

Important HOA News Inside!

NOVEMBER/DECEMBER 2022

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

RICHIE & LOWDER:
The original Caughlin Ranch
power couple Story p. 7

**Annual Members
Meeting & Spaghetti Dinner**
RSVP Today! page 16

**Angel Tree & Senior
Blanket Drive** page 13



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Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 15, ISSUE 6

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ON THE COVER:

Gail Richie and Bonnie Lowder pose in front of the office building they own and Richie designed. One of the original buildings in Caughlin Ranch. Story page 7. Photo by Toni Gonyea, Dragonfly Creative Photography.

ONE YEAR ANNIVERSARY *Celebration!*

NOVEMBER 10TH | 3-7 PM

BARE Beauty & Medical Spa



*Join us for champagne, wine, hors d'oeuvres and tastings
from Bighorn Olive Oil*

— FEATURING COMPLIMENTARY —

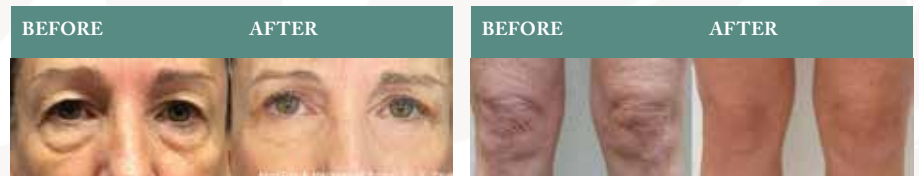
- Mini facials
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- Hand Treatments
- Giveaways
- Demos

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(available only on this day)

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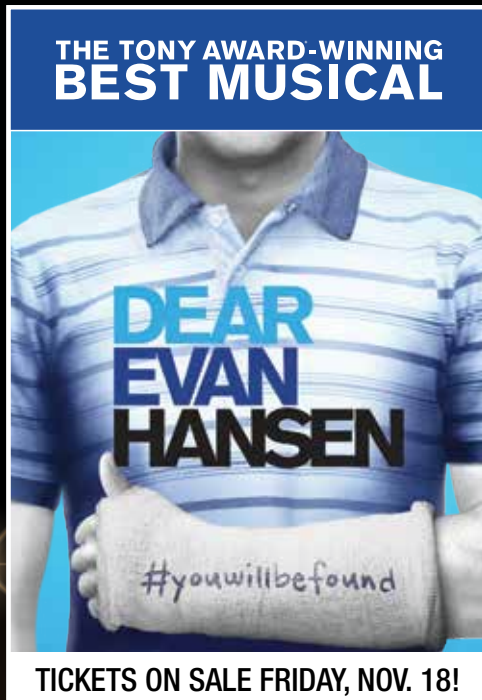
- Hydra Facials
- Laser Treatments
- Celluma LED Light Treatments
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- Massage
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- Lashes, Brows, Nails
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PRESIDENT'S CORNER

Year-end Projects & Events

SPEEDING STILL A PROBLEM...BUT WE'RE WORKING ON IT

Well, here we are at the end of another year. The Board and the staff have been very busy and we have a number of items in the works. Our biggest issue is the problem with speeding inside the Ranch. Our wildlife and our

pedestrians are all at risk due to this activity. We have enlisted the aid of the Sheriff to determine ways to control the problem. The Sheriff's Department set out recorders to determine the time of day and the areas that are the worst. I am hopeful that there will be patrol cars placed in the Ranch at strategic locations (based upon this information) and writing citations which will allow the word to get out and drivers to slow down.

Show Up, Meet Some Neighbors and Give Back!

ANGEL TREE

The holiday season, more than any other time of year, is a time to give back. Every year the CRHA partners with "at-risk" school, Alice Smith Elementary, to donate gifts to under-privileged children through the Angel Tree program. And a few years ago we added low-income seniors in our community to our holiday gift-giving with a Senior Blanket Drive. Please see details on page 13 or call the HOA office for more information.

FOOD BANK OF NORTHERN NEVADA

Although there's always a Food Bank barrel in the CRHA office lobby, the need during the holidays is even greater. Please consider dropping by with your non-

Continued on page 13

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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.



UPCOMING COOKING CLASSES

Nov. 8	Kids Cook!
Nov. 9	Vietnamese Cuisine
Nov. 10	Thanksgiving Sides & Desserts
Nov. 11	Taste of Southern Italy
Nov. 12	Sauce Workshop
Nov. 15	Teens Cook!
Nov. 18	Couples Pre-Holiday Night Out
Nov. 19	Pie Crust & Pie Workshop
Nov. 30	Gifts from the Kitchen
Dec. 1	Chinese Takeout
Dec. 2	Cooking with Wine
Dec. 3	Tamales Workshop
Dec. 6	Kids Cook!
Dec. 7	Sous Vide for the Holidays
Dec. 8	Girls' Night Out—Holiday Appetizers
Dec. 10	Gingerbread Houses
Dec. 13	Teens Cook!
Dec. 14	Pan Roast & Cioppino
Dec. 15	Date Night—Holidays
Dec. 17	Chocolate Truffle Workshop
Dec. 21	Christmas in Provence
Dec. 23	Cinnamon Roll Workshop
Dec. 27	Sushi
Dec. 28	Taste of Tuscany
Dec. 29	Tacos & Tequilas

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FROM THE GENERAL MANAGER



Lisa Nunley
General Manager

Greetings & Warm Holiday Wishes to Caughlin Ranch HOA Members!

THIS IS THE TIME OF YEAR WE PREPARE. We prepare for colder weather, we prepare to decorate, we prepare for gift-giving, we prepare for holiday celebrations of all sorts and types, and we prepare to wrap up the end of the year so we may prepare for the new year!

THANK YOU VOLUNTEERS & STAFF!

It's also the time of year we look back on the year's accomplishments and relay our thanks to all who have contributed to the success of Caughlin Ranch HOA.

- A special thanks to our fine Landscape and Maintenance Crews for keeping this community looking beautiful. We say good-bye (temporarily) to the seasonal crew and look forward to seeing them again next Spring. Our six-member full-time crew will remain hard at work throughout the winter months.
- A huge thank you to all the volunteer members of the Board of Directors (Al Dennis, Michele Attaway, Steve Bremer, Drew Naccarato, Margaret Getz and Allen Black). Their sound governance of this community is admired and so appreciated. And while not a volunteer, we extend our thanks to the Association's legal counsel, Shawn Oliphant, for his continued guidance and assistance with any legal concern.
- The Architectural Control Committee (Jon Ericson, Paul Gianoli, Guy Grimsley, Bill Houston, Randy Lisenby, Board Liaisons Drew Naccarato and Al Dennis, and professional architects Gail Ritchie and Lewis Zaumeyer) contribute

hours each month to reviewing ACC requests. Thank you!

- The Finance & Budget Committee (Mike Heffner, Joyce Thompson, Vince Ames, Allen Black, Phil Schweber, and Board Liaison Steve Bremer) are dedicated to the on-going assessment and evaluation of the Association's financial condition. You are all valued and respected members of this team.
- The Caughlin Rancher & Events Committee (Michele Attaway, Mike Ginsburg, Lisa Ericson, Al Dennis) play a significant role in building community by planning events that all may enjoy and then spreading the word through the Association's official publication.
- The CRHA Office and Management Staff (Sandy Wheeler, Kim Teepe, Maura Montez-Webb, Janis Laycox and Randy Lisenby) are a well-oiled team and a complete joy to work with. I am grateful for the positive energy and hard work they bring to the office each day.
- And, of course, all the Members of Caughlin Ranch HOA! You are why we are here and why we do what we do. We thank you for the pride and care you take in your homes and community.

There are many other entities and organizations who keep the CRHA motor running each and every day. We are thankful and appreciative that they, too, are a part of this superb organization.

With a grateful heart, I offer you warm wishes for a joyful and blessed holiday season. On behalf of the CRHA Staff and Board of Directors I wish you all happiness, good health and a prosperous new year!

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



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Creating Community

Meet the man behind many of Caughlin Ranch's homes

The office building at 1100 Caughlin Crossing under construction in 1994.



Cruising the Bahamas in 2004.

By Jessica Santina

“His work has helped to shape the look and feel of Reno and the surrounding areas...”

ONE COULD ARGUE that no one knows more about the homes in Caughlin Ranch than architect Gail Richie and Realtor Bonnie Lowder. It's not just because the couple has owned eight different properties in the community — five lots, two homes, and a commercial building — since 1990, though that alone is an impressive figure. It's also because they have together been responsible for the design and sale of dozens of homes throughout the community.

BLUEPRINT FOR SUCCESS

Though Richie's architectural work is behind a great many recognizable homes and buildings in the Reno-Tahoe area, he is not native to this area. Children born to a general contractor father and interior designer mother, Richie and his older brother grew up around construction sites in their small middle Texas town. He attended Texas Military Institute in San Antonio and married his first wife (the two later divorced), became a father to Cynthia, his only child, and then entered the U.S. Navy, serving from 1958-1962, where he performed electronics work while serving on submarines.

Though his naval experience helped him secure an electronics position after leaving the military, he had always been drawn to architecture. Fortunately, one firm in California's East Bay took a chance on young Richie and hired him on as a draftsman. Once he had his foot in the door, he was able to gain knowledge and experience in architecture, working for several firms on a multitude of projects.

Background photo: The straw bale cabin that Gail built himself around 2000-2002.



Gail (2nd from left) with buddies on a fishing trip to Alaska in 2000.

“I worked on almost every kind of building — freight-handling facilities, a food-processing plant,

Safeway stores, shopping centers...,” he recalls, adding that the rat race of the Bay Area finally became too much for him. “I finally got tired of all that and came to Reno to interview to work on the Washoe Medical Center addition. They hired me, and I never went back.”

That was 1969, and the firm, Simpson and Putnam, gave Richie the opportunity to work not only on Washoe Med, but also for Nevada Bell and other local clients. Years of on-the-job training, there and at other firms, enabled him to obtain his architecture license. Today he is licensed in both California and Nevada.

Richie’s career kept growing as he worked in a few other firms, each time taking on greater responsibility and bigger projects, including several buildings on the University of Nevada, Reno campus.

By 1973, the year he obtained his Nevada architect’s license, Richie opened his own architecture firm, Richie & Associates, which at one point had a staff of eight, including architects and interior designers. The home of Rollan and Marilyn Melton, which he now says was his “breakthrough” project, introduced him to a number of prominent locals who opened professional doors for him. Richie was entrusted with the design for the Rancharra residence, equestrian facility, and outbuildings for the Harrah family.

It was also during this period that he met, and later married, a local Realtor named Bonnie Lowder. Originally from Compton, Calif., Lowder earned her degree from Cerritos College in SoCal. When her employer, an education company providing real estate investment seminars, moved its headquarters to Reno, she came with it, eventually becoming

vice president of the company. Lowder met Richie in 1979, and the two dated for nearly a decade, marrying in 1987. She obtained her Realtor license in 1990, and she went on to work with Dickson Realty, where she has remained for over 30 years.

Meanwhile, additional residential projects came Richie’s way, including many at Lake Tahoe as well as homes for politicians, including Senator Randolph Townsend and Governor Kenny Guinn. His keen understanding of the architectural review process in planned communities led him to become part of review committees for a number of the Truckee Meadows’ most prominent communities and to design many of their homes, including Montrêux (as well as its clubhouse, fitness center, and visitor center), Juniper Ridge, Arrowcreek, Saddlehorn, and, of course, Caughlin Ranch.

His work has helped to shape the look and feel of Reno and the surrounding areas, and he’s earned accolades for it, including the Silver Award for Best Home Design from the National Home Builders Association, Best Home Design from the Builders Association of Northern Nevada, and the Washoe County award for design. And he earned an appointment to the Nevada State Board of Architects.

Gail and Bonnie fishing in Alaska in 1980.



MAKING A HOME

In the late ’80s, Richie and Lowder became acquainted with Alan Means, who was developing a new planned community in West Reno called Caughlin Ranch. His design — for a home for David Line (see our cover story in the September 2022 issue) — breezed through the architectural review process, encouraging Means to invite Richie to join the Caughlin Ranch architectural review committee, a position he held for more than 30 years.

In 1990, Richie relocated his firm to Caughlin Ranch, and then in 1994-1995 designed and built his own office building at 1100 Caughlin Crossing. He quickly became a go-to architect for homes throughout the neighborhood, going on to design more than 80 homes in Caughlin Ranch, including all of Pinehaven, 15 homes in Eagle's Nest, and many in Mountainshyre as well.

Lowder contributed mightily to this growing community as well, serving on the Caughlin Ranch Board of Directors, Eagle's Nest Board of Directors, and Vantage Point Neighborhood Advisory Committee. Through Dickson Realty, she has seen a large percentage of her business coming from Caughlin Ranch. She has been the listing agent of record for Eagle's Nest, Mountainshyre, and Pinehaven.

These days, Lowder and Richie have started to slow down ... a little. Richie recently stepped away from the Caughlin Ranch architectural committee to make room for new blood. The two travel to their home in Palm Springs each winter to soak up the sun, and they enjoy exploring new destinations and old favorites, including their floating home on Idaho's Lake Pend Oreille. And while at home, they walk every day along the trails in Caughlin Ranch.

They both take great pride in having been part of Caughlin Ranch since its earliest days.

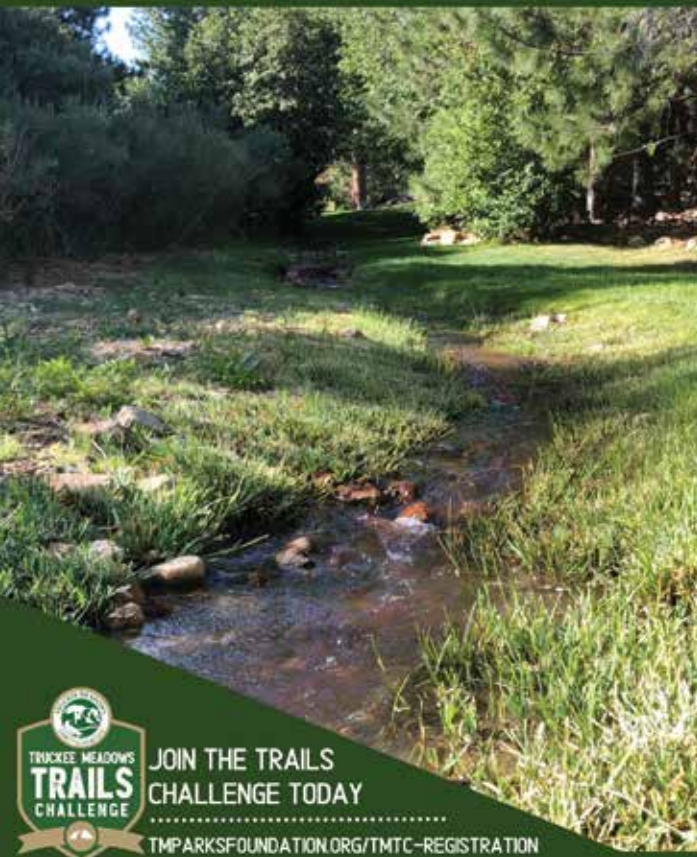


Gail on his Ducati.

"Caughlin Ranch has grown into such a beautiful place to be," Lowder says.

"We love the variety of homes, the views, the accessibility to the stores, restaurants, parks, the wonderful 22 miles of trails, and the great neighbors that make up Caughlin Ranch. We appreciate the staff at the Caughlin Ranch Homeowners Association — they all do a fabulous job. There is not a more beautiful place for us to call home!"

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IMPORTANT NOTICES & REMINDERS

LET THERE BE SNOW

For those of you with sidewalks adjacent to your property, The City of Reno and Washoe County both require the property owner to promptly remove snow and ice from your property and the adjoining sidewalks (front and sides). "Promptly" means within 24 hours of a snow event.

While not a law, please be a good-neighbor and provide assistance to your neighbors who do not have the physical means to remove their own snow and ice.

And remember, do not use salt to melt the ice on your driveways and sidewalks. Snow-melt is the appropriate choice and will not damage the concrete.

To learn about CRHA's Snow Removal Policy, please visit the website at www.caughlinhoa.com and search under "Governing Documents."

HOLIDAY DECORATIONS

December holiday decorations and lighting may be installed up to fourteen (14) days before Thanksgiving and must be removed no later than the last full weekend in January. December holiday decorations and lighting may not be lit-up any sooner than the day before Thanksgiving.

Other holiday decorations should not be installed any earlier than the first of the month the holiday falls in and must be removed no later than the 2nd full weekend of the month following the holiday.

POND SAFETY

PLEASE do not attempt to walk, shuffle, or crawl upon an icy pond; the ice may not be thick enough to support any weight. Also, many of the ponds are still flowing below the surface which means the pond will not freeze solid. Please keep children and animals away from the ponds.



PACKAGE THEFTS

'Tis the season! This can be a joyous time of year, but it is also well-known that thefts of doorstep deliveries also occur this time of year in all areas of Reno/Sparks.

Here are some suggestions to help

protect yourself from having your packages stolen.

- Have your package delivered to your work.
- Have your package delivered to the home of a relative or friend that you know will be home.
- Have your package held at your local post office for pickup.
- Take advantage of "Ship to Store" option that many stores offer.
- Amazon offers a locker feature called Amazon Hub Locker that allows you to pick up your package from a secure location. Please check directly with Amazon for this program.
- Request that your packages require a signature for delivery.
- Ask your carrier to place package in an area out of plain view.

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COMMUNITY REMINDERS

1. **Trash & Recycle Containers:** Shall not be placed out any sooner than Monday morning and shall be stored out-of-sight by Monday evening.
2. **Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch office.
3. **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.

CRHA OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting

November 10th @ 5:00 pm

December 15th @ 5:00 pm

January 12th @ 5:00 pm

Please join the meeting from your computer, tablet, or smartphone:

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

You can also dial in using your phone:

United States: +1 (312) 757-3121

Access Code: 770-456-621

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

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

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.

LIVE DOGS OF CAUGHLIN RANCH LOVE ♥ BARK

Buddy

12-YEAR OLD TERRIER MIX RESCUE
OWNERS: WOHLGEMUTH FAMILY



Rusty

16-YEAR OLD
POODLE-BICHON MIX
OWNERS:
BOB & DESSIE FELDER



Bear

1-YEAR OLD DACHSHUND/BULLDOG MIX
OWNERS: SALLY & JASON WILLIAMS



Macie

6-YEAR OLD YELLOW LAB
OWNERS: HALL FAMILY
OF EVERGREEN
MACIE LOVES CHASING SQUIRRELS
AND SWIMMING IN THE
STEAMBOAT DITCH



Fifty

17-MONTH OLD
GOLDENDOODLE
OWNER: LOURDES MISH



Carlee

5-YEAR OLD YORKSHIRE
TERRIER
OWNER: DAVID BENJAMIN



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

2022/2023 CRHA Community Events

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2022

**Angel Tree & Senior
Blanket Drive**
Nov. 1st thru 30th
*See details on page 13 of
this publication or call
the HOA office*

Annual Homeowner Dinner

Weds., Nov. 16th
Reno Elks Lodge
5:30 to 6:30 pm
*Annual Meeting
immediately follows*

2022 Budget Ratification & 38th Annual Members Meeting

Weds., Nov. 16th
Beginning at 6:30 pm
Reno Elks Lodge

2023

Spring Wine
Thurs., April 6th TBD
5:00 to 7:00 pm

Garage Sales
Fri., Sat. & Sun.
June 2nd, 3rd & 4th
7:00 am to 3:00 pm
*Individual garages/
yards CRHA will
advertise the event
and compile the
addresses of those
participating*

Spring Bird Walk / Watch

Sat., June 10th
8:00 to 10:00 am
*Meet at CRHA
parking lot*

Shredding Day

Sat., June 17th
9:00 am to 1:00 pm
*Office or Village Green
Park*

Operation BackPack

June 15th thru August
12th Tentative TBD
8:00 am to 5:00 pm

Artown Concerts in the Park

Every Sunday in July
July 2nd, 9th, 16th,
23rd, & 30th
6:00 to 8:00 pm
*Village Green Park
Amphitheater*

CRHA Annual BBQ

Sat., Aug. 26th
1:00 pm to 4:00 pm
Village Green Park

Fall Bird Walk/Watch

Sat., Sept. 9th
8:00 to 10:00 am
*Meet at CRHA
parking lot*

Cross Peak Hike

Sat., Oct. 14th
9:00 to 11:00 am
*Meet at CRHA
parking lot*

Garage Sales

Fri., Sat. & Sun.
Oct. 6th, 7th & 8th
7:00 am to 3:00 pm
Individual homes/yards

Oktoberfest

Thurs., Oct. 12th TBD
5:00 to 7:00 pm

Angel Tree

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

Annual Homeowner Dinner

Wed., Nov. 15th TBD
5:30 to 6:30 pm

39th Annual Members Meeting & 2024 Budget Ratification

Wed., Nov. 15th TBD
Beginning at 6:30 pm



HOW ARE YOU STAYING WELL
DURING COLD/FLU SEASON?



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President's Corner

Continued from page 5

perishable foods anytime during office hours Monday through Friday from 8 am to 5 pm.

ANNUAL MEMBERS MEETING & SPAGHETTI DINNER

If you've never been to a CRHA Board meeting before, this is the one to attend! This year's event will be at the Elks Club (see details page 16). We start the evening with a complimentary spaghetti dinner including dessert and adult beverage or soft drink. Plus this year we added a raffle with some fantastic prizes. It's a great way to meet your neighbors, enjoy some food & drink, and if you stick around, learn more about your Board and what they are accomplishing for our homeowners.

And speaking of the Board, we are always looking for new blood to join us. Please consider coming for dinner, meeting our Board members and learning more about getting involved in your community!

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

3

WAYS TO GIVE BACK IN CAUGHLIN RANCH THIS HOLIDAY SEASON

ANGEL TREE & SENIOR BLANKET DRIVE

The 2022 Angel Tree program will be held again this year. We will continue our partnership with Alice Smith Elementary School and Washoe County Senior Services. **Starting November 1st through the end of November**, regular community email blasts will be sent advising the Angel Tree wish lists for 100 children and 25 seniors.

Because of its success last year, a Blanket Drive for Seniors will also be conducted again this year.

Office staff will be more than happy to assist you with your Angel Tree selection(s). The Angel Tree wish lists for the children and seniors will be available for pick up (or we can e-mail the wish list to you). Please call ahead 775-746-1499 or email at events@caughlinhoa.com so that staff can have your preferred child/senior Angel wish list ready for when you arrive at the office.

FOOD BANK OF NORTHERN NEVADA

A donation barrel is available in the Association office year-round. The need is even greater during the holiday season, so please help fill the barrel with non-perishable, non-expired foods that will be distributed to families in need in Northern Nevada.



DON'T MISS THE 24TH ANNUAL

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GET TO KNOW *Kim Teepe*

YOUR CRHA ASSISTANT MANAGER & ACC/CC&R COMPLIANCE OFFICER

1. **TELL US HOW LONG YOU'VE been working for CRHA and what your main responsibilities are in your position.** *I've been here for six years. I am the Compliance person and ACC Coordinator.*
2. **What did you do before coming to work for us?** *I worked at a management company as a Community Manager and at an attorney's office.*
3. **What's the hardest thing about your job?** *Telling people why they can't do something and letting people know they did something without approval.*
4. **What do you enjoy most about your job?** *Meeting new people.*
5. **Where are you originally from and when did you move to Northern Nevada?** *I am from Long Island, NY. I moved here in 1997 to be closer to family.*



6. **Tell us about you — family, pets, hobbies, etc.** *I have a daughter who is 24 and my son is 20 and attending UNR for nursing.*
7. **Tell us something else unusual or different about yourself.** *I enjoy baking. Halloween is my favorite holiday. My kids and I love to go to haunted houses.*



TOP PHOTO: Kim with her son William and daughter Brittney in Hawaii.
BOTTOM PHOTO: The family dogs: Loki, a golden retriever and Dexter a Yorkie. Not pictured: Mack, also a Yorkie.



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LANDSCAPE & MAINTENANCE UPDATE

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



MISCELLANEOUS PROJECTS/WEEKLY MAINTENANCE

(As of 10/7/22)

- Irrigation systems being repaired and adjusted daily.
- Irrigation start times down to one start time per watering day.
- Maintenance crews are mowing weekly along with cleaning planter beds and trimming shrubs.
- Maintenance crews are working on the second round of defensible space cleaning.
- Third and final fertilizer application is completed.
- Working with the Association's engineer, Seth Padovan & Kent Hanford, on Caughlin Glen creek crossover replacement.
- 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.

SMALL LANDSCAPE PROJECTS

- Village Green Park Pathway repair is completed.
- Village Green Park parking lot repaired, sealed and re-stripped.
- Slurry seal for the scheduled 2022 path repairs is complete.
- Office parking lot repaired and sealed.
- Replacing some the plants along lower Caughlin Pkwy.
- Installing two memorial benches around the first set of ponds on lower Caughlin Pkwy.
- Sprinkler adjustment along paths in Village Green Park.
- Installing the holiday lights soon.

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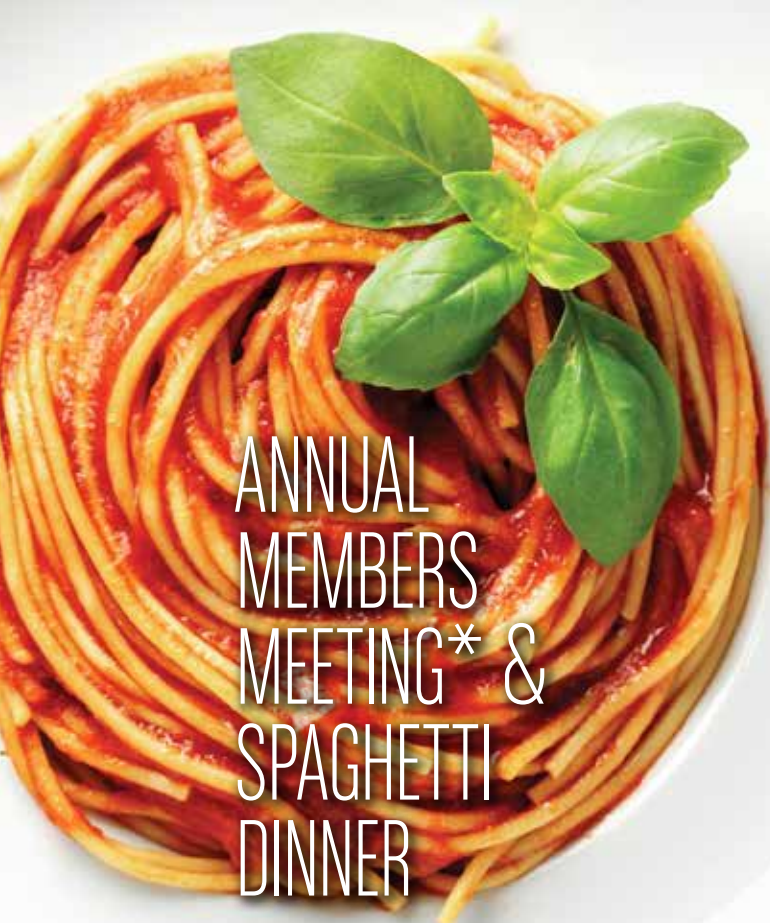


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Please join the CRHA Staff and Board of Directors for an evening filled with good food, information and celebration as the Association holds its Annual Members Meetings and Spaghetti Dinner!

THIS YEAR'S MEETINGS WILL BE HELD AS FOLLOWS:

November 16, 2022

Reno Elks Lodge, 597 Kumle Lane, Reno

Dinner is served at 5:30 pm

(arrive anytime after 5:00 pm)

General Board Meeting at 6:30 pm & Annual Meetings follow

Please note the new location this year at the Reno Elks Lodge.

The complimentary spaghetti dinner includes your dinner, dessert and one beverage (house wine/beer or soft drink).

We are supporting the Food Bank of Northern Nevada at this event, so please bring at least two items per guest (non-perishable, non-expired), or a \$5.00 donation.

A Raffle event will be held during the dinner. Great items such as a hand-crafted wooden side table, a watch valued at \$595, El Dorado wines, and various gift cards are some of the raffle items.

Please RSVP as space is limited to 125. **RSVP no later than Noon on Thursday, November 10th** to: events@caughlinhoa.com, or you may call the office at (775) 746-1499.

**For all the information and details about the Annual Meetings and Elections, please refer to the mailing packet that was sent out in October, or visit the website at www.caughlinhoa.com.*



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Caughlin Ranch

Below are the dates for the remainder of 2022 & January 2023 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.

November 3rd	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
November 14th	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.
November 16th	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
December 2nd	Board Orientation Training 9:00 a.m. – Noon (TENTATIVE)
January 23rd	Board Agenda Workshop 4:00 p.m.
January 25th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.

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 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 (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.

COMMISSIONER ALEXIS HILL MEETS WITH CRHA RE: TRAFFIC CONCERNS



By Lisa Nunley



AS MOST CRHA MEMBERS KNOW, traffic and vehicles speeding through Caughlin Ranch (mostly on Caughlin Parkway) has increased dramatically in the past year or two.

Homeowners Bill Houston and Donn Daggett have spearheaded an effort to find solutions to this ever-growing problem. They arranged a meeting with Washoe County Sheriff Balaam earlier this year, were successful in having speed tracking trailers placed on Caughlin Parkway, and most recently coordinated a meeting with Commissioner Alexis Hill.

Board President Al Dennis, Homeowners Bill Houston and Donn Daggett, and GM Lisa Nunley met at Caughlin Ranch with Commissioner Alexis Hill on September 15th to discuss concerns about vehicle speeding on Caughlin Pkwy and the dangers residents and wildlife face because of the speeding. Possible solutions were presented to Commissioner Hill who was receptive to the concerns and provided positive comments on the County's potential ability to assist with some of the requested recommendations. She stated there would be follow up from her office in approximately one month. Stay tuned for updates on the progress. Many thanks to Bill and Donn for their tireless efforts on this issue.

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President Al Dennis and family at the Annual BBQ on August 28th.



A celebration after reaching the top of Cross Peak on October 15th.



Fall Bird Watch/Walk September 10th.



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