



IMPORTANT HOA NEWS INSIDE!

NOVEMBER/DECEMBER 2023

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

**TONYA FANNING PURSUES
LIFELONG PASSION
through Her Local Medical Spa**

Story page 6

**Annual Homeowners' Dinner
Nov. 15th** page 12

Annual Angel Tree Giving Program page 11

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Mitch Klaich
775.250.9052
mklaich@dicksonrealty.com
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Ana Hooker
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anahooker@dicksonrealty.com
NV lic#S.189789



M.C. Pierson
775.742.9442
mcperson@dicksonrealty.com
NV lic#S.13004



Carol Bond
775.690.1870
cbond@dicksonrealty.com
NV lic#S.13307



Dee McNeely
775.830.7000
dmcneely@dicksonrealty.com
NV lic#BS.13130



Kylie Keenan
775.846.9726
kkeenan@dicksonrealty.com
NV lic#S.179311



Nancy Risley
775.843.5938
nrisley@dicksonrealty.com
NV lic#BS.19926



Lisa Harrison
775.530.0214
lharrison@dicksonrealty.com
NV lic#S.177676



Mark Growdon
775.287.5745
mgrowdon@dicksonrealty.com
NV lic#S.189832



Bonnie Lowder
775.722.1686
blowder@dicksonrealty.com
NV lic#S.24494



Diana Renfroe
775.843.0777
drenfroe@dicksonrealty.com
NV lic#BS.24936



Jay Kenny
775.848.6549
jkenny@dicksonrealty.com
NV lic#S.64978

Connections You Make

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 16, ISSUE 6

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CAUGHLIN RANCH

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1070 Caughlin Crossing

Reno, Nevada 89519

(775) 746-1499 P | (775) 746-8649 F

Email: admin@caughlinhoa.com

OFFICE HOURS:

Monday–Friday 8 am to 5 pm

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FOR ADVERTISING INFO CONTACT:

Lisa Ericson — (775) 223-0008

Owner, CPM Services

Lisa@CPMreno.com

www.CPMreno.com

PUBLICATION DESIGN:

Lori Fulton — (775) 224-5600

la.fulton369@gmail.com



ON THE COVER:

Tonya Fanning inside
her spa, Bare Beauty,
in Mayberry Landing.
Story page 6. Photo by
Toni Gonyea, Dragonfly
Creative Photography.

PRESIDENT'S CORNER



Al Dennis
PRESIDENT

*Another Eventful and Successful Year
on the Ranch!*

CONCERTS & SHEEP...

Well, it has been another busy year here on the Ranch. The summer concerts were, again, a huge success. We have already begun lining up performances and food trucks for next year.

The sheep have completed the fire abatement exercise for the season and were also a huge success, with only minor issues.

CONTINUED MAINTENANCE, IMPROVEMENTS & ASSESSMENTS

Updates (repairs and projects) within the Ranch continue to be a challenge as we move into our 40th year in 2024. The forecast is for a winter like last, with heavy snow in the mountains—and down here. The crew is hoping for more mid-week storms and fewer Sunday storms. Costs of materials and labor are continuing to climb, so we are forced to look at another increase in the assessments this year. Unfortunately, living in the nicest place in the valley has a cost.

DON'T MISS THE ANNUAL HOMEOWNERS' DINNER

Please attend the upcoming annual meeting and homeowners' dinner on Wednesday, November 15th at Pinocchio's on S. Virginia, and enjoy some good food and camaraderie. We are always interested in new blood for the Board. Consider applying to join.

As always, keep up to date by visiting www.caughlinhoa.com for any questions you may have. You can find the rules for holiday decorations, etc. and much more. Have a happy new year!

— 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 Holiday Greetings to Everyone at Caughlin Ranch HOA!

IT IS OCTOBER 10TH as I write this, and I just returned from a scenic drive through the community, in all its magnificent Fall splendor!

I was awestruck by the many and varied colors of the trees, grasses and shrubs (love those “burning bushes”). And I want to compliment and thank our landscape maintenance team for not only the design and planting choices of the common areas, but also for how nicely maintained these areas are kept.

2023 ACCOMPLISHMENTS

We are “wrapping up” the warm season projects and making our list of plans for 2024.

Looking back on 2023, the Board and staff have completed a hefty checklist of community improvements. Such as:

- Caughlin Creek/Deer Creek roadway rehab and slurry sealing projects
- This year’s phase of pathway improvements (slurry sealing)

- Patching and slurry sealing of the Mountainshyre neighborhood
- Sheep/goat grazing project in the common areas on the western slopes of Caughlin Ranch HOA and on the hillside adjacent to McCarran for fire fuels mitigation
- Exterior repainting and repairs of the HOA office and maintenance buildings/fences
- Developer turnover of Whispering Canyon neighborhood
- Purchase of a replacement truck (2021 Ford F150) for the Landscape Maintenance Dept.
- Installation of Air Scrubbers in the office and an HVAC unit for small conference room
- Installation of new pole light fixtures in Village Green Park (still in-process)
- Alum Creek trail repair/bridge building project (still in-process)

These projects are all in addition to the daily and on-going tasks (contract renewals, budget development, reserve study



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updates, strategic planning tasks, monthly financial reporting, AP/AR, etc.) required by the Association.

As you can see, we stay busy here at Caughlin Ranch HOA, which is how we like it!

RULES AND REGULATIONS – UPDATES

It is anticipated that a full review with possible revisions will be completed and approved at the November Board Meeting. Of particular interest to members will be a possible change to the Signs/Flags/Yard Art item. The updated Rules will be distributed to the membership via the January edition of the Caughlin Rancher.

2024 ANNUAL OPERATING AND RESERVE BUDGETS

At the September Board Meeting, the Board reviewed and approved the 2024 Annual Operating and Reserve Budgets. The approved budget includes an assessment increase beginning January 2024. Increased operating costs for payroll, utilities, landscape & maintenance supplies, and insurance, as well as an increase in reserve contributions due to asphalt/oil cost increases, are the primary reasons for the increase.

DON'T MISS THE ANNUAL HOMEOWNERS' DINNER!

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!

In closing I would like to extend my sincere and grateful thanks to everyone who has contributed in making Caughlin Ranch HOA run so smoothly during 2023. That includes the Board of Directors, Office Staff, Landscape & Maintenance Team, Committee Members (Finance & Budget; Events/ Caughlin Rancher; Architectural Control; Parkway Safety), Business Partners, and every single Member of the Association who takes care and pride in their home and community. You are Caughlin Ranch HOA, and I am so proud to be a part of it.

— **Lisa Nunley**, CMCA, AMS, PCAM

General Manager/Supervising Community Manager



Upcoming Events

From the very beginning, our passion has been getting together to enjoy good food, good company, and the fine drinks that elevate it. Upcoming, we have the Frank Family Wine Dinner in November. Join us to experience the finest flavors in an elevated way, featuring a multi-course paired dinner. RSVP via www.graftedwhiskeywine.com

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*Tonya Fanning
pursues lifelong
passion through her
local medical spa.*

By Jessica Santana

SOME OF TONYA FANNING'S EARLIEST MEMORIES are of the beauty industry. A native of San Francisco, Fanning sometimes would accompany her mother to cosmetology school. She often benefitted from her mother's skills by receiving lovely hairstyles, manicures and pedicures. "I've kind of been around beauty my entire life," she recalls.

Her business, Bare Beauty & Medical Spa at the Mayberry Landing shopping center, which celebrated its second anniversary this year, is a natural extension of her upbringing and a culmination of a life's worth of experience in the industry.

Comfortable in Her Skin

Although Fanning had been studying ballet since the age of 4 and continued to dance through college (even having the opportunity to train with the Harlem Ballet in New York), there was no question that one day she would enter the beauty industry. With her dance background, she became captain of the cheerleading team in college, and as she says, "Makeup and beauty were a part of it." She found that there weren't many options for darker complexions, so she developed the skills to do her own makeup. Soon

her friends and fellow dancers asked her to do theirs. “Eventually, I was doing makeup for friends, family, proms and weddings.”

At this point, Fanning was certain she would have a career in beauty. In 1991, she graduated from Hayward Beauty College in California, obtaining her manicurist license. She also got married and had her son Deon that same year.

In 2001, after a routine doctor screening, she was diagnosed with cervical cancer, and she began to re-evaluate her quality of life ... and its high cost. In 2002, (now separated and a single mother to 11-year-old son Deon), she found the cost of living in the Bay Area was becoming a strain.

“I wanted to be somewhere quiet, somewhere I could chill a little bit and get away from city life, and somewhere I could afford to buy a place,” she says. In 2002, Fanning and her son relocated to South Reno. And in January of 2003, she underwent surgery to remove the cancer.

Even as she’d grappled with cancer pain and treatments, her freelance career had taken off, leading her to makeup jobs in Europe, behind the scenes of the opera, and to the fashion runway. But as was typical, her work was always evolving, leading her into new areas of interest.

“I was doing makeup, and people would ask me all the time, ‘What’s going on with your skin?’” She eventually started to realize that maybe she should learn more about skin analysis and care.

In 2005, she completed an esthetician program at International Academy of Style in Reno. Although her first job in Reno did not come easy (working at a Vietnamese nail salon for over 2 years while dealing black jack at night), she soon after was on her way to an esthetician job at the spa at the St. Regis, the Forbes five-star luxury hotel in San Francisco, for which she commuted each week from Reno for six years. She admits, “It was insanity, although the training and learning experiences that enhanced my skills as an esthetician were extraordinary.” Fanning was toying with returning to her hometown full time, but back here in Reno, her new husband was just about to open a restaurant, and Deon had settled in nicely at school. It was time to decide what road to follow next.

The Bare Facts

Fanning had always loved spas and made a point of visiting them whenever possible. After a bad experience at a local spa in 2002, she started to think about

opening her own spa. In 2003, she began looking at locations. Though she wound up attending an esthetician program and working for a couple of spas here and in San Francisco, the idea of her own spa was always in the back of her mind. She looked at several places to open her spa and had her eyes set on the Mayberry Landing location, although the timing was never right. Then in 2021, the space became available. She had her opportunity.

She signed the lease in April 2021 and in November, after extensive work, Bare Beauty & Medical Spa opened its doors at Mayberry Landing, making Fanning the first Black female medical spa owner in the state of Nevada.

Bare draws on Fanning’s years of experience offering traditional spa services— for men and women— such as manicures, pedicures, facials, waxing, body treatments, chemical peels, microdermabrasions, laser hair removal and more. It’s home to the Morpheus8 RF micro-needling technology, as well as Lumecca IPL that treats pigmented skin and vascular lesions.

She shares the same struggle as many other local business owners these days: Finding good help has been difficult. Positions are available at the spa, for which she is actively recruiting talented people. Meanwhile, she finds herself doing whatever work is necessary, which means being pulled in many directions — some days performing treatments, others running the front desk.

Still, going into her third year, Fanning is enjoying her spa’s growing popularity among locals — many of them Caughlin Ranchers — and is proud of the environment she’s cultivating here. “I’m very passionate about what I do and I think it shows. I wanted Bare to be a place where people can come and really be themselves. That’s where the name Bare comes from — so people can just unapologetically be who they are and be comfortable in their own skin.”

She also has begun hosting events at the spa, taking as much advantage as possible of the space’s lovely private patio. In fact, she’s planning a holiday open house on December 6th. Guests will enjoy an open house, complete with wine and champagne, hors d’oeuvres and special giveaways. Keep an eye on Bare’s website, www.barebeautyandmedspa.com, and social media pages for updates.

IMPORTANT NOTICES & REMINDERS



LET THERE BE SNOW

For those of you with sidewalks adjacent to your property. The City of Reno and Washoe County both require the property owner to promptly remove snow and ice from your property

and the adjoining sidewalks (front and sides). Promptly means within 24 hours of a snow event.

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

And remember, do not use salt to melt the ice on your driveways and sidewalks. You can choose from a variety of commercial ice melt products that are less corrosive and safer for the environment. Check with a local home improvement store for the best available option.

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

HOLIDAY DECORATIONS

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

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

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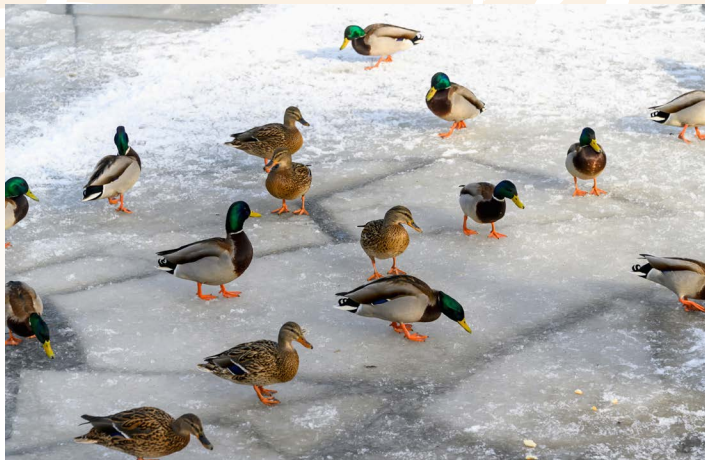
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POND SAFETY

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

STREET SWEEPING

The City of Reno has a once-per-month street sweeping schedule located on their website at:
<https://www.reno.gov/government/departments/maintenance-operations/street-sweeping-schedule>

Please take a look and keep your vehicles in your driveway on your scheduled day.

PACKAGE THEFTS

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

Here are some suggestions to help protect yourself from having your packages stolen.

- Have your package delivered to your work.
- Have your package delivered to the home of a relative or friend that you know will be home.
- Have your package held at your local post office for pickup.



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- Amazon, USPS, and UPS (and probably others) offer locker features that allows you to pick up your package from a secure location. Please check directly with the delivery service for their programs.
- Request that your packages require a signature for delivery.
- Ask your carrier to place package in an area out of plain view.


ON-GOING COMMUNITY REMINDERS:

- 1. Trash & Recycle Containers:** Monday is collection day. Containers may not be placed out for pick-up any sooner than Monday morning and shall be stored out-of-sight by Monday evening. 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.
- 2. Signs:** “For Rent” and “For Sale” signs shall be purchased from the Caughlin Ranch HOA office.
- 3. Speed Limits and Crosswalks:** This is your regular (and most important) reminder to please watch your speed as you travel through the community. The main thoroughfares are posted at 25 mph (maximum). Pedestrian, Ducks and Geese (and other living things) have the right of way on all Caughlin Ranch roadways. Please be vigilant as you drive

through the community; slow down and help save a life. Be especially careful at crosswalks. Allow pedestrians (and sometimes ducks and geese) to safely cross the street before proceeding on your way.

- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.

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CAUGHLIN GIVES BACK

ANGEL TREE GIFT GIVING PROGRAM FOR CHILDREN AND SENIORS

Children and Senior Angels: The 2023 Angel Tree program will be held again this year. We will continue our partnership with Alice Smith Elementary School and Washoe County Senior Services. Starting November 1st through the end of November, regular community email blasts will be sent advising the Angel Tree wish lists for both school children and seniors.

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

Senior Blanket Drive: Because of its success last year, a Blanket Drive for Seniors will also be conducted again this year. This blanket drive is in addition to the Senior Angel Tree program.

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!

CRHA NEW OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting: all at 5 p.m.
November 16th; December 14th; January 11th

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Caughlin Ranch conducts a monthly “New Owner Orientation.” This gives new owners the opportunity to learn more about Caughlin Ranch, such as Community Events, Architectural Control Committee (ACC) guidelines and requirements, important and local issues pertaining to Caughlin Ranch, general operations, staffing, and more. Our goal is to assist new owners by being available to answer questions and address concerns.

Please visit our website at www.caughlinhoa.com for information, forms and resources that are available to owners.

Once again, we welcome you to Caughlin Ranch HOA and look forward to meeting and assisting you in the near future.

ANNUAL MEMBERS MEETINGS* & SPAGHETTI DINNER

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

November 15, 2023 — Dinner is served at 5:30 p.m.

(arrive any time after 5:00 p.m.)

Annual Meetings begin at 6:30 p.m.

Pinnocchio's Reno, 5995 S. Virginia St., Reno.

Please note the new location this year at Pinnocchio's Reno. The complimentary Spaghetti Dinner includes your dinner, dessert and one beverage (house wine/beer or soft drink).

We are supporting the Food Bank of Northern Nevada at this event, so please bring at least two items per guest (non-perishable, non-expired), or a \$5 donation.

A raffle event will be held during the dinner. Various gift cards, El Dorado wines, and other items will be included in the raffle.

Please RSVP as space is limited to 100. **RSVP no later than Noon on Thursday, November 9th to:** events@caughlinhoa.com, or you may call the office at 775.746.1499.

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



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CAUGHLIN PARKWAY TRAFFIC SAFETY EFFORTS UPDATE

SPEEDING THROUGH CAUGHLIN RANCH HOA on Caughlin Ranch Parkway continues. And we continue our efforts to engage the County and City to assist with the implementation of increased traffic calming measures.

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.

On October 10th staff members from the City of Reno and Washoe County met with the homeowner team of Donn Daggett, Bill Houston and Al Dennis to discuss requests by the Association to paint crosswalks and the curbs near crosswalks, install a stop sign, install additional radar signs, as well as a few other traffic-calming/safety suggestions.

The meeting was a productive one, but no promises were made by either the County or the City of Reno. Some of the requests may be granted, and an updated report will be provided in the next edition of the Caughlin Rancher.

In the meantime, please remember 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 drivers is of utmost importance.



UPCOMING COOKING CLASSES

- Nov 3** Taste of Tuscany
- Nov 4** International Brunch
- Nov 8** Techniques 5
- Nov 9** Autumn Vegetarian Recipes
- Nov 10** Taste of Portugal
- Nov 11** Wild Game Cooking
- Nov 14** Teens Cook!
- Nov 15** Techniques 6
- Nov 15** Kids Cook!
- Nov 16** Date Night Pre-Holiday
- Nov 18** Pie Baking WS
- Nov 29** Persian Kitchen
- Dec 6** Challah & Latkes
- Dec 7** Girls Night Out –
Gingerbread (GB) Houses
- Dec 9** Kids GB Houses
- Dec 12** Teens Cook!
- Dec 13** Kids Cook!
- Dec 16** Chocolate Truffle WS
- Dec 19** Christmas in Provence
- Dec 20** Christmas in Provence
- Dec 22** Cinnamon Roll WS
- Dec 27** Tacos & Tequilas
- Dec 28** Sushi
- Dec 29** Taste of Tuscany
- Dec 30** Taste of Tuscany

WS=Workshop

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Full cooking class schedule at Nothingtoit.com

2023 CRHA COMMUNITY EVENTS

Angel Tree

November 1st thru 30th
CRHA Office
8:00 am to 5:00 p.m.

Annual Homeowner Dinner

Wednesday, Nov. 15th
Pinnocchio's Reno
5:30 to 6:30 p.m.

39th Annual Members Meeting & 2024 Budget Ratification

Wednesday, Nov. 15th
Pinnocchio's Reno
Beginning at 6:30 p.m.
RSVP's limited to 100 attendees.
Please RSVP by November 9th.





Dana and Mike Ginsburg *Attend World Triathlon Championships*

SEPTEMBER 24 IN PONTEVEDRA SPAIN



TOP: 24-mile bike — 2 laps
BOTTOM: 10th place and 2nd
American in age group

By Mike Ginsburg

AS WE TOOK OFF FROM THE RENO/TAHOE AIRPORT I turned to my wife and said, “This is going to be an adventure!” Little did I know that two hours later we would hear the words from the pilot that would change the course of our trip. “We are diverting to Waco Texas to refuel”. There were storms in the Dallas area and the plane we were on didn’t have enough fuel to circle, waiting for the storms to clear. This diversion set off what would be a long day!

Side note: The next airlines wouldn’t give us boarding passes for our flights until we arrived at the gates at each location.

The good news is our flight from Dallas to Madrid is 15 minutes delayed. We get our passes and head down the jetway, doors closing behind us. We made it!!! We arrive in Madrid a short 10 hours later. We head to the ticket counter and are informed that since we are not there 45 minutes before our flight, they cannot issue boarding passes. We went on standby for the next flight 9 hours later. We secure spots on the flight to Vigo, Spain and arrive in Pontevedra at around 2:30am, but our luggage does not.

We had enough clothes for two days in our carry on. The missing luggage contained my wife’s race gear: bike shoes, pedals, helmet, bike saddle, wetsuit, etc. The good news is we rented a bike this time instead of taking her bike in a bike box. This meant one thing that was not lost. Day 4 (18 hours before the race): the luggage has made its way to our hotel. It feels like Christmas day when we open the luggage, but there is no time to enjoy the moment; we need to get her bike to the bike check-in.



THE RACE

This is a standard distance triathlon, also known as Olympic. 1 mile swim, 24-mile bike and 6.2 mile run. The swim was upriver and back, which made it easy as a spectator to follow along. The bike was a two-loop course with one hill (two times). That was easy work for Dana since we train in Caughlin Ranch—all our training rides end uphill. The run portion was a four-loop course through the narrow streets of Pontevedra. There were thousands of spectators along the course cheering on the athletes which made the multiple loop course even more exiting for the athletes.

The four days of missing luggage kept Dana's mind off the race, but as soon as it arrived, she was in race mode. Maybe this was a good thing since she didn't have time to over think the race. In the end she placed 10th in her age group out of 50 participants, second American. This was her best placing at a world's event to date.

LEFT: 6.2 mile run — 4 laps in the ancient streets of Pontevedra
RIGHT: 1-mile swim — Lerez River

Looking back, everything worked out and we have a story tell. Missing

luggage, missed flight, rented bike (she loved the bike!) and a best-ever world's finish.

We will certainly bring all her race gear as a carry-on next year when we head to Malaga, Spain for the 2024 world championships. Stay tuned for next year's adventures from the road.

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HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS 2023/24 MEETING & OTHER IMPORTANT DATES

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.

| | | | |
|---|--|----------------|--|
| Nov 2 | Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary) | May 20 | Board Agenda Workshop 4:00 p.m. |
| Nov 13 | Annual Ballot Deadline 11:00 a.m. (if necessary) 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) | May 22 | Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. |
| Nov 15 | 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 | July 22 | Board Agenda Workshop 4:00 p.m. |
| Dec 15 | Board Orientation Training 9:00 a.m. – TENTATIVE | July 24 | Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. |
| 2024 MEETING & OTHER IMPORTANT DATES Below are the dates for the 2024 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2024 Annual Members 2025 Budget Ratification Meeting | | Aug 22 | 2025 Budget Review Workshop 4:00 p.m. with Finance & Budget Committee |
| Jan 22 | Board Agenda Workshop 4:00 p.m. | Sept 23 | Board Agenda Workshop 4:00 p.m. (Final 2025 Budget Review) |
| Jan 24 | Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. | Sept 25 | Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2025 Budget) |
| Mar 21 | 2023 Audit Review with Finance & Budget Committee 2:00 p.m. | Nov 7 | Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary) |
| Mar 25 | Board Agenda Workshop 4:00 p.m. | Nov 18 | Annual Ballot Deadline 11:00 a.m. (if necessary) 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) |
| Mar 27 | Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. | Nov 20 | Re-convene 2024 Annual Members Election & 2025 Budget Ratification Meeting at 6:30 p.m. Organizational Meeting will immediately follow the 2024 Annual Members Election/2025 Budget Ratification Meeting |
| | | Dec 13 | Board Orientation Training 9:00 a.m. – 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 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.



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-October 2023

- Defensible space cleanup throughout the Association will continue through the end of the season.
- Maintenance Crews are mowing weekly along with cleaning planter beds.
- The Sheep Grazing Project continued through the large common area parcels on the western portion of the Association, and then they were moved to the common area adjacent to McCarran. They returned home to Winnemucca during the last week of September. They did a great job reducing the surrounding fire fuels!
- All irrigation systems running well. The Steamboat Ditch was turned off on October 9th.
- Fertilized the turf for the third time this season.
- Fertilized and weeded the summer flowers.
- Shrubs are being pruned throughout the community.
- Crews continue to remove broken tree branches from last winter's storms.
- Addressing follow-up items with the roadway rehab project in Caughlin Creek.
- Working with SNC on crack sealing and slurry sealing in Mountainshyre and Deer Creek neighborhoods.
- Prepping pathways for slurry seal project with SNC.
- Efforts continue to complete repairs caused by vandalism at Village Green Park.
- Working with electrical services vendor for upcoming replacement of pole light fixtures at Village Green Park.
- Clean up of graffiti throughout the Ranch is on-going.
- All three (3) Parks are inspected and cleaned on a daily basis.



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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 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!) |

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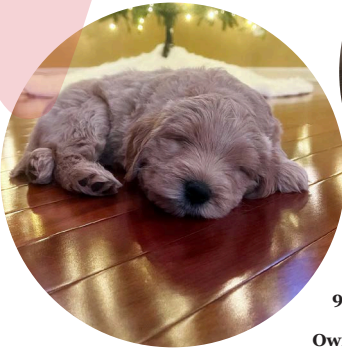


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DOGS OF CAUGHLIN RANCH

Rosie Bee & Cooper Bear

L. Rosie Bee: 1 ½ year old
Pembroke Welsh Corgi
R. Cooper Bear: 9-month old
Pomeranian
Owners: Walker/Chamberlain Family



Cooper

9-week old Golden
Retriever
Owner: Randy Lisenby



Pumpkin & Bel

Pumpkin: 1½-year-old German
Short-haired Pointer
Bel: 8-year-old Golden Retriever
Owner: Sandy Wheeler



Kalli

19-mo old Australian
Shepherd
Owners: Dennis and
Candace Zansler



Macie & Nike

9-year-old Golden Retriever and
10-month old Goldendoodle
Owner: Mike Ginsburg

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

Oktoberfest Celebration

October 12th, Prost Biergarten, Reno



**Annual BBQ at
Village Green Park**
Saturday, August 26th

Caughlin Ranch Homeowners Association
1070 Caughlin Crossing
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