOL to 1.844.984.3796

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Spark the IMAGINATION

Spark your child's imagination with this **FREE** hour-long workshop designed for kids 6-12 with a presentation and then hands-on related activity.

2nd Sunday of every month,
starting in July 2022
11:00 a.m. to noon
Sparks Library, 1125 12th St

JULY 10: Fabric Printing
AUG 14: Soft Sculpture
SEPT 11: LED Artwork
OCT 9: Zine Making
NOV 13: Ceramics

*This collaborative effort is
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City of Sparks, Washoe
County Library System, and
The Generator*

Preregister to hold your spot at:

cityofsparks.us/imagination



SPARKS ART WALK

Third Thursday of Each Month

4:00 to 9:00 p.m.

Victorian Square, Downtown

Sparks Art Walk is more than just an amazing collection of diverse artwork placed in downtown Sparks, Victorian Square. It is an experiential destination with visual arts, history, performances, film, food, and tasty beverages. Each month hosts different activities. All kick off with docent-led tours of the artwork, Engine 8 Train, and Heritage Museum, as well as activities and exhibits. Then settle in for live music, food trucks, and vendor shopping.

JUNE 16: Discover VIC, Scavenger Hunts
JULY 21: Artown: Exhibits, Artist Meet & Greets
AUG 18: Let's Move: TikTok Dance Moves
SEPT 15: Sparks History: Tours and Lectures

SEE DETAILS AT:


SparksArtWalk.com

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