



IMPORTANT HOA NEWS INSIDE!

JULY/AUGUST 2023

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

30 YEARS ON THE RANCH

A Look Back at Our
Landscape Supervisor's Career

page 5

Don't Miss the Remaining
Concerts in the Park

page 15

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ON THE COVER:

Randy Lisenby, CRHA's Landscape & Maintenance Superintendent, and his wife Susie pose next to the waterfall in Caughlin Ranch where Randy proposed 15 years ago. Story page 6.

Photo by Toni Gonyea, Dragonfly Creative Photography.

PRESIDENT'S CORNER



Al Dennis
President

The Best Time of the Year at the Ranch has Finally Arrived!

I HAD THE OPPORTUNITY to enjoy our common area this last weekend while sitting for family pictures with our children and grandchildren and the many flowers and animals we have here. Our photographer (Toni Gonyea, also the *Caughlin Rancher* cover photographer) says it is the best place she has seen for this activity. She is a great choice if you need a photographer (see her ad in this issue). Many thanks to our Landscape and Maintenance Supervisor Randy Lisenby and the crew for keeping the Ranch as beautiful and pristine as can be!

DOES YOUR PROJECT REQUIRE ACC APPROVAL?

This is the time of year when many homeowners want to update their yards and homes. Remember to contact the office and confirm whether the changes you are anticipating require ACC review and approval — don't get in the situation where you are asking for approval after the fact. The form can be found on our website at www.caughlinhoa.com.

CONCERTS AND OTHER EVENTS ARE BACK!

Sunday Concerts in the Park are back this year! Our staff and Events Committee worked hard to get the best groups here, and our Landscape Team are keeping the Village Green Park in tip-top shape. We also have the annual barbeque, bird watching and another Cross Peak hike coming up (see Community Events on PAGE 14). Remember to keep your pets on a leash when enjoying our trails and events.

WATCH YOUR SPEED

We still need to remain diligent about speed, pedestrians and wildlife while driving in the Ranch. New flashing signs have been installed and we are hoping for the crosswalks to be repainted as a warning to drivers.

— Al Dennis, PRESIDENT
al@caughlinhoa.com

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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

FROM THE GENERAL MANAGER

Warm Summertime Greetings to You All!

THE SUN IS OUT, the flowers are blooming, the grass is green, the birds are chirping — it's another beautiful time of year here in Caughlin Ranch! And it's a busy one too!

UPCOMING MAINTENANCE PROJECTS

At the last Board of Directors General Meeting the Board approved several projects. Some notable projects include this year's phase of asphalt maintenance (paths, walkways and Caughlin Creek roadways), HOA office and maintenance buildings repairs and repainting, and livestock grazing on the upper western common area parcels for the reduction of fire fuels and defensible space efforts.

SHEEP AND GOATS ARE GRAZING!

A project that began in early June is the fire fuels reduction project in the common area parcels above Eaglesnest using sheep and goats. This is the first time the Board has contracted with a local rancher to provide livestock for defensible space



efforts. Email notifications were sent to the community, notices placed in the previous edition of the Caughlin Rancher, as well as a notice posted on the Association's website. As of the writing of this article, the sheep and goats were delivered onsite and quickly got to work! We remind everyone who hikes in the area of the livestock to be sure to give the animals space, ensure your dogs are on a leash and pay attention to signage.

Continued on page 12



Special Events

7/2 Bubble & Boards
7/9 Penfolds Wine Dinner
7/14 Movie Night: Dumb & Dumber
7/16 Wine Walk
8/11 Movie Night: Pirates of the Caribbean
8/13 Marimar Wine Dinner
8/20 Wine Walk



Weekly Events

Mondays 3-5PM: Yappy Hour with Bone-ito
Wednesdays 6-9PM: Live Music at The Village

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Lunch Hours
Monday - Saturday: 11:30AM-2:30PM

Dinner Hours
Monday - Thursday: 3-9PM
Friday - Saturday: 3-10PM
Sunday: Closed





30 Years on the Ranch

L. to R. Caitlin & Matthew Lisenby holding Lucas (5 mos); Randy & Susie; Everly Rife (7); Cy Armstrong; Dani & Ryan Rife, Callan (2) & Weston (4)

Landscaping Superintendent Randy Lisenby Celebrates Milestone Anniversary

Written by Jessica Santina

THIRTY YEARS AGO, Randy Lisenby saw a “help wanted” ad in the newspaper. A young master-planned community in West Reno needed a landscaper. A native of Peoria, Illinois, Lisenby had sort of “fallen into” landscaping, having been drawn to working outside. Later, as a resident of Dallas, Texas, he’d owned a landscaping business. But in 1993, he and his wife and their son, Matthew, relocated to Reno in

search of a better climate and less traffic. Now he needed a job, so he answered the ad. The community was Caughlin Ranch, and a developer named Alan Means was looking to bring on a landscape maintenance superintendent to manage a crew of about eight (many of whom were seasonal) and oversee the maintenance and beautification of the common areas throughout Caughlin Ranch. Means hired Lisenby right away.

At the time, the crew’s equipment consisted of two or three trucks, a few shovels, and a couple of lawn mowers. But the community kept growing, rapidly filling the

Continued on page 6

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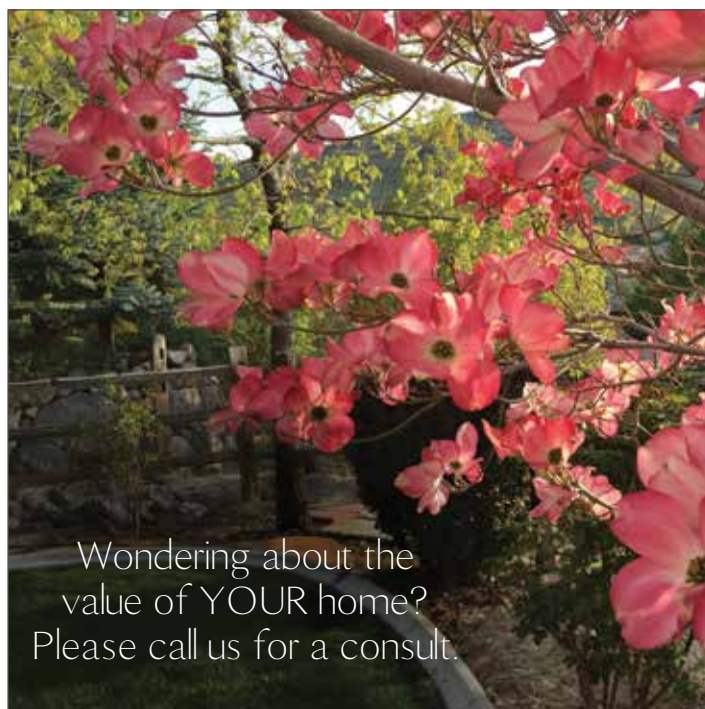
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L. to R. John Enloe (engineer with Stantec Consulting), Mike Heffner (former Board President), Ken Walters (former Board Director) and Lisenby at the ribbon cutting for the completion of the “Water Project” in 2013.

miles of walking trails, four parks, and 26 ponds. And with that physical growth came a growing need for employees, equipment, and budget to maintain it. These days, Lisenby’s crew numbers nearly 24 in summer (peak season), with a fleet of 11 trucks, a backhoe, a Bobcat, and an entire shop full of mowers, snow blowers, chainsaws, weed eaters, and more.

more than 2,300 acres of land between the Truckee River and Skyline Boulevard with over 2,200 homes in 29 subdivisions, 34 business parcels, 24

MAJOR ACCOMPLISHMENTS

Lisenby says most master-planned communities in the area contract out their landscaping needs, which would make Caughlin Ranch’s in-house landscaping crew one of the largest, if not the largest. Their work includes everything from mowing and fertilizing grass to pulling weeds, clearing leaves from the roughly 4,000 trees throughout the community; plowing snow; planting and caring for flowers; repairing and maintaining irrigation systems, parks, and playground equipment; maintaining ponds, lakes, and fountains; hanging and removing holiday lights at all 29 subdivisions’ entrances and other locations; clearing defensible space; performing flood

PARDON OUR GOATS.

This four-legged form of wildfire prevention is thanks to a partnership between NV Energy and the Nevada Division of Forestry. An insatiable appetite for specific local vegetation eliminates the need for crews to use heavy machinery to clear dry, hazardous brush in remote areas.

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mitigation activities; and sustaining wildlife protection efforts. In 30 years, he has seen some remarkable things. Take, for example, the sight of people kayaking down a greenbelt during floods, watching a crew member running for his life from a bear after getting too close to her cubs, and numerous run-ins with rattlesnakes.

One of his proudest moments was something he and others simply call “the water project.” In 2013, Lisenby and his crew installed 11 pumps into ponds throughout Caughlin Ranch to capture water flows from Steamboat Ditch — an endeavor that took roughly a year and a half to complete and enabled water flow into the irrigation system for the common areas. This simple measure saves the community and its residents more than \$200,000 a year.

He and the crew are also quite proud of the newly revamped Village Green Park, which received new playground equipment — the third of Caughlin Ranch’s three parks to get such an upgrade.

PLENTY OF FANS

Of course, you can’t work at Caughlin Ranch for 30 years and not acquire fans.

Mike Heffner, who at the time of the water project was president of the HOA board, is one of them. “One of the amazing qualities of Randy is his great relationship with the landscape crew,” Heffner says. “He knows all of them by first name, and they sincerely appreciate the support they get from him. Most of the landscape crew return year after year because of their loyalty to Caughlin Ranch, which is a major factor contributing to the quality of our common areas.”

As part of the original landscape maintenance crew in the 1980s, Troy and Travis Means, sons of developer Alan Means, were responsible for maintaining the beginnings of the first common area and trail developments. Although they eventually

went on to own and operate HomeCrafters, who have been responsible for developing some of the subdivisions in Caughlin Ranch, they still take great pride in its appearance.

“It has been a pleasure to see the benefit of all the hard work that Randy and his crews have put into the maintenance of the common area system over the years,” says Troy. “Having been a part of that in my younger days, I can truly appreciate how much work goes into maintaining it and making everything beautiful. I have had the pleasure to work with Randy over the years while we have built our own projects in Caughlin Ranch. I have always found Randy to be approachable, professional, dedicated, and very accommodating. His knowledge base of the Caughlin Ranch common area system is unmatched. I know a few of the maintenance workers under his supervision, and I know they really enjoy working for him. Randy is a true and loyal asset of Caughlin Ranch, and we residents are very fortunate to experience the fruits of his labor.”

Lisenby is certainly a fixture in the neighborhood, known by many residents on sight. In fact, it’s one of the reasons he and his wife of 15 years, Susie, don’t live in Caughlin Ranch: “I can’t live here and work here ... I’d never get a day off!” He says that when he was a single parent living on Mayberry Drive, he occasionally found notes left on his door and truck by anxious residents needing his help. Such is the price of great service.

With 30 years under his belt, you might be wondering if Lisenby has any plans to retire. Not quite yet, he says. “She’s my baby,” he says of Caughlin Ranch. “It’d be tough to walk away.”

Between him and his wife, they have three kids in their 30s, as well as four grandchildren. It would be nice, he says, to spend their days chasing grandchildren around.

“I’m thinking another eight years or so, at least, before I retire,” he says. “But then again, I’m not the retiring type. You know, you can only play so much golf. Why leave a good thing?”

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IMPORTANT NOTICES & REMINDERS

CRHA PONDS

CRHA ponds are not for swimming, wading or fishing. Please be respectful and do not permit your pets to chase or harass the birds or other wildlife in or around the ponds. Also, please remind your family members that the fish provide an important service to the community by keeping the mosquito population at bay; they are not meant for recreational fishing. There are also turtles, crawdads, and other such critters that cohabitate peacefully in the ponds. Let's all enjoy seeing (and not touching) them during the summer season.

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). Pedestrians, ducks, and geese (and other living things) have the right of way on all Caughlin Ranch roadways. Please be vigilant

as your drive through the community. Slow down and help save a life. Be especially careful at crosswalks. Allow pedestrians and wildlife to safely cross the street before proceeding on your way.

PATHS AND TRAILS

Bicyclists, skate boarders, and other non-motorized wheeled transports are reminded to yield to all foot traffic on the paths and trails. Please travel slowly and cautiously and be aware of walkers, joggers, strollers, and dogs (who must be on leashes). Motorized vehicles, scooters, ebikes, etc. are not permitted to travel on the paths, trails or sidewalks in Caughlin Ranch HOA. To obtain a copy of a map of the CRHA trails, please visit the HOA office or the website.

DOGS

This is the time of year we see more dogs off-leash. The City of Reno, Washoe County and Caughlin Ranch HOA require dogs to be on a leash at all times when not confined in a yard, 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 AND FOUND

All Lost & Found items turned in to the CRHA office are retained for a minimum of 30 days. Examples of items turn in

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over the years include car keys/fobs, eyeglasses, cell phones, etc. If you have lost something in Caughlin Ranch, please call the HOA office at 746-1499 to check if it has been turned in.

WATER AND IRRIGATION

Please call the HOA office 746-1499 to report all water-related issues, even during after-hours. 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.

CRHA WEBSITE – DID YOU KNOW?

- You can find the latest community information and updates at www.caughlinhoa.com
- You can sign-up to receive community email blasts
- You can find copies of Board Meeting Minutes and Financial Reports

- You can find copies of the current CC&Rs, R&Rs and other governing documents
- You can find the Common Area Maintenance Schedule
- You can find ACC plan review information and submittal documents
- You can find the Meetings and Events Calendar
- You can find answers to FAQs
- You can find the CRHA Trail Map
- And, if you cannot find what you need, please contact us, we will do our best to assist!

A MESSAGE FROM TMWA ABOUT ASSIGNED-DAY WATERING

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

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

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

WATERING TIMES: Normally, we ask that you shut your sprinklers off between noon and 6 pm 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.

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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.

ON-GOING REMINDERS

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

CRHA OWNER ORIENTATION

Welcome to Caughlin Ranch HOA! The New Owner Orientation is via GoToMeeting. Please join the meeting from your computer, tablet, or smartphone. The dates are:

- July 13th, August 10th, September 14th at 5 pm
- <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. Visit: <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.

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CAUGHLIN GIVES BACK

Food Bank of Northern Nevada (FBNN) 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.



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- » Programs for players in grades 2-12

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FROM THE GENERAL MANAGER

Continued from Page 4

IT'S BUDGET TIME AGAIN

It's also that time of year again when the staff begin working together with the Finance & Budget (F&B) Committee and the Board of Directors to draft next year's annual operating and reserve budgets.

During the next two months the draft 2024 budgets will be developed and fine-tuned so they may be presented to the Board for consideration at the September 25th Board of Directors meeting. Once approved by the Board, the budgets are mailed to the homeowners (in the Annual Meeting mailer) and subsequently ratified at the Members' Budget Ratification Meeting to be held on November 15th. Budget development is a process; a meticulous process involving dedicated volunteers and supportive staff.

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 special people of Caughlin Ranch, and (most importantly) upcoming CRHA events!

May your summer be a memorable one.

— Lisa Nunley, CMCA, AMS, PCAM

General Manager/Supervising Community Manager

Summer & Fall

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LANDSCAPE & MAINTENANCE UPDATE

By Randy Lisenby,

Landscape & Maintenance Superintendent

NV CONTRACTOR'S LICENSE #0081131

MISCELLANEOUS PROJECTS/ WEEKLY MAINTENANCE

Since the last report, we have been busy with the following:

- Seasonal crew started in early April and have hit the ground running.
- Cleanup efforts following the long winter still ongoing throughout the Ranch.
- Irrigation system is up and running. Steamboat Ditch was turned on May 23rd.
- Planted summer annual flowers.
- Completed the replacement of 35 trees that were damaged and removed due to the winter storms.
- Still removing broken tree branches throughout all common areas resulting from the storms.
- Fertilized turf for the second time this season.
- Addressing any remaining issues resulting from snowmelt.
- Two new memorial benches installed in Caughlin Ranch.
- Purchased replacements of small maintenance equipment (weed eaters, chainsaws and two 30" lawn mowers).
- New Caughlin Ranch logo decals installed on the maintenance trucks (and Ford Escape).
- Attended Stormwater Compliance class earlier in the year.
- Sheep grazing has begun on common area parcels above Eaglesnest. This is for fire fuels reduction and defensible space efforts.
- Crews have begun seasonal defensible space efforts.
- Irrigation team is rebuilding pipes from pumps to main line in various ponds.
- All three parks are inspected and cleaned daily.

IRRIGATION LEAKS? Call (775) 746-1499 anytime.

COMMITTED TO CAUGHLIN RANCH

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2023 CRHA COMMUNITY EVENTS

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

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

Fall Bird Walk/Watch

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

Cross Peak Hike

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

Garage Sales

Friday, Saturday & Sunday,
Oct. 6th, 7th & 8th
Individual homes/yards
7:00 am to 3:00 pm

Oktoberfest

Thursday, 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

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

39th Annual Members Meeting & 2024 Budget Ratification

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

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION



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 Washoesheriff.com
Nevada Road Conditions	Nevada Dept of Transportation (NDOT)	511; NVRoads.com
Downed trees on power lines; Other electrical service questions	NVEnergy	775.834.4444
Trash or recycling pickup questions	Waste Management	775.329.8822; WM.com
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 Washoecounty.gov/animal
CAUGHLIN RANCH HOA Assessment payments; report common area maintenance concern; questions about the master association	Caughlin Ranch HOA	775.746.1499 Caughlinhoa.com
Community Patrol (Onsite Thursday through Sunday, 2–11 pm) Report unauthorized activities in common areas (ex: dogs off leash, harassment of wildlife, fishing in ponds, loud disturbances, etc.)	ESI	775.247.6738 (while onsite) 775.626.3000 (Dispatch)
Irrigation Leaks	Caughlin Ranch HOA	775.746.1499 (no emails please!)



artown

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.



July 9

JULY 9:
Left of Centre

JULY 16:
Mighty Mike Schermer

JULY 23:
King Hippo

JULY 30:
Beatles Flashback



July 30



July 23



July 16

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Caughlin Ranch Wine Tasting

APRIL 5, 2023

BLACKROCK WINE COMPANY

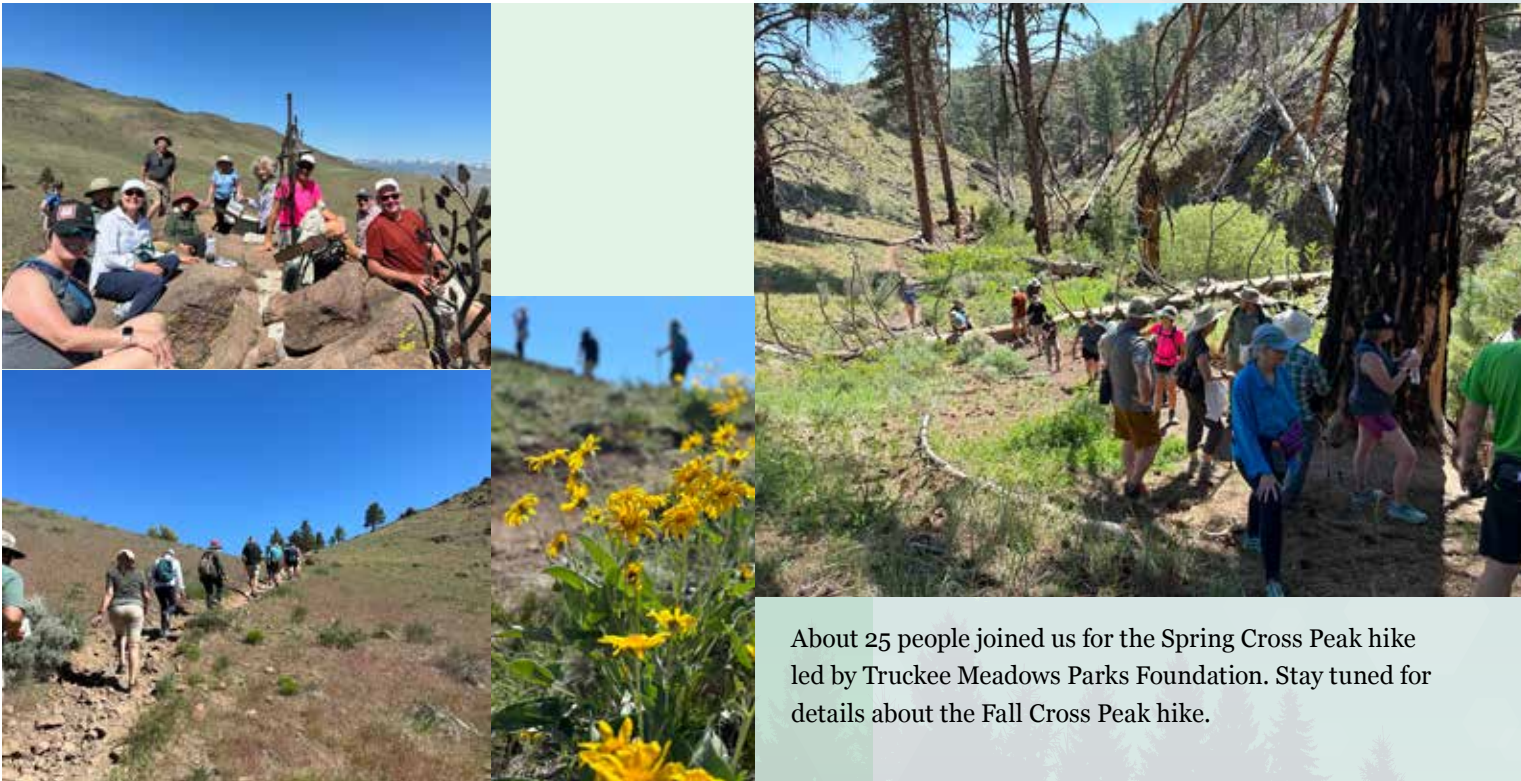


ALMOST 100 RESIDENTS turned out for our Spring wine tasting event. It was great to see everyone out and about enjoying a little social time after a long winter hibernation! Thank you to the Caughlin Ranch HOA for sponsoring and the help of staff and the events committee for putting it together!

Stay tuned for either a Fall wine tasting or Oktoberfest beer tasting. Details to come.

CROSS PEAK HIKE

MAY 20, 2023



About 25 people joined us for the Spring Cross Peak hike led by Truckee Meadows Parks Foundation. Stay tuned for details about the Fall Cross Peak hike.

GET TO KNOW

Jon Ericson

Member, Architecture Control Committee

What made you want to get involved with the HOA and join this committee? My wife (who is the publisher of this magazine and also on the Events Committee) told me I had to! But also, they needed an engineer, and I was happy to do it.

What is this committee responsible for?

How often do you meet? We meet twice a month and review all ACC requests and either approve, approve with changes, or deny the request. The ACC has very specific written guidelines that we refer to for most of the requests.

What is your professional background? I am a licensed Civil Engineer and Professional Traffic Operations Engineer. I worked for my Dad's firm, SEA Engineers for 13 years right out of high school until 1997 when Stantec Consulting bought them out. I continued to work for Stantec until 2003 when I joined the City of Sparks as the Transportation Manager. I was promoted to my current position, City Engineer, in 2017.

Where are you originally from? 3rd generation Nevadan, born and raised.

What's your favorite thing about living in Caughlin Ranch? It's nice to live in a community that's well maintained. I also like being able to drive to anywhere in the Truckee Meadows in 20 minutes.

Tell us about you: family, pets, hobbies, etc. My wife Lisa and I raised our two kids Grace (23) and Cooper (21) here. We have a 2½ year old Golden-doodle named Marty who is now our baby since the kids moved out. We love to ski at Mt. Rose and

hike the trails behind Caughlin Ranch, go to Tahoe, take trips to Lake Almanor and the Coast and go to concerts.

I'm also an avid duck hunter, spending much of my time at Canvasback Gun Club outside of Fallon most weekends from October through January.

Tell us an interesting or unusual story about yourself.

Close friends and family know that I have a condition that's called "Sleep Drunkenness". My wife has told me we've had complete conversations while I'm asleep that I have no memory of when I "wake up". Knowing this, back in my 20s, I was on a trip with a bunch of buddies and one of my friends set up another friend by telling him to go wake me up — that it would be "really funny". Now this was a big guy, worked out, really buff, so it would take a lot to scare this guy. So, he unwittingly went into my room, leaned over to shake my arm and I (apparently) jumped up immediately and pinned him to the ground and held him there until his yelling and screaming eventually "woke" me up. He said he was terrified. I have no memory of it.



Christmas tree cutting 2022.
L. to R. Lisa, Cooper, Jon & Grace
Ericson and Duncan Wilmot.
In front: Marty.

ARE YOUR TREES PRODUCING MORE FRUIT THAN YOU CAN EAT?

Check out the Reno Gleaning Project

- **ABOUT** The Reno Gleaning Project picks excess ripe, edible fruit not used by its grower. Tree caretakers are welcomed to contact them at the first sign of ripeness. They will arrange to collect fruit on a first call, first served basis. Don't wait too long. Fruit that is firm is best for donation!
- **DONATE** Donate to local non-profits that feed the community. A large tree can produce 200-1,500 lbs of beautiful fruit.
- **HELP** You can help! Grow for us! Water, prune and clean under your tree. TMWA has resources to help you care for your tree. Is your fruit almost ready to eat? Request a glean.
- **REQUEST PICKING** Go to renogleaningproject.org. Click the button on the home page to "Request Picking".
- Requests are accepted from June 15–September 15.



UPCOMING COOKING CLASSES

- July 6** Sushi
- July 7** Date Night - Tapas
- July 11** Kids Summer WS
- July 12** Teens Summer WS
- July 19** Techniques 1
- July 20** Summer in Provence
- July 21** Middle Eastern Grill
- July 22** Killer Summer
Multi-Cooker Recipes
- July 26** Techniques
- July 29** Culinary Basics WS
- Aug 1** Knife Skills WS
- Aug 2** Techniques 2
- Aug 3** Gumbo, Jambalaya
& Beignets
- Aug 4** Girls Night out -
Summer Fiesta
- Aug 5** Knife Sharpening
- Aug 9** Techniques 3
- Aug 10** Taste of Tuscany
- Aug 11** Date Night - Tuscany
- Aug 12** Summer Tarts &
Gallettes
- Aug 16** Techniques 4
- Aug 17** Summer Vegetarian
Recipes
- Aug 22** Teens Cook

WS=Workshop

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Home Safety When Vacationing

Submitted by Diana Robinson, Manager, ESI Security Services

Vacation season is upon us, and we all take steps to keep ourselves safe while on vacation. But are we keeping our homes safe while we are away? Here are some simple but effective ways to have your house the same when you return as when you left.

STOP YOUR MAIL AND NEWSPAPER DELIVERIES: At least three days before you leave, put in a “hold notice” with your post office and newspaper delivery to have them hold them until you return. Nothing screams “empty house” like a pile of 5 newspapers in your driveway or an overflowing mailbox.

GET VACATION LIGHT TIMERS: Gone are the days when your lights would turn on at 6 pm and off at 10 pm. Today, you can get inexpensive timers that have a “vacation mode” that randomizes what time your lights go on and off. Also, don’t just put the timers in your living room. Analyze your patterns and set your timers close to your normal routine, so that if someone has been watching your house, everything appears normal.

SOCIAL MEDIA: Everyone is excited to share their vacation photos with their friends on Facebook and Twitter. The safe way to do this is to share them AFTER you return home. A post that says “Had the best time ziplining in Hawaii today” tells the bad guys that your house is sitting empty. It is better to share the pictures afterwards and say, “And Tuesday was our ziplining experience”.

OTHER DELIVERIES: If you have any regularly scheduled deliveries, like supplements or food, change the date for that month or cancel one month. Packages on your porch invite porch pirates. If you buy something on vacation and are having it delivered, ask the shipper to wait to ship it until you will be home to receive the package.

HOUSE WATCH: As a community with ESI Security Services, you can request a house watch form from us, and we will keep an eye on your house three times a day for your entire vacation. One of the lines on the form is for a local emergency contact who we can call if a package DOES somehow make it to your house during your vacation. Leaving three days before trash day? We will also put your trashcan to the curb on trash day and put it back behind your fence after it is emptied – just check the appropriate boxes. It is our pleasure to help you enjoy your vacation without worrying about what is going on at home.

**CALL 775-626-3000
TO SCHEDULE YOUR HOUSE WATCH**

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.

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	July 24	Board Agenda Workshop 4:00 pm
	July 26	Executive Session 5:00 pm Board General Business Meeting 6:00 pm
	Aug. 21	2024 Budget Review Workshop 4:00 pm with Finance & Budget Committee
	Sept. 25	Board Agenda Workshop 4:00 pm (Final 2024 Budget Review)
	Sept. 27	Executive Session 5:00 pm Board General Business Meeting 6:00 pm (Approve 2024 Budget)
	Nov. 2	Candidate Forum; Meet the Candidates 5:00 pm (if necessary)
	Nov. 13	Annual Ballot Deadline 11:00 am (if necessary) Call 2023 Annual Meeting to Order at noon to open and tally Secret Ballots; Recess once completed. Board General Business Meeting 4:00 pm Executive Session 5:30 pm (or immediately following General Meeting)
	Nov. 15	Re-convene 2023 Annual Members Election & 2024 Budget Ratification Meeting at 6:30 pm Organizational Meeting will immediately follow the 2023 Annual Members Election 2024 Budget Ratification Meeting
	Dec. 15	Board Orientation Training 9:00 am – 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 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
1070 Caughlin Crossing
Reno, NV 89519

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July 8-9
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July 9
Ann Hampton
Callaway



July 11
Nickel Creek
with Special Guest
Monica Martin



July 13
Omar Sosa
Quarteto Americanos



July 16
Jesse & Joy



July 20
Storm Large



July 27
Dianne Reeves



July 31
The Soul Rebels



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