

Important HOA News Inside!

SEPTEMBER/OCTOBER 2022

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

Long-time residents
David & Bernadette Line
reflect on 35 years in
Caughlin Ranch

Story p. 6

It's Board Election Time
Forms inside to volunteer

Save the Dates!
Community Garage Sale 9/30-10/2
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See calendar page 18



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VOL. 15, ISSUE 5

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ON THE COVER:

David and Bernadette Line
with their dog Daisy in front
of the 200-year-old juniper
tree in their front yard.

Story page 6. Photo by Toni
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- Oct. 5** Techniques 3
- Oct. 6** Taste of Burgundy
- Oct. 7** Cooking with German Beers
- Oct. 8** Gluten-free Baking
- Oct. 11** Kids Cook!
- Oct. 11** Knife Skills Workshop
- Oct. 12** Techniques 4
- Oct. 13** Fish & Seafood
- Oct. 14** Taste of Tuscany
- Oct. 18** Teens Cook!
- Oct. 20** Sushi
- Oct. 21** Girls Night Out – Mediterranean
- Oct. 26** Techniques 5
- Oct. 28** Ramen & Asian Dumplings
- Oct. 29** Autumn Soups & Quickbreads
- Nov. 2** Techniques 6
- Nov. 3** Basque Table
- Nov. 4** Cannoli & Cannelloni Wrkshp
- Nov. 8** Kids Cook!
- Nov. 11** Taste of Southern Italy

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PRESIDENT'S CORNER



Al Dennis
President

Living in an HOA

The Pros and Cons & How We Deal with Them

ACC PROCEDURES

Living in an HOA has advantages and disadvantages. The major advantage is the way that the entire community is kept to a standard that keeps the overall value higher than an uncontrolled community. This is done by establishing and enforcing rules. This activity is outlined and controlled by the State. The disadvantage is that you cannot just make changes or adjustments to your property without the permission of the committee that oversees this and applies the appropriate rules for your particular community.

The process for this is simple. Once you determine what you would like to do you fill out a request (which can be obtained from the office or online at www.caughlinhoa.com) and submit your plan for review and/or approval. This process is generally quick and painless. The Architectural Control Committee (ACC) meets every two weeks. If there are any issues or problems with your plan the committee will be able to assist with fixes or changes to make it comply with our rules. It is the desire of the committee and management to help make your plan work.

Issues can arise when the homeowners make changes without applying for approval before starting the activity. Making changes that are not reviewed and approved may cause the return of the condition to original, up to and including the removal of the new work and possibly the issue of a fine for violating the rules.

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All articles and advertisements 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

And Just as Quickly as Summer Arrived, Now Fall is Nearly Here!

THE WEEK YOU RECEIVE THIS EDITION of the *Caughlin Rancher* should see the start of fall (on September 22nd). This will be my first fall at Caughlin Ranch and I understand from coworkers and

residents alike that it is another beautiful season to be here! It is another busy season as well.

IMPROVING OUR PATHWAYS

As I write this, it is day one of the asphalt walking paths overlay project in Village Green Park. This project is scheduled to be completed in four days and we are hopeful that the thunderstorms expected this week do not cause a delay (fingers crossed!). We appreciate everyone's cooperation during the inconvenience of temporarily closing the Park and especially to the parents whose children attend Caughlin Ranch Elementary. We understand the difficulties caused by the disruption to your drop off/pick up routines, and appreciate your "going with the flow" while we work to improve the condition of the park pathways.

Additional pathway improvements within the community are planned for the Fall, date to be determined. We will send out email blasts as soon as we know the dates. If you are not on our email distribution list, please contact us at admin@caughlinhoa.com. Our front desk admins, Maura and Janis, will be happy to add you to the list.

BUDGET UPDATE

In the last edition I provided an overview of the budget development process. During the Board of Directors meeting on September 28th, the Board will conduct its final review and approval of the 2023 Operating and Reserve Budgets. The final budget will (most likely) include an assessment increase. This will be the first increase since 2017, and it was anticipated given the increased costs of goods, services and payroll. Details regarding the assessment increase will be mailed in the 2022 Annual Meeting and 2023 Budget Ratification packet which is sent to all homeowner members in late October. The Annual Meeting and Budget Ratification meeting will be held on November 16, 2022 following the Annual Members Dinner. We look forward to seeing you there!

BOARD ELECTIONS—PLEASE CONSIDER RUNNING!

And speaking of the Annual Meeting, this edition includes everything you need to know about how to submit your name to be placed on the ballot for the Board of Directors. Please consider supporting your community and run for the Board!

There is much more happening here at the Ranch. 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!

Wishing you a fall filled with all your favorite things!

— **Lisa Nunley**, CMCA, AMS, PCAM
General Manager

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AFTER

Rooted on the Ranch

One of Caughlin Ranch's first families reflects on 35 years in the 'hood.

Photo above: The Line's family room, before and after renovation.

By Jessica Santina

IN 1986, WHEN DAVID LINE, senior location manager with IBM, was transferred from Atlanta to Reno, Caughlin Ranch was only the second master-planned community in the Reno area (Lakeridge being the first). At the time, it was a large parcel of land on which trails, forests, and small bodies of water existed, but little else. Though a few homes had been built, few homeowners had signed on at that point. McCarran Boulevard was a two-lane road that stopped at the Truckee River — no bridge existed yet. Still, the Lines were among the first homeowners to invest in this promising new community.

David and his (former) wife had three young kids; the family had enjoyed life in master-planned communities in Atlanta, with their walkable streets, homeowner associations, and plentiful amenities, and they wanted a similar experience in Reno. David expressed his preference to his realtor.

"She said, 'There's a new community called Caughlin Ranch that's just being developed,' and she connected me to a contractor named Kent Sweet, who owned several lots in the Caughlin Ranch development." After viewing different lots, the Lines decided to have him build their home.



BEFORE

FAMILY TREE

The area in question, on the western side of Caughlin Parkway, held plenty of appeal for David, who preferred a mountain view to a city one. The lot he chose was situated next to a pond and walking trail. But its key feature, the one that sold David, was a tree — not just any tree, but a 200-plus-year-old, massive juniper tree, which the Lines were told was the largest in Northern Nevada.

“I actually designed the house on the back of a napkin,” David says. “I actually designed the house around this tree.”

Though he was no architect, he knew what he wanted. The house, which took roughly a year to build, is shaped like a cross, so that the inward cuts could accommodate the juniper and other trees on the property. In this way, the house feels at one with the outdoors; large picture windows helped to bring the outside in. The master bedroom sits on the ground floor, with three bedrooms upstairs to accommodate the children, making for what he thought would add resale value.

NEW AGAIN

As the Line family grew and changed, so did Caughlin Ranch. David, who eventually divorced and saw his children grow up and leave home, left IBM in 1993 and started up InfoSearch International, a market research firm he still owns to this day.

In 1999, a friend, a local esthetician, set him up on a blind date with one of her clients, Bernadette Burnes, a Southern California transplant who at the time worked as director of nursing at Saint Mary's Medical Center and had a son of her own. The two had their first date at Moxie's, a favorite among Caughlin Ranchers, and hit it off.

Though Bernadette eventually made more career changes that took her back to SoCal and then Stanford Hospital and Clinics, the two maintained their relationship long distance, eventually marrying in 2005. Their ultimate goal was to retire and live together full time in Reno, which was finally possible when Bernadette retired from Stanford in 2014. The two recently celebrated their 17th anniversary.

In this new phase of their lives, in 2015, the Lines turned their attention to remodeling their home, which still reflected 80s-era craftsmanship and finishes, to better align with their lifestyle and more modern tastes. Once again, David started sketching out plans. The entire project would involve major changes, inside and out.

Inside, the kitchen was entirely redone in French country style, with new cabinetry and countertops and the center island relocated for ease of use. The flooring throughout the house was replaced with hardwood and tile. Several walls

Continued on page 8



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at Saint Mary's
(Carter Cruz, Molly Reed,
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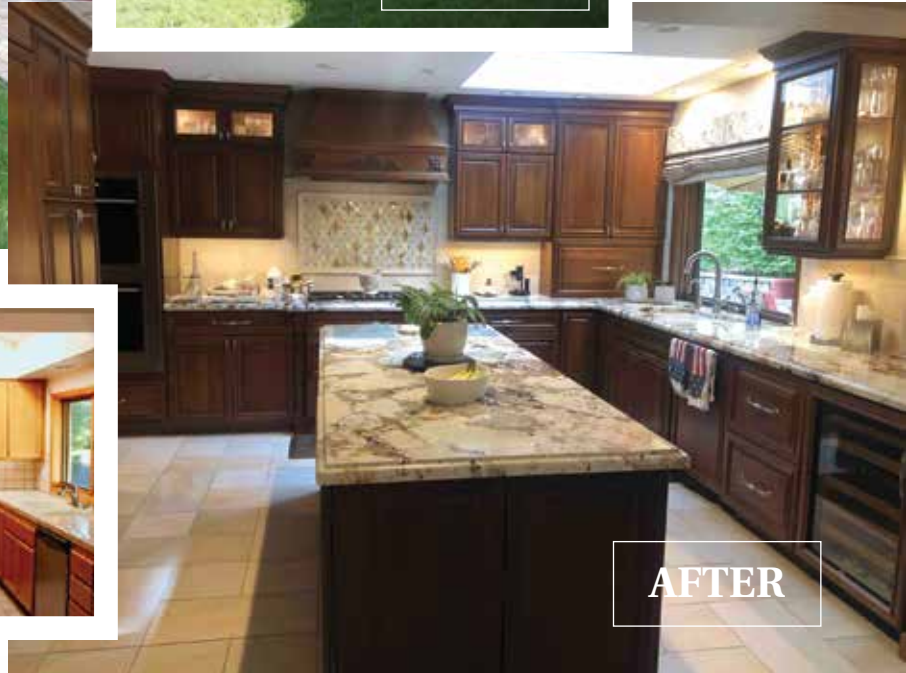


AFTER



BEFORE

The back of the house before and after adding the patio and outdoor hearth.



AFTER

A complete transformation of the kitchen can be seen in these before and after shots.



BEFORE

were removed altogether, opening up the space. The living room wall bearing a large picture window was radically changed to accommodate 12-foot sliding-glass door. Today, the living room features a glass door on each side; they're frequently left open to create a large indoor-outdoor space that invites in the patio dining area on one side and the firepit/conversation area on the other. Smart home control by Lutron enables lights and electronics to operate on timers and set off accent areas. And a local painter, Natalie Gorden, created hand-painted wall and ceiling treatments.

Outside, thoughtfully planned hardscapes enable the Lines to walk the entire perimeter of the house, enjoy the restful sounds of water features, and warm themselves next to a custom-built gas fireplace. The driveway was made circular, enabling an easier, safer exit onto Caughlin Parkway. Strategically placed, indigenous landscaping, large boulders, and a set of 13 custom-made iron screens make for natural, unobtrusive property borders and fire protection, while in-ground lighting aids with security and wayfinding. And, of course, the juniper tree is still going strong, thanks to reinforcing cables and regular maintenance by Noah's Park Tree Care.

Today, David remains happy about his decision to buy in

the brand-new community of Caughlin Ranch 35 years ago. With its combination of natural surroundings and proximity to urban activities, it's ideal for the life he and Bernadette now lead as retired empty nesters whose four children and their families (which include their nine grandchildren and two great-grandchildren) have all moved away.

"We've gotten to watch the whole town grow up around us," David says. "We had no idea we'd still be here all these years later."

Today, the couple and their 13-year-old dog, Daisy, enjoy quiet times on the patio and traveling in their new Airstream Atlas Touring Coach. And Caughlin Ranch, which has grown to include 30 subdivisions, still holds plenty of appeal for the couple.

"What keeps us here is the quality of life, the quality of the people, and the quality of the community," Bernadette says.

As we sit on their patio, listening to the birds chirping and the water tumbling over the fountain, David adds, "What I love about this area is that we have access to the entire town without ever having to get on the freeway. And I get to sit out here in the morning and watch the sun come up and the ducks swimming in the pond."

Important Notices & Reminders

25 MPH

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 & 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 Caughlin Ranch trails, please visit the office at 1070 Caughlin Crossing to obtain a copy).

ESI COMMUNITY PATROL

ESI's Patrol Officer, Kevin, is onsite four days per week

Continued on page 10

WANT TO REACH 10,000+ UPSCALE HOMEOWNERS IN RENO/SPARKS?

CPM Services publishes the official HOA magazines for the communities of Caughlin Ranch, Wingfield Springs, The Foothills at Wingfield, Miramonte and The Vistas.



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(Thursday through Sunday). In addition to neighborhood vehicle patrols, he performs foot patrols on walking paths and at Village Green Park. He reminds dog owners of leash and wildlife rules, and makes note of early trash can placements and trailers in the community (among other things). We appreciate his presence, so be sure to greet him with a friendly hello when you see him in your neighborhood.

WATER & IRRIGATION – REPORTING LEAKS

Please call the HOA office 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.

DRIVEWAYS

Staff has been contacting owners during the past few months about driveways which need repair and/or replacement. The community is about 30 years old, which means your driveway may be getting older too. Do an inspection and, if it is spalling, cracked, raised or seeing other forms of wear, now is the time to put a plan in place to bring it back to its original condition. Contact Kim at the HOA office (kim@caughlinhoa.com) with questions.

FENCES

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



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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

Are you seeing dogs off-leash in the community? Is your dog 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 and 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

- October 20th @ 5:00p.m.
- November 10th @ 5:00p.m.
- December 15th @ 5:00p.m.

Continued on page 17

LIVE DOGS OF CAUGHLIN RANCH LOVE ♥ BARK

Mya

20-MONTH OLD STANDARD
RED POODLE
OWNERS: KAVLICOGLU FAMILY



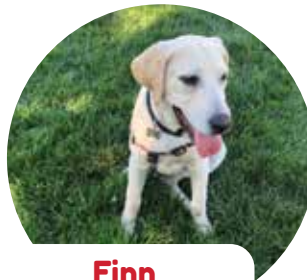
Foxy

2-YEAR OLD PEMBROKE CORGI/
SHETLAND SHEEP DOG
OWNER: DYER FAMILY



Finn

5-MONTH OLD YELLOW LAB
OWNER: SHERRY ERIKSON



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Carver

1-YEAR OLD HUSKY MIX
OWNERS: BRENT & ERIN
RASMUSSEN



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

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

2022 ANNUAL ELECTION AND 2023 BUDGET RATIFICATION 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 2022 Annual Election and 2023 Budget Ratification packet will contain several documents and notifications, the majority of which are required by NRS.

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 is scheduled to be received by local unit owners by September 15th. The CDS must be returned by 5:00 p.m. on Monday, October 17th for candidates' names to be placed on the secret ballot (if a ballot is required). This process is explained further in the Annual Election Solicitation on the next page.

Please take the time to review the 2022 Annual Election and 2023 Budget Ratification packet as soon as it arrives in late October. If there is a Secret Ballot enclosed, the deadline to return the secret ballots will be 11:00 a.m. on Monday, November 14th. (A Meet the Candidates Form may be held at 5:00 p.m. on Thursday, November 3rd).

If there is the need for an election, the 2022 Annual Election and 2023 Budget Ratification Meeting will convene at 12:00 noon on Monday, November 14, 2022 for the sole purpose of opening and tallying the secret ballots (and will recess once the ballots are counted). Whether there is an election or not, the 2022 Annual Election and 2023 Budget Ratification Meeting will be held at 6:30 p.m. (following the Annual Members Dinner) on Wednesday, November 16, 2022 (the meeting will be held at the Elks Lodge in Reno).

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, and/or construction penalties may not be eligible to cast a vote in an association election.

GET INVOLVED!



CAUGHLIN RANCH HOMEOWNERS' ASSOCIATION 2022 ANNUAL ELECTION SOLICITATION AND 2023 BUDGET RATIFICATION

Caughlin Ranch HOA (CRHA) is soliciting Association Members to serve on the CRHA Board of Directors beginning in November 2022. If you are interested in serving your community, please complete and return the attached 3-page Board Candidate Nomination Form (BCNF) to the Caughlin Ranch office via mail, fax, e-mail or hand-delivery.

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 4:00 p.m. on Monday, October 17, 2022. 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 2022 Annual Election and 2023 Budget Ratification Meeting Packet.

There are four (4) Board Members whose terms expire in November: Michele Attaway, Steve Bremer, Margaret Getz and Drew Naccarato. Directors serve 2-year terms. There is a total of seven (7) Board Members who serve the Caughlin Ranch community.

If more than four (4) candidate forms are received by members who are eligible to serve, the BCNFs and a secret ballot will be mailed to all CRHA Members no later than Monday, October 24th. A Candidate Forum may be held at 5:00 p.m. on Thursday, November 3rd prior to the ballot deadline of November 14th.

If four (4) or fewer eligible candidates return a BCNF, no election or Candidate Forum will be held. CRHA Members will be advised in the 2022 Annual Election and 2023 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 2022 Annual Election and 2023 Budget Ratification Meeting on November 16, 2022.

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 General Manager Lisa Nunley at: gmnunley@caughlinhoa.com or (775) 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 11/16/2022. There will be 4 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 17, 2022 by 4:00 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 11/16/2022. 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

Continued from page 11

Please join the meeting from your computer, tablet, or smartphone: <https://global.gotomeeting.com/join/770456621>

You can also dial in using your phone.

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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. 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
- 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 FAQ's
- You can find CRHA Trail Map
- And, if you cannot find what you need, please contact us, we will do our best to assist!



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2022 CRHA Community Events

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Cross Peak Hike

Date TBD
Check www.caughlinhoa.com
for updates
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.



Fall Programs

August - October

- Ages 10-18
- Adult Programs for 18+
- WOMEN SPECIFIC PROGRAMS TOO!

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IF YOUR NEIGHBOR IS IN VIOLATION

Another item that needs clarification is the handling of issues by our staff. If an issue arises concerning one of our homeowners, it is held confidential by our staff. There are established procedures for dealing with issues and it is the responsibility of our manager to control (see graphic page 22). It is not allowed for the staff to share information of another homeowner with anyone. It is never the responsibility of a homeowner to take retribution with another into their own hands. If you witness or identify an issue or condition, you can bring it to the attention of our manager, and it will be dealt with utilizing approved policies and procedures. If you witness an unlawful act, please contact the appropriate authorities. Do not place yourself in jeopardy.

BOARD ELECTIONS AND THE BUDGET

There are (4) positions on the Board of Directors that are up this year. Some of the current members may choose to run again but we can always use new blood. Please consider volunteering and joining our Board. There is much that happens here at Caughlin Ranch and this is your chance to help make a difference.

Finally, I want to remind everyone that the rising cost of doing business has forced us to look at increasing the assessments we all pay commencing in January 2023. Our budget and finance committee has been working hard monitoring our needs and we are at the point where it is inevitable. Just a heads-up.

— *Al Dennis*, PRESIDENT
al@caughlinhoa.com

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GET TO KNOW YOUR CRH

Maura
Montez
Webb

ADMINISTRATIVE
ASSISTANT

Tell us what your main responsibilities are in your position:

I maintain the flow of the front office and am often the first point of contact. I triage questions, concerns, issues, etc. to the appropriate managers and am here in support of them. I also send out community emails, assist with events & work on databases.

What did you do before coming to work for us? I was a

Patient Care Coordinator for a holistic doctor in Truckee. I have a lot of background in communications, administrative work and customer service.

What do you like most about your job so far? I love the people I

work amongst, who make it so enjoyable, meeting different homeowners, and being able to take lunch walks within the beautiful community.

Tell us about you — family, pets, hobbies, etc. My husband and

beloved cat of 14 years moved to Reno a year and a half ago from Truckee and we have a baby boy on the way! We are foodies, love to camp and explore the outdoors, motorcycle and dirt bike. I also am a music fanatic and love to read and learn.

Tell us something else unusual or different about yourself.

I have personally studied holistic and alternative health methods for seven years and it is a passion of mine that I carry and practice throughout my life. I moved to Tahoe from Arkansas five years ago somewhat on a whim, seeking adventure. I am still here and have had many adventures, the best & latest being a new addition to my now growing family.



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A FRONT OFFICE STAFF

Janis
Laycox

PART-TIME
ADMINISTRATIVE
ASSISTANT

Tell us what your main responsibilities are in your position: I support four managers in the HOA with a variety of on-going projects and I assist homeowners

What did you do before coming to work for us?

Recently, I worked as an administrative assistant at the Resort at Tanamera in south Reno. I also worked as a paralegal and for many years at the RGJ in the Marketing Department.

What do you like most about your job so far?

I enjoy the staff I work with and the camaraderie we have in the office. I also enjoy helping homeowners. I am very appreciative to have some flexibility with my hours in case my job as "Oma" (my Grandma name) is needed.

Tell us about you — family, pets, hobbies, etc.

Married for 34 years to Sean Laycox, 27 of those years here in Reno. We love to be outside enjoying the lakes and mountains. I have two children — Mitchell who lives/works here with his wife Erika... who have blessed us with two



grandbabies. My daughter Caitlin lives in Australia where she is finishing her PHD.

My husband is a retired Army Aviator and has a full retirement schedule with charity work. I attempted full-time retirement but found I wanted to work...it was a perfect fit when I found this position at Caughlin Ranch.

Tell us something else unusual or different about yourself.

My husband and I did some extensive travel when we first retired — And we found we really like to stay in hostels. As long as there is a private room and bath, we love being around a community of other travelers.



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VIOLATIONS HEARINGS AND FINES

What does the process look like?

DISCOVERY AND NOTIFICATION

1

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.

HEARING NOTICE

3

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.

SENT TO COLLECTIONS

5

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 HOA GIVES BACK

THE CRHA HAS PARTNERED with The Food Bank of Northern Nevada for several years now, gathering food and donations at our office and various events throughout the year. At one of our recent events, on-site shredding on June 18th, we gathered more than a barrel full of food items and \$196 in cash. We recently received this letter from the Food Bank:

"Thank you for hosting a food drive to benefit the Food Bank of Northern Nevada at your HOA's shred event! Your food drive brought in **428 pounds** of food and **\$196 dollars** which equals to **945 meals** for families in our community! Our records show that prior to this event, Caughlin Ranch HOA has donated 585 lbs during our Fiscal Year 22 (our FY runs July 1-June 30). Including your shred event, this will bring your total donated poundage during FY22 to **1,013 pounds**! Your donation helps us feed more than 115,000 children, seniors, veterans and families in our region every month.

Please consider bringing food items to our next event or drop them by the HOA office anytime. Or donate anytime directly to the FBNN at:

<https://fbnn.org/give-now/>

or check out opportunities to volunteer here:

<https://fbnn.org/get-involved/volunteer/>





LANDSCAPE & MAINTENANCE UPDATE

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



MISCELLANEOUS PROJECTS/WEEKLY MAINTENANCE

(As of 8/15/22)

- Irrigation systems being repaired and adjusted daily.
- Maintenance Crews are mowing weekly along with cleaning planter beds and trimming shrubs.
- Maintenance Crews are 3/4 through the first round of defensible space cleaning.
- Second fertilizer application is completed.
- Refreshed some of the red curbs.
- Working with the Association's engineer on Caughlin Glen crossover design and bids.
- Summer flowers planted end of June; healthy growth through the summer.
- Turned the water off to 90% of the wildflowers.
- Installed a new memorial bench in lower Caughlin Ranch.
- Parks are inspected and cleaned daily.

- Cut down 12 dead trees and will replace this Fall.
- Repaired damage from two car accidents in Caughlin Glen.
- Repaired damage from a car accident at upper Caughlin Pkwy. monument sign.

SMALL LANDSCAPE PROJECTS

- Village Green Park Pathway repair.
- 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.
- Replacing metal coverts in Alum Creek (River Run) with commercial grade plastic pipes.

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

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LIVING IN BEAR COUNTRY

Local Black Bears Prepare for Hibernation

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

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:

SECURE YOUR TRASH

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 and will return in hopes that they can get more. The best way to prevent this is to prevent them having access before you have a bear visiting you nightly. Luckily, Waste Management helps with this! You can request a bear resistant container from Waste Management for a nominal fee. While the bear resistant containers don't stop the bear from smelling what is inside your trash can, it does stop them from accessing the food which encourages them to move along and find more natural food sources.

REMOVE BIRD FEEDERS

Another huge attractant for black bears is bird feeders. Please make sure to remove any bird feeders and bird seed out in your yard. Seven pounds of sunflower seeds equates to just over 18,000 calories. When you are trying to eat up to 25,000 calories a day...it's no wonder they are 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

Just like bird feeders, fruit provides a lot of calories to animals! Anything from raccoons, skunks, coyotes, and yes, bears, will be attracted to fruit trees. If you do not use the fruit, removing the tree is a great option! However, if you do use the fruit or don't want to remove the tree all together 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, check out our website:

http://www.ndow.org/Nevada_Wildlife/Bear_Logic/



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*Offer expires 11/30/22

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.

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)
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 2	Board Orientation / Training 9:00 a.m. – Noon (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 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 (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.

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.

Caughlin Creek

Board Meetings will begin at 5:15 p.m. The State of Nevada requires at least two (2) Board Meetings be conducted after normal business hours. 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 and observe Board of Directors Meetings and encouraged to attend the Annual Members Meeting. The following may be held Virtually and/or at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

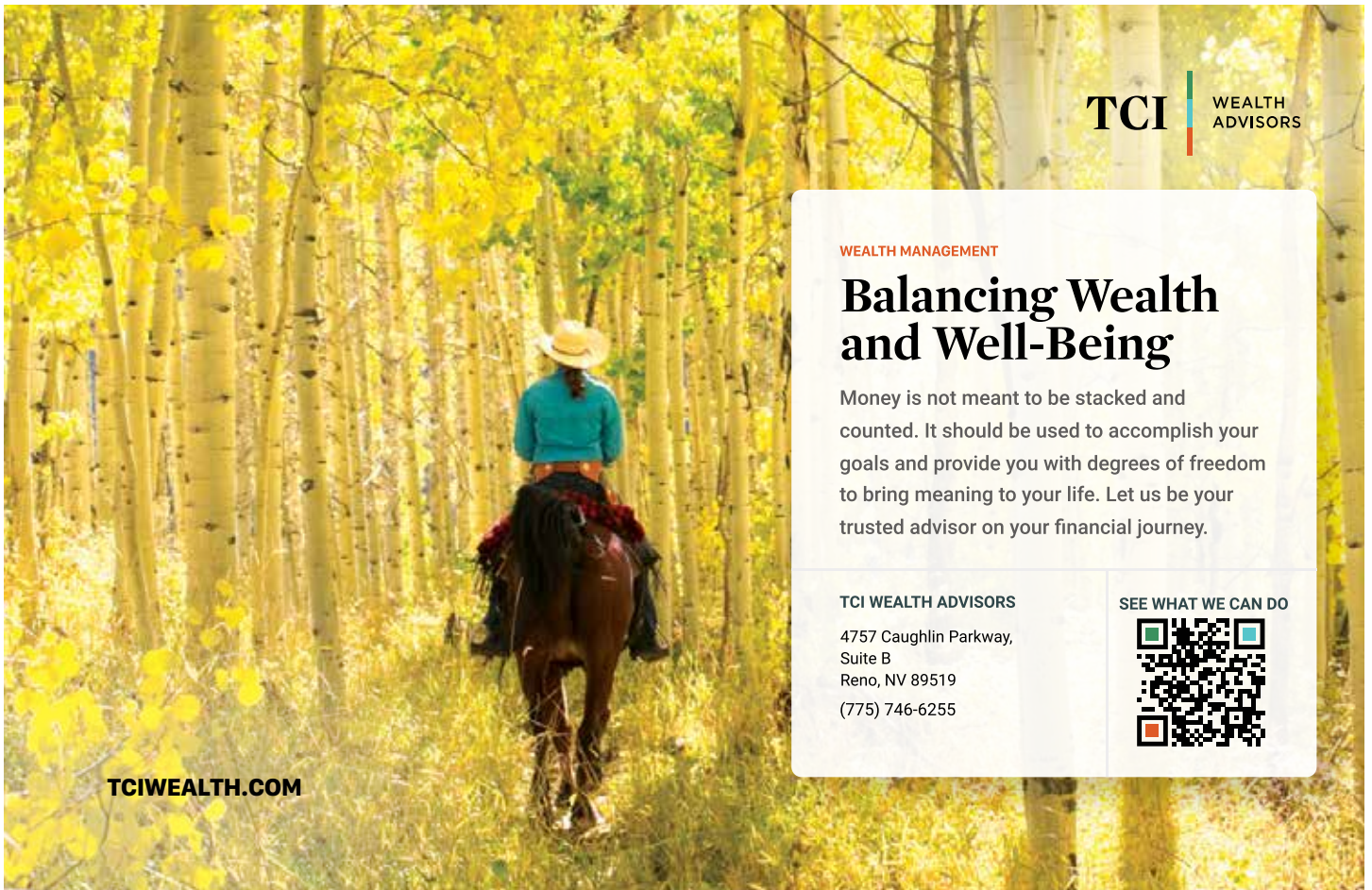
Wednesday, September 14 at 5:15 p.m. (Approve 2023 Budget)

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

Meeting dates and times are subject to change. Agendas are available seven days prior to the meeting and will be sent via email to those who have provided the association with their authorization to receive documents via email; others will receive the agenda via mail.

You may also obtain a copy by contacting the Caughlin Ranch HOA office (kim@caughlinhoa.com or 746-1499) or you may stop by and pick one up from the “take one” box outside of the Caughlin Ranch HOA office at 1070 Caughlin Crossing, Reno, NV 89519.






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