

IMPORTANT HOA NEWS INSIDE!

SEPTEMBER/OCTOBER 2023

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

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Information pages 10–11

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More Community Events page 17

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THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 16, ISSUE 5

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ON THE COVER:

A beautiful fall day in
Caughlin Ranch.

Photo by Lisa Ericson.



PRESIDENT'S CORNER



Al Dennis
PRESIDENT

Greetings Caughlin Ranch...

AND A SPECIAL WELCOME to the Whispering Canyon families. We have finally seen the completion of the turnover from the developer. This was a long time coming.

THE HOA HAS BEEN BUSY

This year is shooting by. We have activity inside the Ranch where there has been trail maintenance, sheep grazing (to help reduce the fuel for fire season), street repair and replacement, painting, landscaping and much more. I want to thank everyone for their patience in dealing with the various activities occurring near your home.

CONCERTS ON THE GREEN A HUGE SUCCESS!

Please thank Michele Attaway (CRHA Vice President) and her team for the wonderful job on the summer concert series. The crowds were enormous and everyone I saw had a great time. This took much effort in the planning, as well as the execution, and I am very appreciative.

CONSIDER JOINING THE BOARD!

Your Board of Directors works all year long to keep the Ranch running and beautiful. Each year we have a vote for officers in November. We are always interested in adding homeowners to the Board if they have a desire and the nominations are out now. Please consider adding your name to the mix. You will find the self-nomination forms on pages 12-14.

Continued on page 9

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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

Your CRHA Continues to Stay Busy...

BY THE TIME YOU RECEIVE this edition of the *Caughlin Rancher*, school will be back in session, football season will be in full swing, and it is possible a few leaves will be starting to change to fall colors!

Summer is disappearing quickly this year. We've done so much, and we still have much to do!

Here are some of the things we're working on:

CAUGHLIN CREEK ROADWAY REHAB

Apex Grading & Paving is currently (August) performing the Caughlin Creek Roadway Rehab Project. This has been a huge undertaking, and we appreciate everyone in the Caughlin Creek/Deer Creek community for their patience, cooperation and understanding during this, well, messy project. When completed, the areas being addressed will have new roads installed, concrete curbs repaired/replaced, and new pavers at the driveway entrances. Special thanks to the Caughlin Ranch HOA landscape and irrigation crews for making landscape and irrigation repairs as needed during the project.

Additionally, pathway improvements within the community are planned for late Summer/early Fall, date to be determined. We will send out email blasts as soon as we know the dates. If you are not on our email distribution list, please contact us at admin@caughlinhoa.com and we will be happy to add you to the list.

ALUM CREEK TRAIL & BRIDGE PROJECT

Another big project in the works is the Alum Creek trail repair/bridge building project. This project is located on the trail just west of McCarran before you get to the first pond. This project, approved by the Board of Directors and managed by Padovan Consulting LLC, requires coordination of engineers, development of special designs and approval of permits through the City of Reno. Permit applications have just been submitted. Once permits are approved, the construction portion of the project will be sent out to bid. The goal is to have the bridge completed by Winter. Stay tuned.



STILL GRAZING ...

The sheep are still grazing in the hills above Caughlin Ranch HOA! As reported previously, the Board of Directors approved



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a contract with a rancher to graze sheep in the common areas on the western slopes of Caughlin Ranch HOA for fire fuels mitigation purposes. This is the first time the Association has done this, and, aside from one or two hiccups, the grazing project is going well. It is possible additional grazing will take place on other common area parcels in the Fall.

RULES AND REGULATIONS UPDATES

- Included in this publication is a copy of the recently approved Policy for Common Area Encroachments. Please keep this policy with your other important HOA documents.
- **Signs/Flags/Yard Art.** After much discussion about the challenges of enforcement of rules for signs, flags and yard art, the Board has requested its legal counsel to review and draft a revision to these rules for their consideration at an upcoming Board meeting. Once the Board approves the revision, it will be distributed to the membership.

IT'S BUDGET TIME

The Finance & Budget Committee and the Board of Directors will meet on August 21st to review the draft 2024 budget. The Committee will provide their recommendations to the Board. During the Board of Directors meeting on September 27th, the Board will conduct its final review and approval of the 2024 Operating and Reserve Budgets. The final budget will

(most likely) include an assessment increase. This increase was anticipated given the increased costs of goods, services and payroll. Details regarding the assessment increase will be mailed in the 2023 Annual Meeting and 2024 Budget Ratification packet which is sent to all homeowner members in late October. The Annual Meeting and Budget Ratification meeting will be held on November 15, 2023 following the Annual Members Dinner to be held at Pinnocchio's Reno. We look forward to seeing you there!

CONSIDER RUNNING FOR THE BOARD!

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

There is much more happening here at the Ranch. Please take some time to read through this edition of the Caughlin Rancher. You will learn about "Important Notices & Reminders," meeting dates, landscaping updates, and (most importantly) upcoming CRHA Events!

Wishing you a fall filled with all your favorite things!

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



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UPCOMING COOKING CLASSES

- Sept 12** Teens Cook!
- Sept 13** Kids Cook!
- Sept 14** Sushi
- Sept 15** Taste of So. Italy
- Sept 16** Culinary Basics WS
- Sept 20** Cast Iron Cooking
- Sept 21** Sheet Pan Suppers
- Sept 22** Date Night – Morocco
- Sept 27** Techniques 1
- Sept 28** Vietnamese Cuisine
- Oct 11** Techniques 1
- Oct 12** Taste of India
- Oct 13** Ramen & Asian Dumpling WS
- Oct 14** Bagel Workshop
- Oct 17** Teens Cook!
- Oct 18** Kids Cook!
- Oct 19** Autumn Soups & Quickbreads
- Oct 20** Date Night – Oktoberfest
- Oct 21** Sauce Workshop
- Oct 25** Techniques 3
- Oct 26** Girls' Night Out – Autumn Small Bites
- Oct 27** Ravioli WS

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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.

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 you 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, e-bikes, 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

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 turned in 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 person. 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 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 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 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 eight designated off-leash areas in Washoe County?:

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Learn more at NVEnergy.com/PowerSafeNV





8 designated off-leash areas

(outside of Caughlin Ranch)

- Cyan Park | 2121 Long Meadow Dr.
- Link Piazza Dog Park at Hidden Valley Regional Park | 4740 Parkway Dr.
- 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

- **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 their 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

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CRHA OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH HOA!

New Owner Orientation Via GoToMeeting:

- September 14th @ 5:00pm
- October 19th @ 5:00pm
- November 9th @ 5:00pm

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.

PRESIDENT'S CORNER

Continued from Page 4

PLEASE SLOW DOWN

Speeding continues to be an issue on Caughlin Parkway. We are working with the Sheriff and our representative to develop ways to control it before someone gets injured in an accident. The speed limit is 25 mph and must be observed.

I hope you are enjoying our beautiful Northern Nevada Fall weather. A great way to do that is join the Cross Peak Hike on October 14th led by the Truckee Meadows Parks Foundation. And I hope to see you at Oktoberfest next month or the Annual Homeowner Dinner in November. (see the Events Calendar on page 17).

— Al Dennis, PRESIDENT
al@caughlinhoa.com

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IT'S BOARD ELECTION TIME AGAIN. CONSIDER GETTING INVOLVED!

2023 Annual Election & 2024 Budget Ratification Meeting Notifications & Requirements

NRS 116 REQUIRES NOTICE be given to each unit's owner of their eligibility to serve as a member of the executive board (aka: board of directors). Such notice shall be given not less than 30-days before the preparation of a ballot. The 2023 Annual Election and 2024 Budget Ratification packet will contain several documents and notifications, the majority of which are required by NRS.

To fulfill eligibility notification requirements, the Candidacy Disclosure Statement provided by the NV Real Estate Division is included in this edition as part of the Board Candidate Nomination Form (BCNF). This Caughlin Rancher edition is scheduled to be received by local unit owners by September 13th. The BCNF must be returned by 4:00 p.m. on Friday, October 13th for candidates' names to be placed on the secret ballot (if a ballot is required). This process is explained further in the Annual Election Solicitation on **page 11**.

Please take the time to review the 2023 Annual Election and 2024 Budget Ratification packet as soon as it arrives in late October. If a Secret Ballot is enclosed, the deadline to return the secret ballot will be 11:00 a.m. on Monday, November 13th. (A Meet the Candidates Forum may be held at 5:00 p.m. on Thursday, November 2nd).

If an election is needed, the 2023 Annual Election and 2024 Budget Ratification Meeting will convene at 12:00 p.m. on Monday, November 13, 2023, for the sole purpose of opening and tallying the secret ballots (and will recess once the ballots are counted). Whether there is an election or not, the 2023 Annual Election and 2024 Budget Ratification Meeting will be held at 6:30 p.m. (following the Annual Members Dinner) on Wednesday, November 15, 2023. The meeting will be held at Pinnochio's Reno and RSVP's are required.

NRS 116.31034 STATES IN PART:

"7. If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is less than the number of members to be elected to the executive board at the election, the executive board may fill the remaining vacancies on the executive board by appointment of the executive board at a meeting of the executive board held after the candidates are elected pursuant to subsection 5. Any such person appointed to the executive board shall serve as a member of the executive board until the next regularly scheduled election of members of the executive board. An executive board member elected to a previously appointed position which was temporarily filled by board appointment pursuant to this subsection may only be elected to fulfill the remainder of that term."

NRS 116.31034 has provisions that became effective on October 1, 2015. "A person may not be a candidate for or member of the executive board or an officer of the association if: (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the board of directors or is an officer of the association; (2) the person stands to gain any personal profit or compensation of any kind from a matter before the board of directors of the association.

NRS 116.31031 "Power of executive board to impose fines and other sanctions for violations of governing documents; limitations; procedural requirements; continuing violations; collection of past due fines; statement of balance owed. 1. Except as otherwise provided in this section, if a unit's owner or a tenant or an invitee of a unit's owner or a tenant violates any provision of the governing documents of an association, the executive board may, if the governing documents so provide: (a) Prohibit, for a reasonable time, the unit's owner or the tenant or the invitee of the unit's owner or the tenant from: (1) Voting on matters related to the common-interest community. ... Therefore, please be advised that any CRHA member who has outstanding assessments, fines, and/or construction penalties may not be eligible to cast a vote in an association election.



CAUGHLIN RANCH HOMEOWNERS' ASSOCIATION

2023 ANNUAL ELECTION SOLICITATION AND 2024 BUDGET RATIFICATION

Caughlin Ranch HOA (CRHA) is soliciting Association Members to serve on the CRHA Board of Directors beginning in November 2023. If you are interested in serving your community, please complete and return the attached 3-page Board Candidate Nomination Form (BCNF) to the Caughlin Ranch office via mail, fax, e-mail or hand-delivery.

Address: 1070 Caughlin Crossing, Reno, NV 89519

Fax: 775-746-8649

E-mail: admin@caughlinhoa.com

The completed BCNF must be received in the Caughlin Ranch office no later than 4:00 p.m. on Friday, October 13, 2023. Please contact the Caughlin Ranch office to confirm your BCNF was received. (Caughlin Ranch staff cannot be held responsible for documents which are not received.)

The completed BCNF forms will be mailed to all CRHA Members in the 2023 Annual Election and 2024 Budget Ratification Meeting Packet.

There are three (3) Board Members whose terms expire in November: Allen Black, Al Dennis, and Michael Ginsburg. Directors serve 2-year terms. A total of seven (7) Board Members serve the Caughlin Ranch community.

If more than three (3) candidate forms are received by members who are eligible to serve, the BCNFs and a secret ballot will be mailed to all CRHA Members no later than Monday, October 23rd. A Candidate Forum may be held at 5:00 p.m. on Thursday, November 2nd prior to the ballot deadline of November 13th.

If three (3) or fewer eligible candidates return a BCNF, no election or Candidate Forum will be held. CRHA Members will be advised in the 2023 Annual Election and 2024 Budget Ratification Meeting Packet that the Board Candidate forms received are enclosed and those candidates will be seated on the Board of Directors at the close of the 2023 Annual Election and 2024 Budget Ratification Meeting on November 15, 2023.

Board Members cannot be compensated for their time, there is no assessment discount, they are required to attend at least 3 meetings every-other-month in a calendar year, are expected to serve on at least one standing committee, and may be asked to serve as a liaison to a standing committee and/or as an Officer of the Board. They are required to agree to comply with all applicable federal, state and local laws and regulations, and the CRHA governing documents. They will be further required to be kept informed of laws, regulations and developments relating to common-interest communities, which means attending at least one (1) three-hour seminar each year.

Please consider providing the following voluntary information:

E-mail address: _____ Contact No: _____

Occupation: _____

Mailing address (if different): _____

Thank you for your interest in serving on the Caughlin Ranch Board of Directors. Please contact General Manager Lisa Nunley at: gmnnunley@caughlinhoa.com or (775) 746-1499 if you require further assistance.

BOARD CANDIDATE NOMINATION FORM

This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for Caughlin Ranch Homeowners' Association has been scheduled for 11/15/2023. There will be 3 vacancies, 2-year Terms. If you are a unit owner interested in running for the association's board of directors, please complete and submit the following information:

YOUR NAME _____

ADDRESS OF UNIT OWNED _____
(Street) (City) (State)

ELIGIBILITY (place 'T' for true, 'F' for false on the lines below):

- _____ I do not reside in a unit with, am not married to, am not domestic partners with, or related by blood, adoption or marriage to another person who is also a member of the executive board or is an officer of the association.
- _____ I do not stand to gain any personal profit or compensation of any kind from a matter before the executive board.
- _____ I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- _____ (Master Association) I do not perform the duties of community manager for the master association, or any association that is subject to the governing documents of a master association, nor does my spouse, parent or child, by blood, marriage or adoption.
- _____ In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit.
NOTE: If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

If you are deemed eligible, your name will be placed on the ballot and your disclosures (page 2) will be distributed to each member of the association. In order to complete the nomination process, you *must* complete and submit page 2 of this form.

The executive board has determined to use the "duly elected" process described below:

*NRS 116.31034(5)... "If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section; and (b) The nominated candidates shall be deemed to be **duly elected** to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15."* In this scenario, candidates may reside with or be related to another board member, unless one of them owns 75% or more units in the community and together these owners would constitute a majority of the board.

YOUR SIGNATURE _____ **DATE** _____

RETURN COMPLETED FORM TO Caughlin Ranch HOA, 1070 Caughlin Crossing, Reno, NV 89519
BY October 13, 2023 by 4:00 PM **(late or incomplete submissions will not be accepted).**

If you are deemed eligible and would like to communicate **campaign material**, other than the one page Candidate Informational Statement, directly to units' owners at your own expense, you can request to receive a list of mailing addresses in the community (not to include any names): in paper format at a cost not to exceed 25¢ per page for the first 10 pages and 10¢ per page thereafter; by compact disc at a cost of not more than \$5; or by email at no cost. At the time of request, you will be required to provide a signed written statement stating that you will not use the list of addresses for any purpose other than communicating campaign material. If you refuse to sign this statement, the association or its agent may refuse your request for addresses.

BOARD CANDIDATE NOMINATION FORM

This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.

A meeting of the units' owners must be held at least once each year, at which time ballots will be opened and counted to determine those elected to the executive board, or candidates will be deemed to be duly elected to the executive board. The annual meeting for Caughlin Ranch Homeowners' Association has been scheduled for 11/15/2023. The unit owner listed below submitted his/her nomination form and was deemed eligible to serve on the association's board of directors:

CANDIDATE NAME _____

As required pursuant to NRS 116.31034(9), please see the candidate's disclosure statements below:

REQUIRED DISCLOSURES

Please disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest if you were to be elected to serve as a member of the executive board:

Please disclose whether or not you are a member in good standing, meaning that you have no unpaid and/or past due assessments or construction penalties due to the association:

Not being in good standing or having a perceived conflict of interest does not make a candidate ineligible pursuant to Chapter 116. Pursuant to NRS 116.3103(1), however, "officers and members of the executive board are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation," and pursuant to NRS 116.31031(9), a member of the executive board cannot participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association.

Candidates further have the option to complete and submit a **Candidate Informational Statement** along with this form to provide voting members with additional information as to their qualifications and reasons for running. The informational statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information (see next page). Unless otherwise requested, this statement will be sent to unit owners before the election, at the association's expense.

BOARD CANDIDATE NOMINATION FORM

This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.

CANDIDATE INFORMATIONAL STATEMENT

Candidates have the option to use this space to tell units' owners a little bit more about themselves and why they should be elected to sit on the association's board of directors. This statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information. If completing by hand, please make sure the information is legible.

CANDIDATE NAME _____



LANDSCAPE & MAINTENANCE UPDATE

By Randy Lisenby,

Landscape & Maintenance Superintendent

NV CONTRACTOR'S LICENSE #0081131

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

MISCELLANEOUS PROJECTS/WEEKLY MAINTENANCE

As of Mid-August 2023

- Defensible space cleanup throughout the Association is underway and will continue through the season.
- Sheep grazing project continues in the large common areas parcels on the western portion of the Association.
- Irrigation repairs due to the roadway rehab project are on-going in the Caughlin Creek community.
- All other irrigation systems are running well.
- Maintenance Crews are mowing weekly along with cleaning planter beds and trimming shrubs.
- Summer flowers have been planted in all the usual places.
- 70 trees have been replaced this season due to damage from the winter storms.
- Removing broken tree branches continues throughout as a result of the storms.
- Fertilized turf for the second time this season.
- This is a challenging season for weeds. Crews are addressing weeds on a daily basis.
- Village Green Park has been impacted by vandalism. Repairs continue to be made to memorial benches, light poles, bathrooms, graffiti, etc.
- Addressing graffiti cleanup throughout the Ranch.
- Crew members assisted with the Sunday July concerts at Village Green Park.
- Maintenance Shop building/fence/shed repairs took place in July in preparation for painting project which was completed in August.
- Repaired damage from a car accident.
- All three parks are inspected and cleaned daily.

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SHREDDING EVENT

June 24th, 2023 | Village Green Park



There were 86 participants and at least two barrels of food collected, plus \$267 in cash donations. It was a great team effort by the CRHA staff!

The Spring Bird Watch event, led by UNR professor Jenny Ouyang, was well attended. They saw 25 different species of birds ranging from the tiny Anna's hummingbird to the larger Cooper's hawk. They also saw a lesser goldfinch nest with a mother on top, a house finch nest, and a house wren nest with young ready to fledge. The birds from the boxes, placed throughout Caughlin Ranch, all successfully fledged from the box.

Jenny is a professor at UNR working on urban ecology and evolution. She also conducts research and teaches.

Spring Bird Walk & Watch

June 10th, 2023
Lower Caughlin Ranch



Baja-Style Taqueria

Buenos Grill

Happy Hour Daily 3:30-6pm
Open Every Day 11 am-8:30 pm

775-787-8226 BUENOSGRILL.COM
AT MAYBERRY LANDING (MAYBERRY & M^CCARRAN)



2023 CRHA COMMUNITY EVENTS

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
Prost Biergarten,
Reno Town Mall Center
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
Pinnocchio's Reno
5:30 to 6:30 pm

39th Annual Members Meeting & 2024 Budget Ratification

Wednesday, Nov. 15th
Pinnocchio's Reno
Beginning at 6:30 pm

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

WHAT'S THAT?

Truckee Meadows Water Authority (TMWA) places three portable generators along Caughlin Pkwy each summer in preparation for a possible PSOM event. For those wondering what a PSOM is, it's a "Public Safety Outage Management." Essentially, NV Energy will provide TMWA with a 96-hour advance notice that they will be shutting off power for up to 72 hours in a wind event to help reduce the chance of wildfires. The generators are then used to supply power to pump water so everyone still has water availability. TMWA does their best to reduce hours of operations of the generator to help reduce noise pollution (these generators are the quietest ones they make). TMWA's engineering group is looking to install permanent generators when budgets permit.



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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.

At this year's Shredding event, the Association Members donated a total of 489 lbs of food and \$267 in cash. This equals 1,209 meals for families in our community!

VOLUNTEERS OF AMERICA BACKPACK DRIVE

CRHA partnered with Volunteers of America starting in August 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. This year donations totaled \$2,723. Of all the organizations participating locally in this drive, CRHA raised the most funds.

ANGEL TREE GIFT GIVING PROGRAM FOR CHILDREN AND SENIORS

CHILDREN ANGELS – CRHA partners with Alice Smith Elementary School located in Golden Valley and supports 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.

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	Sept 25th	Board Agenda Workshop 4:00 p.m. (Final 2024 Budget Review)
	Sept 27th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2024 Budget)
	Nov 2nd	<i>Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)</i>
	Nov 13th	<i>Annual Ballot Deadline 11:00 a.m. (if necessary)</i> Call 2023 Annual Meeting to Order at 12:00 noon to open and tally Secret Ballots; Recess once completed. Board General Business Meeting 4:00 p.m. Executive Session 5:30 p.m. (or immediately following General Meeting)
	Nov 15th	Re-convene 2023 Annual Members Election & 2024 Budget Ratification Meeting at 6:30 p.m. Organizational Meeting will immediately follow the 2023 Annual Members Election 2024 Budget Ratification Meeting
	Dec 15th	<i>Board Orientation Training 9:00 a.m. - TENTATIVE</i>

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 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
POLICY FOR COMMON AREA ENCROACHMENTS

WHEREAS, Article V, Section 1 of the Caughlin Ranch Homeowners Association (Association) First Restated Bylaws states that "...all corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation shall be controlled by, the Board of Directors."

WHEREAS, Article V, Section 1 (third paragraph) of the Association's First Restated Bylaws grants the Board of Directors the authority "To conduct, manage and control the affairs and business of the corporation, and to make such rules and regulations not inconsistent with law, with the Articles of Incorporation or the Bylaws, as they may deem best."

WHEREAS, from time to time, the Association discovers private improvements encroaching into the common elements which were either inadvertent or intentionally constructed on the common elements;

WHEREAS, NRS 116.3102 grants the Association the power to:

1. Regulate the use, maintenance, repair, replacement and modification of common elements;
2. Cause additional improvements to be made as a part of the common elements.
3. Grant easements, leases, licenses and concessions through or over the common elements; and
4. Impose and receive any payments, fees or charges for the use, rental or operation of the common elements.

WHEREAS, Article 2(d) of the Association's Articles of Incorporation authorize the Association to own, construct, acquire, maintain and operate common elements and to adopt rules and regulations governing the use thereof.

WHEREAS, Article V.E. of the Association's Amended Declaration of Covenants, Conditions and Restrictions authorize the Association to:

1. Regulate the use, maintenance, repair, replacement and modification of common elements;
2. Cause additional improvements to be made as a part of the common elements.
3. Acquire, hold, encumber and convey real estate or personal property to the full extent allowed by NRS Chapter 116;
4. Grant easements, leases, licenses and concessions through or over the common elements; and
5. Impose and receive any payments, fees or charges for the use, rental or operation of the common elements.

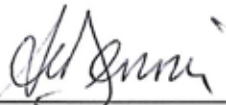
WHEREAS, NRS 116.3112 prohibits the Association from conveying portions of the common elements to owners without a majority vote of the homeowners.

NOW THEREFORE, BE IT RESOLVED THAT the following POLICY FOR COMMON AREA ENCROACHMENTS is adopted by the Association:

1. When the Association becomes aware of encroachments into the common elements because of affirmative actions taken by the lot owner such as improvements, modifications, or alterations, proposed or made in the common elements, or when the Association becomes aware of encroachments into the common elements because of other actions of the lot owner, the Association may send a Notice of Violation notifying the owner of the encroachment and will provide a copy of this policy to the owner. Nothing herein shall prohibit the Association from sending a Notice of Violation for an encroachment even when the lot owner does not take an affirmative action to encroach into the common elements. However, the Association will generally focus on encroachment claims into the common area which are created by affirmative actions of the lot owner.
2. The Association may research the encroachment and attempt to determine the history of the encroachment, including (collectively referred to as the “Factors”):
 - a. The extent and size of the encroachment;
 - b. When the encroachment was created;
 - c. Whether the encroachment was created by the owner, a previous owner, the developer or the Association;
 - d. The ease or difficulty of removing the encroachment;
 - e. Whether the improvements were constructed under circumstances in which a reasonable person would know they were encroaching into the common elements;
 - f. Whether the encroachment was constructed with the approval or acknowledgment of the Association; and
 - g. Other factors the Association deems relevant to its inquiry.
3. The Association will report its findings to the Board of the Association who will consider the Factors and determine, in its sole discretion, whether:
 - a. The Association will require the encroachment be removed and the common elements restored to its pre-encroachment condition;
 - b. A conveyance of the common elements may only be offered if a majority of homeowner vote is first obtained at the homeowner’s expense (“Conveyance”);
 - c. An easement, lease, license or other concession over the common elements will be granted (“Agreement”); or
 - d. Another option may be considered by the Board.
4. If the Board elects to offer a Conveyance or an Agreement based on the Factors, unless the Board determines otherwise:
 - a. The Owner will provide a survey showing all existing improvements encroaching into the common elements, the square footage of the encroachment and the area of the Conveyance or Agreement being requested (“Requested Area”), a legal description and graphical depiction of the Requested Area sufficient to use as a legal description.

- b. The Association will calculate the average square footage price of raw land sales prices in the last twenty-four months in that subdivision, or the nearest comparable subdivision in Caughlin Ranch to the Requested Area ("Raw Land Sales Price").
 - c. The price of a Conveyance will be the Raw Land Sales Price multiplied by the square footage of the property being conveyed. An owner must obtain a majority vote of all of the homeowners using the method for obtaining such votes required by NRS Chapter 116 at the owner's expense before the price is calculated.
 - d. The price of an easement will be the Raw Land Sales Price less a discount of 20%, multiplied by the square footage of the property subject to the easement.
 - e. The price of a lease, license or other concession will be determined by the Board using the Raw Land Sales Price as a guide discounted by a percentage determined by the Board based on the terms of the Agreement.
5. The terms of any Conveyance or Agreement must be approved by the Board. Unless the Board determines otherwise, the terms of any Agreement will:
- a. Require the owner to maintain the common elements within the Requested Area;
 - b. Prohibit construction of any new improvements in the Requested Area without the Association's written approval;
 - c. Require the owner to maintain liability insurance against claims for personal injury, death or property damage arising in any manner from the use of the Requested Area, in an amount agreed upon by the Board , and provide a copy of the certificate of insurance to the Association;
 - d. Require the owner to defend and indemnify the Association from any claims arising out of the use, condition or maintenance of the Requested Area;
 - e. Require all other necessary terms to meet the Board's approval; and,
 - f. Will be recorded if the Association and the owner agree to do so, and the Conveyance or Agreement is the type of document which is allowed to be recorded.

Adopted by the Caughlin Ranch Board of Directors at a duly noticed meeting on November 16, 2022, Amended at a duly noticed meeting on May 24, 2023, and further Amended at a duly noticed meeting on July 26, 2023.



Al Dennis, President



Drew Naccarato, Secretary

CAUGHLIN PARKWAY - TRAFFIC SAFETY EFFORTS UPDATE

SPEEDING THROUGH CAUGHLIN RANCH HOA ON CAUGHLIN RANCH PARKWAY CONTINUES.

Since the last update earlier this year, Washoe County has partially completed a traffic study and has installed a rapid flashing beacon at the crosswalk just west of the Caughlin Club by Alum Creek.

Additional requests by the Association for painting crosswalks, painting curbs near crosswalks, the installation of a stop sign, as well as a few other traffic-calming suggestions, are apparently on hold with the County.

Homeowners, Donn Daggett, Bill Houston and Al Dennis, continue to seek assistance from those agencies who are responsible for the public roadways within Caughlin Ranch HOA.

Another meeting with Sheriff Balaam and his staff is being coordinated to request specific action and additional enforcement. We're hoping this meeting will result in the completion of some of the aforementioned items.

There are reports, however, from homeowners who live near the Parkway that there has been an increase in patrols. The speed limit on the Parkway is 25 MPH. So, please everyone, mind your speed! Not just because you may be cited, but because the safety of pedestrians, wildlife and other vehicles in the community is paramount.

**SPEED
LIMIT
25**

"...the safety of pedestrians, wildlife and other vehicles in the community is paramount."



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!)

Caughlin Ranch Homeowners Association
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