

IMPORTANT HOA NEWS INSIDE!

MAY/JUNE 2023

# Caughlin

RANCHER

The Official Magazine of the Homeowners Association

## THE M<sup>C</sup>CAFFERYS: A Caughlin Ranch Playbook

Story p. 6



Summer Concert Series is Back!  
Every Sunday in July page 15

Weeds & Goats & Sheep!  
Grazing helps with defensible space page 5

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**Al Dennis**  
President

## PRESIDENT'S CORNER

# Get Pre-Approval for Spring Projects

**AS I WRITE THIS**, I am looking out at another two inches of snow! This has been an incredible winter and we will need to show much patience toward our landscape crew as they work

at cleaning up the Ranch. I know that we all are going to get out and work in our yards as the weather warms but remember to check with the office to see if any of the changes require ACC approval. Don't get caught in the "ask for forgiveness after the fact" scenario. Get permission before you start those projects.

## SHEEP & GOATS HELPING WITH DEFENSIBLE SPACE

We are bringing in sheep and goats this summer to try and get ahead of the fire load along our outer boundary of the Ranch. Please take extra care to keep your dogs under control around the livestock. They are scheduled to be here around six weeks – probably starting end of May or early June.

## ASSESSMENT INCREASE?

The cost of running and maintaining the Ranch continues to climb, as does everything else. Our budget and finance committee tells us that we are most likely in need of another assessment increase in 2024. We are watching this closely and will report as we know numbers.

## DUCKS, DUCKS AND GEESSE...

Please use extra care toward our local wildlife as you travel our streets and pathways. This is the time of year where we have smaller ones that are more easily hit or wounded. We are still working with the City and County to make our roads safer for all.

— Al Dennis, PRESIDENT  
al@caughlinhoa.com

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# Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

**VOL. 16, ISSUE 3**

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**ON THE COVER:**  
The McCafferys at home  
in Caughlin Ranch.  
Story page 6.  
Photo by Toni Gonyea,  
Dragonfly Creative  
Photography.



**Lisa Nunley**  
General Manager

## FROM THE GENERAL MANAGER

### *Greetings to All!*

AS I TYPE THIS, I am confidently proclaiming that yesterday (April 3rd) was the last day we would see measurable snow for this season. But then, I think I said that not too long ago, so – fingers crossed!

Board Meeting the Board agreed to pursue a contract with a local rancher who will bring sheep and goats to the upper areas of Caughlin Ranch to address our defensible space needs. We are all looking forward to this collaboration and need everyone's help to ensure this is a success. What can you do? Give the animals space, ensure your pets are on a leash if you are anywhere near the areas, and pay attention to signage. There will be more information and communication about this project as we near the start date. (If you are not on our email list, please contact the office 775-746-1499 or [admin@caughlinhoa.com](mailto:admin@caughlinhoa.com) so we can send you the homeowner sign up forms.)

### WET WINTER BRINGS SPRING FLOWERS

With the hopeful onset of warmer weather, we are looking forward to snowmelt and the ability of the seasonal crews (welcome back!) to begin their annual spring/summer cleanup and maintenance throughout the community. Water availability for irrigation should not be a challenge this year, which means there will be plenty for the wildflowers and other annual flowers which I know you all look forward to seeing as you drive and walk through the Ranch.

### WEEDS AND GOATS AND SHEEP!

The extra precipitation also means additional weeds. At a recent

### ANNUAL AUDIT

Other important work has been taking place inside the HOA office. Most recently, McClintock Accountancy performed the Association's annual audit for 2022. They informed the Board of Directors that this year's audit was, once again, an unmodified/clean opinion which is the highest opinion that can be provided. Each year, McClintock conveys a special thank

*Continued on page 17*

# Perfect Gifts for Mom & Dad

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# THE M<sup>c</sup>CAFFERYS:

## A Caughlin Ranch Playbook

By Bridget Meade

A **M<sup>c</sup>CAFFERY MUST-HAVE FAMILY PHOTO** is a shot of them lined up in a football stance. Ed and their two sons, Aiden and Ashton, are on the line of scrimmage with Tanya at quarterback.

The photos speak to their love of football and how they work together as a team. It also proves that their eyes are always on the goal line. They are extremely dedicated to the Caughlin Ranch community and the Northern Nevada restaurant industry. Their commitment, passion, and resilience have made their success possible.

### A TRUE HOMECOMING

A natural storyteller, Ed is a walking encyclopedia of Reno's history. Born and raised near Hunter Lake, Ed spent his childhood in the foothills of the Toiyabe National Forest.

"We used to drive up here and shoot our shotguns," he said. "My first Caughlin Ranch home was part of our first subdivision – The Heights. One day my first wife asked me how I used to shoot in the foothills when I was a kid."

"So we went to the back of the hill on my property," Ed recalled. "We found the little army men and clay disks we used to shoot as kids. As teens, we'd go to Moss Lake and party every weekend. I know this area like the back of my hand."

Ed attended the University of Nevada, Reno, then moved to San Diego for graduate school at the University of San Diego. He lived there for eight years, and then he got a call from his sister, Tammy Dermody. She told him that Brunsonbuilt was building custom homes in the Caughlin Ranch area. There was an opportunity for Ed to come in as an equal partner.

"At that point, I had lived in Southern California for nearly a decade," he said. "But I thought Reno was not a bad place to raise a family, and I moved back. I never thought I would."

That phone call started it all.

Since then, Ed and his team have developed two subdivisions in Caughlin Ranch – The Heights and Evergreen – as well as building hundreds of individual custom homes. He's completed over 50 remodels and continues to oversee custom builds and multi-family projects.

Ed has been on the Homeowners Association Board of Directors and the Architectural Control Committee. His business has undergone several iterations, including partnerships with Doug Brunson and Barker Coleman. He is now the founder and CEO of McCaffery Development, Inc, and works with subcontractors on his projects.

**The McCafferys at home: (L. to R.) Ashton, Tanya, Ed, Aiden**

## YEAH, BABY!

In fact, his subcontractor Paul Gordon is the one who introduced the couple.

"We met at an Austin Powers birthday party in May 2000," Tanya said. "One of his subcontractors, Paul, was dating one of my best friends, Christine, who was hosting the gathering. She'd asked me to help with the food."

Cooking is one of Tanya's passions and the reason her accounting firm, VAST, specializes in restaurants. As she was busy helping with food, Paul was working on getting work from Ed.

"Nothing made Paul happier than to hear Ed was set up with someone from the party," Tanya said. Four years later, the two were married. Their sons are now high school students at Bishop Manogue.

## A CHEF, A CHIEF FINANCIAL OFFICER, AND A COACH

Tanya was born in Los Angeles but grew up in Carson City.

"Growing up, I was committed to leaving the area," she laughed. "The minute I graduated from college, I was leaving. However, the offers I received from major accounting firms kept me here."

"I started VAST in 2002," Tanya said. "I was working for the national accounting firm Grant Thornton. This was just about the time that Sabanes-Oxley Compliance Act was made law. It changed my role at the firm, and I didn't want to be an auditor. I wanted to help small businesses, be their CFO, and provide value. So I bought a laptop on a high-interest credit card, wrote a business plan, and started calling everyone I had ever met."

She found an office in Caughlin Ranch and used the furniture from Ed's sales model in the Evergreen development.

"It was perfect for me because I was right next door to Caughlin Ranch elementary school when my boys were young," she said. "I could hear their school bell ring from my desk."

"We do a lot of accounting services that small business owners don't want to touch," Tanya said. "But where we set ourselves apart

Playing football in Mission Beach,  
San Diego in June 2021.



## UPCOMING COOKING CLASSES

- May 9** Kids Cook!
- May 10** Teens Cook!
- May 11** Spring Salads
- May 12** Fried Chicken & Waffles WS
- May 17** Techniques 2
- May 18** Taste of Venice
- May 19** Taste of Portugal
- May 20** Croissant WS
- May 23** Taste of Thailand
- May 24** Techniques 3
- May 25** Date Night – Grilling
- May 31** Techniques 4
- June 1** Herbs, Spices, Oils & Vinegars
- June 2** Taste of Southern Italy
- June 3** Artisan Bread WS
- June 7** Techniques 5
- June 8** Ramen & Asian Dumpling WS
- June 9** Grilling 101
- June 10** Handmade Pasta WS
- June 13** Stir-Fry WS
- June 14** Techniques 6
- June 15** Taste of Santa Fe

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Aiden, Ed & Ashton at a family wedding in Scottsdale, Arizona in February 2023.

is on the financial side of things like budgets and goal-setting. My office laughs that I have two rates: a therapist rate and an accounting rate.”

“That’s how I became a Reno Local Food Group co-owner,” Tanya said. “I was working with Mark Estee on some projects, which led to my investing in his group. Since then, we’ve opened and run Liberty Food and Wine Exchange, Overland Restaurant and Pub, Cucina Lupo and Pizzeria Lupo. We also own Great Basin Brewing company with three, soon to be four, locations.”

Tanya’s love of cooking and working with restaurants is how she came to purchase local small-batch salsa company Killer Salsa, in 2019.

Tanya and her team wanted to maintain the original owners’ vision but grow it. This included amping up production and a significant company rebranding. One of the initiatives included a wrapped Killer Salsa vehicle. It’s hard to miss — a lime green vehicle with a dancing tomato on the side.

“I threatened my kids that they would be driving the salsa-mobile or the Liberty Events van,” she laughed. “I wasn’t sure which one.”

## READY, SET, HUT

For as much passion as Tanya and Ed have for their businesses and community, their lives center around their children.

Born 19 months apart, Aiden and Ashton live a competitive life.

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"Whenever possible, I put them on the same team," Tanya laughed. "It worked out because our schedules are always crammed."

"They play the same position in football," Tanya said. "The last time that happened was in second and third grade. They both wanted to play second base in Little League. Now they're going out for the same position again on the Bishop Manogue football team. We'll see."

Ed and Tanya have played integral parts in every sport the boys have played. Ed has coached, and Tanya has been team mom or helped with snacks. Both would do set-up or clean-up duty for nearly every game.

When their sons joined Bishop Manogue's football team, Ed was always on the chain gang on the sidelines. Tanya helped at a few of the games as well. "When the boys started weighing more than I did and coming at me full speed, I knew I was out," Tanya laughed.

## RESILIENCE

And yet, for all of the McCafferys' success and positive impact on the community, it doesn't mean they haven't faced their challenges.

Before the market crash in 2007, Ed was in the process of building out the first subdivision. "The market was so crazy," he recalled. "I would raise the prices by \$100,000 because we

were so busy and couldn't build them all. We'd sell three in a weekend."

Four years later, he had to write checks to sell homes.

"Ed got hammered in 2007, 2008, and 2009," Tanya said. "I got hammered in 2010 and 2011. A lot of my clients at the time were construction companies. I lost 50% of my business overnight because three contractors went under. By the end of 2011, we were haggard."

For the McCafferys, it was worse than Covid. The experience made both reexamine their businesses and recession-proof them. Ed has shifted from only building custom homes to building custom homes and remodeling as well as building multi-family projects. Tanya diversified her client base and changed the way her billing system works.

## TOUCHDOWN

Ed and Tanya maintain humility and a wicked sense of humor.

"I like adversity," Ed said. "It makes you stronger."

Their commitment, passion, and resilience are the building blocks of McCaffery's companies and the Caughlin Ranch community. Most importantly, they are the backbone of their family. That's what sends them over the goal line.

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# IMPORTANT NOTICES & REMINDERS

## CRHA WEBSITE – DID YOU KNOW?

- You can find the latest community information and updates at [www.caughlinhoa.com](http://www.caughlinhoa.com)
- You can sign-up to receive community e-mail 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 info. and submittal documents
- You can find the Meetings and Events Calendar
- You can find answers to FAQ's
- You can find the CRHA Trail Map
- And, if you cannot find what you need, please contact us, we will do our best to assist!

## TRASH AND RECYCLE CONTAINERS

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 775-329-8822.

## A MESSAGE FROM TMWA ABOUT ASSIGNED-DAY WATERING

Know your assigned days. If the last number of your home or business address is:

**EVEN** (0, 2, 4, 6 or 8), you may run the sprinklers on Tuesdays, Thursdays and Saturdays.

**ODD** (1, 3, 5, 7 or 9), you may run the sprinklers on Wednesdays, Fridays and Sundays.

### ASSIGNED-DAY WATERING

<b>ODD ADDRESSES:</b> <ul style="list-style-type: none"> <li>✓ WEDNESDAYS</li> <li>✓ FRIDAYS</li> <li>✓ SUNDAYS</li> </ul>	<b>EVEN ADDRESSES:</b> <ul style="list-style-type: none"> <li>✓ TUESDAYS</li> <li>✓ THURSDAYS</li> <li>✓ SATURDAYS</li> </ul>
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**NO WATERING ON MONDAYS. DO NOT WATER BETWEEN NOON AND 6 P.M.**

[www.tmwa.com/conservation](http://www.tmwa.com/conservation) • 775.834.8005

**WATERING TIMES:** Normally, we ask that you shut your sprinklers off between noon and 6 p.m. from Memorial Day through Labor Day to conserve water.

Also, give your sprinklers a rest on Mondays, as this is a day we replenish our water system.

Outdoor watering increases water use of the average residential customer by up to 10 times during the dry summer months. Beyond the clear conservation benefit, assigned-day watering also helps to level off peak usage during the high-demand season.

Caughlin Ranch is considered a commercial property giving us the ability to water on different days and times. On Mondays, we give the irrigation systems a rest.

## WHO'S A GOOD BOY?! DID YOU KNOW THERE ARE 8 DESIGNATED OFF-LEASH AREAS IN WASHOE COUNTY:

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- Rancho San Rafael Park | 1595 North Sierra St.
- Somerset West Park | 2110 Hawk Meadow Trail
- Sparks Marina Park Dog Park | 300 Howard Dr.
- Virginia Lake Park Dog Park | 1980 Lakeside Dr.
- Wedekind Regional Park | 11 Disc Dr.
- Whitaker Park Dog Park | 550 University Terrace

**Please note that Caughlin Ranch is not on the list.**

When walking dogs within the CRHA community, all dogs must be kept on a leash and controlled by a person capable of controlling the dog. If dogs are found to be off leash, owners will be asked to either leash the dog or leave the community.

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

**ON-GOING REMINDERS:**

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

painting, etc), please contact the office for fence requirements which may be specific to your neighborhood.

- Speed Limit. Maximum speed limit in Caughlin Ranch is 25 MPH. Gated neighborhoods may have maximum speed limit of 15 MPH.
- Ducks and Geese (and other living things) have the right of way on all Caughlin Ranch roadways. Please be vigilant as you drive through the community; slow down and help save a life.
- Trailers (RV and otherwise) may not be parked within the community for more than 48 consecutive hours nor for more than five (5) days in a 30-day consecutive period.

**VILLAGE GREEN PARK  
ARTOWN CONCERTS**

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

You can do your part as well by properly disposing of trash, leashing and cleaning up after your dogs, and packing out items you brought with you to the event. Thank you for respecting the landscaping and other park equipment. We want to be able to continue to sponsor the concerts and invite the local community to visit our beautiful park.



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## CRHA OWNER ORIENTATION

### WELCOME TO CAUGHLIN RANCH HOA!

#### New Owner Orientation Via GoToMeeting

May 11th, June 8th & July 13th @ 5:00 pm

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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](http://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.

## CAUGHLIN GIVES BACK

**Food Bank of Northern Nevada** – A collection barrel is located in the lobby at the Association's office throughout the year. When it is full we contact FBNN and they pick up and provide us with an empty barrel so we may fill it up again! During events throughout the year (Wine Tasting, Shredding event, Annual BBQ, etc) we collect non-perishable food donations and cash that are given directly to the FBNN.

**Volunteers of America Backpack Drive** – CRHA

partnered with Volunteers of America starting in 2019 to support their Operation Backpack drive. This program connects children in need with a new backpack filled with grade-specific school supplies. CRHA collects monetary donations to support this worthwhile program. In 2022, those donations totaled \$3,835. Of all the organizations participating locally in this drive, CRHA raised the most funds. Let's do it again this year June 15th – August 12th!

### ANGEL TREE GIFT GIVING PROGRAM FOR CHILDREN AND SENIORS:

**Children Angels** – CRHA partners with Alice Smith Elementary School located in Golden Valley and supports 100 student Angels each year. School staff works with the parents to complete the wish lists with sizes and items they most need and gifts they want and forwards those to CRHA who in turn distributes to CRHA Community Members. Community members select their Angels and purchase gifts from the lists, wrap them and return them to the office.

**Senior Angels** – CRHA partners with Washoe County Senior Center in their Senior Angel program. In 2022 CRHA supported 48 seniors whose wish lists include basic needs items such as cleaning supplies, pet food and pet toys, small appliances, blankets and hats and gloves.

**Senior Blanket Drive** – Separate from the Senior Angels program, CRHA collects blankets to distribute to seniors in need.

### PROJECT 150 AND KIDS KOTTAGE -

**Socktober** – During the month of October CRHA collects socks which will be distributed between Project 150 and Kids Kottage.

- **Project 150** provides basic needs to homeless, displaced and disadvantaged high school students allowing them to focus on education and graduate from high school.
- **Kids Kottage** is an emergency shelter that accepts children who have been removed from their home by Washoe County Social Services due to abuse and/or neglect.

# Community Workshop

## SIERRA FRONT TRAIL

Come join us to learn more about the proposed Caughlin Ranch segment of the Sierra Front Trail. Kevin Joell from Sierra Trail Works, and Joanne Lowden, Natural Resource Planner with Washoe County, will be presenting the plans for a connecting portion of the Sierra Front Trail above Caughlin Ranch.

This in-person workshop will be held on Tuesday, May 16<sup>th</sup> at 5:30 pm in the HOA office main conference room.

**Please RSVP** to [admin@caughlinhoa.com](mailto:admin@caughlinhoa.com) or 775-746-1499 if you plan to attend so we can prepare accordingly. Thank you.



# Many Thanks & Appreciation

*to Outgoing Board Member,  
Margaret Getz*

THE BOARD OF DIRECTORS joined together during the January 25, 2023, Board of Directors meeting to recognize outgoing Board Member, Margaret Getz.

Margaret faithfully served the Caughlin Ranch community from 2019 through 2022, and the Board thanked her for her expertise and dedication with the presentation of a plaque, flowers and gift card.

Please join the Board in saying,  
"Thank you, Margaret!"

Thank you! ❤️



Margaret with CRHA  
Board President Al Dennis.

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# 2023 CRHA COMMUNITY EVENTS

## Cross Peak Hike

Saturday, May 20th  
Meet at Longknife & Caughlin Pkwy  
9:00 to 11:00 am

## Garage Sales

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

## Spring Bird Walk/ Watch

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

## Shredding Day

Sat., June 24th  
Village Green Park  
9:00 am to 1:00 pm

## 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  
Village Green Park  
Amphitheater  
6:00 to 8:00 pm

## CRHA Annual BBQ

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

## Fall Bird Walk/Watch

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

## Cross Peak Hike

Sat., Oct. 14th  
Meet at Longknife &  
Caughlin Pkwy  
9:00 to 11:00 am

## Garage Sales

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

## Oktoberfest

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

## Angel Tree

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

## 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

## CATHOLIC CHARITIES DROP-OFF LOCATION— ACCEPTING YOUR GARAGE SALE LEFTOVERS

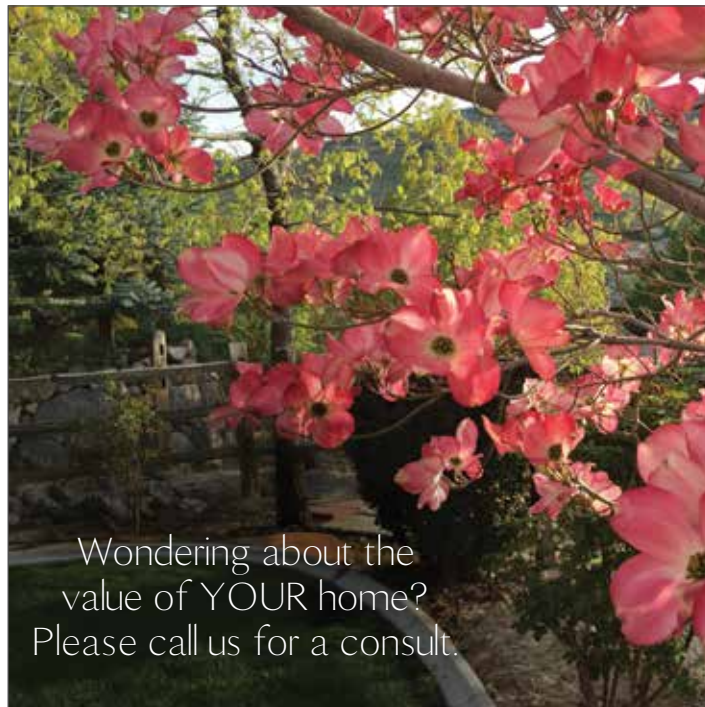
Catholic Charities has a convenient drop-off  
location at the corner of W. Plumb Ln. and S.  
McCarran Blvd. and will have extended hours  
during Caughlin Ranch's garage sale weekend:

**Sat., 6/3 – Open from 8 am to 6 pm  
(extended hours)**

**Sun., 6/4 – Open from 8 am to 4 pm  
(normal hours)**

### Items NOT accepted:

- Mattresses and box springs
- Large white appliances
- Entertainment centers
- Combustibles (gas, propane)
- TVs (except flat screens)
- Cribs or car seats
- Hospital beds/electric beds
- Waterbeds
- Incomplete, damaged, stained & disassembled furniture
- Dishwashers
- Window blinds
- Light fixtures/ceiling fans
- Filing cabinets
- Plumbing fixtures



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State Farm County Mutual Insurance Company of Texas, State Farm Lloyds, Richardson, TX

State Farm Florida Insurance Company, Winter Haven, FL



## BARTLETT+MINOR

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

Kathie NV Lic# 5.60976  
Marilyn NV Lic# 5.41280





# Concerts on the Green

AN ARTOWN EVENT

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

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**July 16**



**July 23**



**July 30**



**July 9**



**July 2**

**JULY 2:**  
New Wave Crave  
**JULY 9:**  
Left of Centre  
**JULY 16:**  
Mighty Mike  
Schmerer  
**JULY 23:**  
King Hippo  
**JULY 30:**  
Beatles Flashback



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# GET TO KNOW

Mike Heffner

Chair, Finance &  
Budget Committee



Mike & Barbara at the Caughlin Ranch Wine Tasting event at Black Rock Wine on April 5, 2023.

**Tell us how long you've been on this committee and give us a little background on your**

**involvement with the HOA over the years.** The Finance and Budget Committee charter was approved in May of 2010, but I was involved in the financial affairs of the HOA as a Board member a number of years before that. When I retired from the Board in 2013, I continued as Chair of the committee.

**Give us an overview of what this committee does.**

The F&B Committee is charged with analyzing and making recommendations to the HOA Board on a number of financially related issues – the annual audit, reserve and operating budgets, cash flow projections and investments. One area that receives a lot of attention is the preparation of cash flow projections several years into the future. That exercise evaluates several scenarios for inflation in labor rates, oil prices (which directly impact fuel and paving costs) as well as the cost of irrigation water. Based on the cash flow analysis we recommend whether or not assessment increases are required to maintain adequate cash balances in the future. The bottom line is that F&B acts as staff support to the Board on financial decisions.

**The HOA just went through their annual audit. Tell us a little about that process and how well the HOA did.**

Caughlin Ranch audit results would be the envy of any HOA, according to our outside auditors. They have cited us often as a “role model” in terms of preparation, organization and internal controls. So, for the past many years the primary role of the F&B Committee has been to again congratulate management and staff for a job well done.

**What is your professional background?** I'm a Georgia Tech Chemical Engineering grad and years later completed a Rice University MBA. I worked 40 years in the construction and oil exploration industry with Bechtel and BP. After five years in Bogota, Colombia and five additional years in Algiers, Algeria as president of BP's North Africa business, I retired in 2001.

**Are you involved with any other boards or non-profits?**

I'm on the Advisory Boards of the UNR College of Engineering and KUNR (our local NPR radio station on the campus). In spite of my complete lack of any musical skill I was asked to join the board of Bella Voce, our local women's choral group.

**Where are you originally from? When/why did you move to Reno and Caughlin Ranch?** I was born and raised in Miami, Florida. After college in Atlanta my only aspiration was to be a flower child in San Francisco. We have been greatly blessed to live, work and visit so many countries around the world. After retiring, we stopped in Reno on our way to somewhere else and never left. After 22 years, it's safe to say this is our forever home.

**What's your favorite thing about living in Caughlin Ranch?** The paths, the ponds, the birds and our incredible common areas.

**Tell us about you: family, pets, hobbies, etc.** Barbara and I have been married for over 37 years. We still love to travel internationally – Portugal next month, Indonesia next year. I'm a skier and golfer; Barbara is a genealogy guru.

**Tell us an interesting or unusual story about yourself.**

Some of our favorite trips happened shortly after terrorist attacks – Egypt, France, Colombia and Peru. We didn't anticipate these disruptions, but went anyway and discovered it was the very best time to visit because the grateful locals especially welcomed us, security was at its best and there were far fewer pesky American tourists competing for restaurant tables and popular attractions.



## FROM THE GENERAL MANAGER

Continued from Page 5

you to the Board and staff for being a model example for other associations. I would like to issue a special thank you of my own to Sandy Wheeler (CRHA's Financial Specialist) and our tax and accounting specialist, Tim Cleary, for their hard work in preparing the documents necessary to complete this audit.

To learn about other HOA business and events taking place here at the Ranch, please visit the Association's website at [www.caughlinhoa.com](http://www.caughlinhoa.com). There you will find Board meeting minutes, agendas, events calendars, association forms, documents, other important information, and more!

In closing, and in deference to this past winter, I leave you with a quote from Lilly Pulitzer.

*"Despite the forecast, live like it's spring."*

Best to you all this spring!

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

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## WHO SHOULD I CALL?

**CAUGHLIN RANCH**  
HOMEOWNERS ASSOCIATION

QUESTION OR CONCERN	CONTACT/AGENCY	PHONE NUMBER/WEBSITE
Emergency (Fire, Ambulance, Police)		9-1-1
Non Emergency Police – City; File Police Report	Reno PD Non-Emergency	775.334.2677; Reno.gov
Issues regarding city roads or right-of-ways	Reno Direct	775.334.INFO (4636)
Issues regarding county roads or right-of-ways	Washoe 3-1-1	3-1-1 or 775.328.2003
Washoe County Law Enforcement	Washoe County Sheriff	775.328.3001 <a href="http://Washoesheriff.com">Washoesheriff.com</a>
Nevada Road Conditions	Nevada Dept of Transportation (NDOT)	511; <a href="http://NVRoads.com">NVRoads.com</a>
Downed trees on power lines; Other electrical service questions	NVEnergy	775.834.4444
Trash or recycling pickup questions	Waste Management	775.329.8822; <a href="http://WM.com">WM.com</a>
City Sewer Service	City of Reno Sewer	775.334.2095
Water Service	Truckee Meadows Water Authority (TMWA)	775.834.8080
Washoe County Utility Services		775.954.4600
Stray animals, animal noise complaints, lost & found pets, etc.	Washoe County Animal Services	775.353.8900 Office 775.322.DOGS (3647) Dispatch <a href="http://Washoecounty.gov/animal">Washoecounty.gov/animal</a>
<b>CAUGHLIN RANCH HOA</b> Assessment payments; report common area maintenance concern; questions about the master association	Caughlin Ranch HOA	775.746.1499 <a href="http://Caughlinhoa.com">Caughlinhoa.com</a>

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## LANDSCAPE & MAINTENANCE UPDATE

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

### MISCELLANEOUS PROJECTS/ WEEKLY MAINTENANCE

(As of 4/6/23)

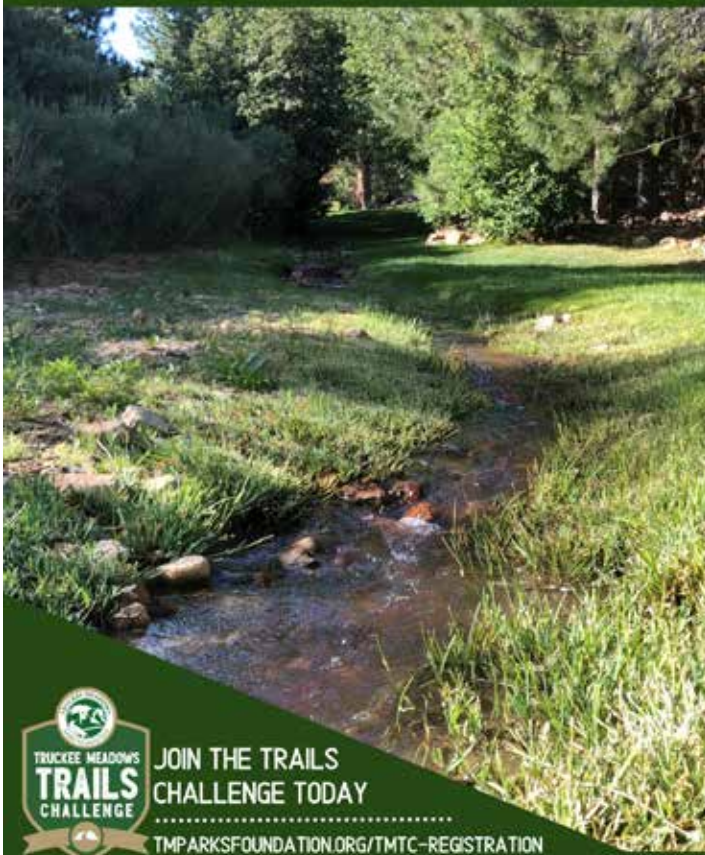
- Welcomed back the seasonal crew who started on 4/4/2023
- Spring cleanup is in full swing
- Hooking up the irrigation systems
- Ordered wildflower seed and spring flowers
- Removal of 27 downed trees from the winter storms
- Assessing damage from snow melt and address resulting maintenance and repairs

- Two new memorial benches to be installed in Caughlin Ranch
- Purchased a used F-150 to replace one of the older trucks
- Purchased some small maintenance equipment (weed eaters, chainsaws and two 30-inch lawn mowers)
- Replacing existing Caughlin Ranch HOA logo on the maintenance trucks with new logo
- Attended a Stormwater Compliance class
- All three parks are inspected and cleaned on a daily basis

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Below are the dates for the 2023 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2023 Annual Members/2024 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](http://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.

MEETINGS	<b>May 16</b>	<i>Sierra Front Trail Presentation &amp; Homeowner WS 5:30 pm</i>
	<b>May 18</b>	Board Strategic Planning Session 5:00 pm
	<b>May 22</b>	Board Agenda WS 4:00 pm
	<b>May 24</b>	Executive Session 5:00 pm   Board General Business Meeting 6:00 p.m.
	<b>July 24</b>	Board Agenda WS 4:00 pm
	<b>July 26</b>	Executive Session 5:00 pm   Board General Business Mtg. 6:00 p.m.
	<b>Aug. 21</b>	<i>2024 Budget Review Workshop 4:00 pm with Finance &amp; Budget Committee</i>
	<b>Sept. 25</b>	Board Agenda WS 4:00 pm (Final 2024 Budget Review)
	<b>Sept. 27</b>	Executive Session 5:00 pm   Board General Business Mtg. 6:00 pm (Approve 2024 Budget)
	<b>Nov. 2</b>	<i>Candidate Forum; Meet the Candidates 5:00 pm (if necessary)</i>
	<b>Nov. 13</b>	<i>Annual Ballot Deadline 11:00 am (if necessary)</i> Call 2023 Annual Meeting to Order at noon to open and tally Secret Ballots; Recess once completed. Board General Business Mtg. 4:00 pm   Executive Session 5:30 p.m. (or immediately following General Mtg.)
	<b>Nov. 15</b>	Re-convene 2023 Annual Members Election & 2024 Budget Ratification Mtg. at 6:30 pm Organizational Mtg. will immediately follow the 2023 Annual Members Election/2024 Budget Ratification Mtg.
	<b>Dec. 15</b>	<i>Board Orientation   Training 9:00 am – TENTATIVE</i>
*WS = Workshop		

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](http://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](mailto: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 NRS116.31083 (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 NRS116.31085 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 Ranch Homeowners Association  
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