

IMPORTANT HOA NEWS INSIDE!

JANUARY/FEBRUARY 2024

# Caughlin

## RANCHER

The Official Magazine of the Homeowners Association



ENJOYING THE VIEW:  
DR. & MRS. JOHN ARAMINI page 8

2023 Year in Review page 6

2024 Meeting Dates page 16

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Connections You Make



# Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 17, ISSUE 1

## BOARD OF DIRECTORS

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### ON THE COVER:

John and Erliene Aramini and the view from their backyard in Mountain Shyre. Story page 8. Photo by Toni Gonyea, Dragonfly Creative Photography.

## PRESIDENT'S CORNER

### Let It Snow??



Al Dennis  
PRESIDENT

Winter in the Ranch can be beautiful. We never know if there is going to be snow, but we can hope. Last year was unusual with the number of storms, and we can surely use another like it. Please keep in mind as we go into the winter months that we have a much smaller landscape crew, so snow removal can take some patience. Caughlin Ranch HOA only plows streets owned by the HOA and other private streets for which they are

contracted. Once the streets are plowed, CRHA will begin clearing the asphalt walking paths. All other streets are under the jurisdiction of either the City of Reno or Washoe County. Remember, it is the responsibility of each homeowner to keep their sidewalks clear. If you have an elderly or handicapped neighbor, please help them out with their snow removal if you are able. For more information and some helpful links see pages 10-11 under Notices and Reminders under Notices and Reminders in this publication.

## SUCCESSFUL EVENTS

We had a couple of recent activities where fun was had by all. The first was a celebration to acknowledge Randy Lisenby and his 30th anniversary with Caughlin Ranch. I am sure he and his family appreciated the gesture. The second was our annual homeowner and budget ratification meeting and spaghetti feed, held at Pinocchio's restaurant on South Virginia St. The food was good and the company great! It was another fantastic opportunity for neighbors to meet one another and form new friendships.

Our next community event will be a wine tasting in April. Stay tuned for more information and keep up with all that is happening at the Ranch by checking our website at [www.caughlinhoa.com](http://www.caughlinhoa.com)

— Al Dennis, PRESIDENT  
[al@caughlinhoa.com](mailto:al@caughlinhoa.com)



Al Dennis presenting the framed Caughlin Rancher story to Randy Lisenby.

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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

*Say it along with me, everyone:  
Happy New Year! It's 2024!*

IT'S A NEW YEAR, a time for new beginnings as well as a time for continuing long-standing traditions and practices.

Here at Caughlin Ranch HOA (CRHA), there are always some new things happening, like the installation of new pole light fixtures at Village Green Park or sheep and goats grazing on the hillside common areas (my personal favorite new thing). But we also keep up with the regular, routine and required matters, such as landscaping and maintenance of the common areas, regular committee meetings, and bi-monthly business meetings of the Board of Directors (just to name a few).

Much more happens throughout the year here at the Ranch, some of which you can read in the 2023 Year in Review article in this edition. While putting that article together, I was reminded of the CRHA Board of Directors' steady dedication to the members of the Association. During each of their meetings, they discuss and thoughtfully deliberate over each

agenda item throughout the year. It's a lot, and I'm grateful for their commitment.

I would also like to say thank you to the members of the Association's committees (F&B, ACC, Events) for their efforts on behalf of CRHA. These committees meet regularly and help to keep the Association moving forward. You can read more about these committees on the website at [www.caughlinhoa.com](http://www.caughlinhoa.com).

And, of course, none of what we do here would be possible without the daily support, knowledge and hard work of the CRHA staff. You all are rock stars.

2024 is shaping up to be another remarkable year filled with both new and expected things. On behalf of the Board, Committees and Staff, I wish you the best of all those things for the new year!

— **Lisa Nunley**, CMCA, AMS, PCAM

General Manager/Supervising Community Manager



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# Annual Members Meeting and Spaghetti Dinner

*Pinnochio's Restaurant, November 15, 2023*



## UPCOMING COOKING CLASSES

- Jan. 3** Cooking with Wine
- Jan. 4** Ramen & Asian Dumplings
- Jan. 9** Teens Cook
- Jan. 10** Kids Cook
- Jan. 12** Date Night- Tapas
- Jan. 18** Cooking for Health
- Jan. 19** Pan Roast & Cioppino
- Jan. 20** Winter Soups & Stews
- Jan. 24** Techniques 1
- Jan. 25** Taste of Burgundy
- Jan. 26** Taste of Thailand
- Jan. 27** Artisan Bread Workshop
- Jan. 31** Techniques 1
- Feb. 1** Cast Iron Cooking
- Feb. 2** Taste of Sicily
- Feb. 3** Wild Game- Care & Cooking
- Feb. 6** Teens Cook
- Feb. 6** Knife Skills Workshop
- Feb. 7** Kids Cook
- Feb. 7** Techniques 2
- Feb. 8** Basque Kitchen
- Feb. 9** Chinese Takeout Favorites
- Feb. 10** Dim Sum Workshop
- Feb. 13** Gumbo Jambalaya Beignets
- Feb. 14** Couples- Love Bites
- Feb. 15** Couples- Love Bites
- Feb. 15** Couples- Love Bites
- Feb. 21** Techniques 3
- Feb. 22** Vietnamese Cuisine
- Feb. 23** Taste of Greece
- Feb. 24** Croissant Workshop
- Feb. 28** Techniques 4
- Feb. 29** Girls Night Out- Barefoot in Paris

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# 2023 YEAR IN REVIEW – FROM THE BOARD

Below are projects and decisions made by the Board in addition to the regular reports and updates presented at each meeting. On-going discussions and review of Old Business items may be found in the meeting minutes located on the website at [caughlinhoa.com](http://caughlinhoa.com).

## JANUARY

- Discussions and presentations began with Washoe County Parks and local trail advocates regarding future permits and agreements to construction of Sierra Front Trail on small portion of Caughlin Ranch HOA common area.
- Approval of regulatory permitting process and engineering design services for rebuild of the Alum Creek Crossing near Caughlin Glen.
- Ratified 2023 Workers Comp Premium amount.
- Approved proposal from Padovan Engineering Consulting for bid preparation and construction management of 2023 pavement maintenance.
- Approved purchase of Landscape & Maintenance truck replacement.

## MARCH

- Approved 2022 Year-end Financial Audit as presented by McClintock Accountancy.
- Approved revision to Village Green Park Use & Special Event Permit Application
- Approved Annual \$1/Door donation to CAI's Legislative Action Committee
- Approved proposal from Sierra Gate & Control to replace gate posts at Mountainshyre Gate

## MAY/JUNE RECONVENED

- Approved proposal from Apex Grading & Paving for 2023 Caughlin Creek Unit 1-3 Paving Project.
- Approved proposal from SNC for 2023 CRHA Asphalt Pavement Maintenance for paths & streets.
- Approved proposal from CME for geotechnical testing and inspection for Caughlin Creek paving project.
- Approved proposal from Victory Sheep Co for Wildfire Prevention/Defensible Spaces services.
- Approved Reserve Study Financial Updates by Browning Reserve.
- Ratified 2022 Tax Return prepared by McClintock Accountancy.
- Approved Revised Common Area Encroachment Policy.
- Approved Right-of-Entry request from Washoe County to perform surveys for Sierra Front Trail planning.
- Approved proposal from KPro Painting to repaint HOA office & maintenance buildings and maintenance fence.
- Approved proposal from APS for maintenance buildings and maintenance fence repairs.
- Approved CRHA Office Fragrance Policy.
- Ratified annual earthquake insurance policy renewal from Alpine insurance for 1070 Caughlin Crossing.
- Ratified HOA office and maintenance building pest control services contract with Summit IPM.
- Approved Alum Creek HOA New Neighborhood Paint Color Schemes.
- Approved Grant Bargain and Sales Deed and the Bond Release Letter for Whispering Canyon/Ridge Hollow.

## JULY

- Approved revised Common Area Encroachment Policy.
- Approved annual preventive maintenance agreement from Sierra Gate & Controls for Whispering Canyon.
- Ratified purchase and installation of 3 iWave-R Air Scrubbers by Sierra Air in the HOA offices.
- Approve purchase and installation of mini-split HVAC unit by Sierra Air in the HOA small conference room.

## SEPTEMBER

- Approved UAR Collection Services contract subject to revisions to include two provisions.
- Approved contractor proposal from Huston High Desert Excavation for construction of bridge crossing at Alum Creek crossover by Caughlin Glen, subject to replacement of indemnity clause with CRHA's general contractor contract.



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- Approved 2-year contract with CPM, editor/publisher of the Caughlin Rancher.
- Ratified two agreements with Victory Sheep Co. for defensible space work on additional common area parcels.
- Ratified final reserve study update reports from Browning Reserve Group for 2024 Fiscal Year.
- Approved Eaglesnest HOA 2024 Landscape/Snow Removal Services Agreement.
- Approved Caughlin Creek HOA 2024 Landscape Services Agreement.
- Approved Promontory Pointe 2024 Landscape/Snow Removal Services Agreement.
- Approved Caughlin Crossing Commercial Center 2024 Landscape/Snow Removal Services Agreement.
- Approve Landscape & Management Services Liability Insurance Renewals Eff 10.01.2023.
- Approved Crime, Cyber Liability, Commercial Insurance Package, Umbrella and Directors & Officers/Employment Practices Insurance Renewals Eff 10.01.2023.
- Approved 2024 Board Meeting and other Important Dates Calendar.
- Approved 2024 Community Events Calendar.
- Approved 2024 Architectural Control Committee Schedule.
- Approved Agreement with McClintock Accountancy for 2023 Annual Audit and Tax Prep.
- Approved 2-year Agreement with Tim Cleary & Associates for professional accounting services eff 10.01.2023.
- Approved Mailbox/Post/Standard Fence Colors for Alum Creek Patio Homes HOA.
- Approved purchase of new snowplow attachment from Jordan's.
- Approved proposal from Action Electric to replace all pole light fixtures in Village Green Park.

- Ratified purchase of two computer stations (1 for ACC; 1 for GM) from Erlach Computer Consulting.
- Approved 2024 Annual Operating and Reserve Budgets

## NOVEMBER

- Approved revised collection services contract with UAR.
- Approved 2023/2024 Staff Compensation Plan
- Approved Employee Health Insurance Policies Eff 12.01.2023.
- Approved not-to-exceed amount for Workers Comp insurance policy Eff 01.01.2024
- Approved BEST Life Dental Insurance Renewal eff 12.01.2023
- Assured Partners Ancillary Coverage Policy Eff 12.01.2023
- Approved proposal from Action Electric for Bitterroot timeclock repairs/replacement.
- Approved proposal from Tree Master for pine tree trimming and dead wood cleanup in Caughlin Creek/DeerCreek neighborhoods.
- Approved quote from Village Management Software (VMS) for web-based hosting.
- Approved proposal from APS for HOA office front entry improvements.
- Approved proposal from Office1 for HOA office copier replacement.
- Ratified change order from SNC for additional asphalt for walking paths maintenance.
- Appointed members to the Architectural Control Committee.
- Appointed members to the Finance & Budget Committee.
- Appointed members to the Events / Rancher Committee
- Approved General Manager Contract for 2024

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# Enjoying the View:

## Dr. John and Erliene Aramini on Community, Travel & Adventure

*By Bridget Meade*

**WHEN ONE ENTERS THE ARAMINI'S HOME, TWO THINGS IMMEDIATELY DRAW ONE IN** - the year-old black and white kitten, Asher, and the expansive living room window that offers a 180-degree view of the Reno-Sparks area. It's a toss-up on what one wants to focus on first - the rambunctious, extroverted kitten who wants to play or stare out across the valley.

The window is a metaphor for Aramini's life in the Caughlin Ranch community, his roots in Northern Nevada, his dentistry career, and how he spends his time.

### Rooted in Northern Nevada

Born and raised in Reno, Nevada, Dr. Aramini's storyline is familiar to longtime Reno residents.

"I was born in Reno, at Saint Mary's hospital," he said. "I grew up in Northwest Reno, attending Elmcrest Elementary and Clayton Middle School. I went to Bishop Manogue for high

school and then the University of Nevada, Reno, for my undergraduate degree."

He always knew he wanted to go into some form of medicine. Ultimately, he chose dentistry and graduated from UNR with a degree in pre-dentistry.

"My uncle was a dentist and a major influence as to why I chose the field," Dr. Aramini said. "I liked the idea of dentistry because you're doing your own thing. I wanted to be my own boss. If I had pursued other medical professions, it would have likely been a group-oriented practice or hospital. It wasn't for me."

When Aramini graduated from the University of the Pacific with a Doctor of Dental Surgery, he knew it was time to return home.

#### Aramini Family Dentistry's Launch

"I always planned to return to Reno," he said. "My family has a long history here. My mom still lives in Northwest Reno. My cousin was the principal at Manogue High School and helped design the new campus in South Reno."

When he first opened John Aramini, DDS Family Dentistry, the



original location was near the Peppermill Resort Spa Casino.

"I rented that space for about five years," he recalled. "Then I built the office on Lakeside Drive where I am now."

In August 2023, Dr. Aramini celebrated 34 years as a dentist.

For him, it's about the people.

"My patients matter most to me," he said. "I consider a lot of them my friends. We've gotten to know each other over the years. You kind of grow up together."

## Life at Home

Perhaps one of the more surprising things about Dr. Aramini is how he met his wife, Erliene.

"It's quite a story, actually," he laughed. "She was married once before. Her ex-husband and I play golf together. We used to hang out at the Coney Island Bar all the time, and he introduced us."

The couple have two children, Haley and Amber. Haley resides in Reno and works as a cosmetologist. Amber attended San Diego State University. She resides in San Diego and works in the fashion industry.

Dr. Aramini and his family have lived in different parts of the Reno area.

"We have moved around different areas of town but within the same general area," he said. "We lived in Manzanita for a while. Then, we built a house on 10 acres of land on Holcomb Ranch Road. When I got tired of caring for that much land, we moved to Caughlin Ranch."

In 2010, the family bought a home in the Caughlin Ranch hillsides. For 13 years, they've enjoyed the scenic view from their living room.

"We get a lot of wildlife here," Aramini said. "In the afternoons, our backyard grass is shaded. We frequently have deer who will come down and hang out. They eat some of the grass and plants."

It's not just the wildlife community that the Araminis enjoy.

"The community here is wonderful," he said. "It's our neighbors that make living here enjoyable."



*Mediterranean cruise in 2023*



*Scuba diving with daughter Haley in Australia*



*At Burning Man in 2015*



*Erliene, Haley, Amber and John*

## A Window to the World

As one leaves Dr. Aramini's living room, you see a Nevada Wolf Pack cheer megaphone.

"We go to as many Nevada games as possible," he said.

In 2016, he and his wife traveled with the Nevada football team when they played at the University of Notre Dame in South Bend, Indiana.

Despite the team not having the day they hoped for, Aramini loved the experience.

"I loved being able to travel on the team plane."

Their travels are far from limited to joining the Nevada Wolf Pack team.

The Aramini family are avid travelers. Sometimes, it's for pleasure, like their September 2023 Mediterranean cruise. Other times, it's to pursue a hobby they are passionate about - golfing or scuba diving.

In 2004, the Araminis and three friends traveled to Scotland to play in a seven-day, seven-course tournament. John won the tournament. His name is now displayed on a trophy inside one of the oldest golf clubs in the world, the Royal and Ancient Club.

Dr. Aramini and his daughter Haley are also certified scuba divers. Their shared hobby has taken them to Australia to dive in the Great Barrier Reef. In 2022, Erliene's birthday gift to John was tickets to dive with whale sharks and manta rays at the Georgia Aquarium.

"Journey with Gentle Giants was amazing," he said. "My daughter Haley and I dove in two separate dives that weekend. The whale sharks and manta rays were unbelievable."

## Enjoying the View

The picturesque view from his Caughlin Ranch home symbolizes Dr. Aramini's love for the local community and his passion for adventure and travel. His story reminds us that beauty can be found wherever we look, whether we see a long-time friend or use scuba goggles to marvel at the Great Barrier Reef's colors.

# IMPORTANT NOTICES & REMINDERS



## HOLIDAY DECORATIONS & LIGHTS

The beauty of the holiday season shined in Caughlin Ranch during the past few months! Thank you to those who brightened up your neighborhoods with decorative displays!

Just a reminder that decorations and lighting must be removed by the last full weekend in January.

## WELCOME NEW AND RETURNING CAUGHLIN RANCH BOARD MEMBERS!

At the Annual Members Election Meeting on November 15th, three (3) CRHA homeowners were reseated to the Board of Directors, all for two-year terms. Because three (3) candidate nomination forms were received, and three (3) seats were open, all three members returned. They are: Allen Black, Al Dennis and Michael Ginsburg.

The Board selected their officers during the Organizational Meeting (following the Annual Meeting). They are: Al Dennis, President; Michael Ginsburg, Vice President; Steve Bremer, Treasurer; and Drew Naccarato, Secretary. Directors for 2024 are Allen Black, Michele Attaway and Thomas Keiffer.

To the Board, many thanks for all the time and effort you put forth to ensure Caughlin Ranch HOA remains a successfully run and beautiful community!

## SNOW MUCH FUN

For those of you with sidewalks adjacent to your property (even if it is a vacant lot), both the City of Reno and Washoe County 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.

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Caughlin Ranch HOA only plows streets owned by the HOA and other private streets for which they are contracted. Once the streets are plowed, CRHA will begin clearing the asphalt walking paths.

All other streets are under the jurisdiction of either the City of Reno or Washoe County. Below are links for snow removal details for both of those entities.

- City of Reno: <https://www.reno.gov/government/departments/public-works/maintenance-operations/street-maintenance/snow-and-ice-controland>
- Washoe County: [https://www.washoecounty.gov/csd/operations/roads/Snow%20and%20Ice/snow\\_and\\_ice\\_control.php](https://www.washoecounty.gov/csd/operations/roads/Snow%20and%20Ice/snow_and_ice_control.php)

While not a law, please be a good neighbor and help your neighbors who may not have the means to remove their own snow and ice. To learn about CRHA's Snow Removal Policy, please visit the website at [www.caughlinhoa.com](http://www.caughlinhoa.com) and search under "Governing Documents."

### POND SAFETY

The ice on the Caughlin Ranch ponds is never thick enough to support any weight (unless you're a goose or a duck). PLEASE do not attempt to walk, shuffle, or crawl upon the ice on any pond. Also, many of the ponds are still flowing below the surface which means the pond will not freeze solid. Please keep children and animals away from the ponds.

### TRASH & RECYCLING CONTAINERS

Monday is collection day. Trash and recycling containers shall not be placed outside for pick-up any sooner than Monday morning and shall be stored out-of-view by Monday evening. The only exception is if you already have an animal resistant container in aservice. Please contact Waste Management for pricing and availability to obtain an animal resistant container.

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## ON-GOING COMMUNITY REMINDERS:

- 1. Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch HOA office.
- 2. Yard Maintenance and Yard Debris :** Even during the winter months, there is debris that accumulates from trees losing their leaves and needles. Thank you for keeping it cleaned up!
- 3. Speed Limits and Crosswalks:** This is your regular (and most important) reminder to please watch your speed as you travel through the community. The main thoroughfares are posted at 25 mph (maximum). Ducks and geese (and other living things) have the right of way on all Caughlin Ranch roadways. Please be vigilant as you drive through the community; slow down and help save a life. Be especially careful at crosswalks. Allow pedestrians (and sometimes ducks and geese) to safely cross the street before proceeding on your way.
- 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](http://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.

## CAUGHLIN GIVES BACK

**Food Bank of Northern Nevada (FBNN)** – Collection barrels are located in the lobby at the Association's office throughout the year. When full, we contact FBNN and they pick up and provide us with empty barrels so we may fill them 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 FBNN.

For example, at 2023's Shredding event, the Association Members donated a total of 489 lbs of food and \$267.00 in cash. This equals 1,209 meals for families in our community!

Volunteers of America Backpack Drive – CRHA partnered

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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 2023 those donations totaled \$2,553. Of all the organizations participating locally in this drive, CRHA raised the most funds. Good job, everyone!

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

**Children and Senior Angels** - CRHA partners with Alice Smith Elementary School located in Golden Valley and this year supported 50+ student Angels. School staff works with the parents to complete the wish lists with sizes and items they most need and gifts they want and then forwards those lists 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.

Some community members choose to provide cash donations and office staff, their families, and CRHA volunteers shop and wrap gifts using those donations. When shopping, those dollars are stretched by shopping on Black Friday, using coupons, cash back and BOGO offers to make sure each child receives as much from their wish lists as possible.

This year, one very generous homeowner donated enough cash for 10 children and 10 adult angels! Staff stayed busy wrapping all of those gifts!

**Senior Angels** – CRHA partners with Washoe County Senior Center in their Senior Angel program. This year we were given 28 seniors whose wish lists include basic needs items such as cleaning supplies, pet food and pet toys, small appliances, blankets, hats and gloves.

**Senior Blanket Drive** – Separate from the Senior Angels program, CRHA collects blankets to distribute to seniors in need. The community has been extremely generous this year. As of the date of this article (12.04.23), we have collected donations of 70 blankets. An update will be provided in the next edition of the Caughlin Rancher.

### PROJECT 150 AND KIDS KOTTAGE

**Socktober** – During the month of October CRHA collected 845 pairs of socks which was 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.



*Socktober! 845 Pairs of Socks!*

### CRHA NEW OWNER ORIENTATION

#### WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting

**January 11th @ 5:00pm / February 8th @ 5:00pm /**

**March 14th @ 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](http://www.caughlinhoa.com) for information, forms and resources that are available to owners.

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



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February 15th marks the northern Nevada Premier of one of the most iconic and dynamic modern dance ensembles of our time. The Paul Taylor Dance Company has been innovating and transforming the art form of modern dance since 1954. With a history of multidisciplinary collaborations, passionate expression and thrilling athleticism, the Company is known worldwide for its vast repertoire, performing work from the Founder's canon; new works created by some of today's most engaging and established choreographers; and important historical dance from the 20th and 21st centuries. Dedicated to sharing modern dance with the broadest possible audience, the Company has toured to over 600 cities in 65 countries with performances and a variety of educational programs and engagement offerings.

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## GET TO KNOW

# Caren Breslau

## Your CRHA Administrative Assistant

### 1. What is your title and when did you join the CRHOA?

*I am the Administrative Assistant at the Caughlin Ranch HOA. I started out as a temporary employee in September 2023 and became a full-time employee at the beginning of November.*

### 2. What was your professional background before starting work here?

*I was an elementary school teacher for over 20 years and mostly taught grades 1-3. My husband and I also owned a bicycle shop while we lived in Wisconsin. Before that, I worked in the garment industry as a Customer Service Manager.*

### 3. What are your main duties in this position?

*I feel that I am the face of the HOA because I am the first person that guests see when they walk through the door. I handle the administrative tasks for the office including greeting people, answering the phones, helping with mailings, coordinating meetings and assisting in the Caughlin Ranch activities. I prepare the notifications and send them out. I also help with the ACC meetings and assist with special projects for the community.*

### 4. What do you like most about the job so far?

*The best part of my job is the people I work with. The staff at the HOA are kind and giving, and I love coming to work every day. I enjoy working with the community and helping to solve concerns they may have. I am also excited about helping with all the events that the HOA sponsors, especially food and blanket drives.*

### 5. Where are you originally from and when did you move to the Reno area?

*I grew up in the suburbs of Los Angeles. Starting in the early 2000's my husband Ed and I moved around quite a bit for his job. We lived in Colorado and Wisconsin and then found our way back to California where we lived on the Central Coast. We moved to Reno in 2018, again for Ed's job. He is the Service Manager for a large company that makes bicycle parts.*

### 6. Tell us a little about you: your family, pets, hobbies, etc.

*I have been married to Ed for 22 years. We met online in 2000 and got married in 2001. We have one daughter, Austen Rose, from a previous marriage. She recently got married and relocated to Reno. Ed's mom also lives here in Reno, but most of my family still lives in Southern California.*

*I love outdoor activities, such as cycling, hiking, and kayaking. I also like to cook and entertain friends and family. I have been lucky to travel to Europe, Mexico, and the Caribbean and would love to explore more cultures from around the world.*

L. TO R. CAREN,  
ED AND AUSTEN  
ROSE



### 7. Tell us an interesting or unusual story about yourself.

*When Ed and I got married, we arranged it as a surprise wedding. We had just bought a townhouse and we had planned a housewarming party. When I said yes to him, he suggested we do it the same day as our housewarming party because all our friends and family were already coming for that.*

*The morning of the party, Ed and I set up in the nearby rose garden park. We also rented a double decker bus to transport everyone from our house to the park. Our friends and family loaded onto the bus, not knowing where they were going. The people that were sitting on the top level of the bus saw the wedding set up and started announcing to everyone on the bus, "They're Getting Married!"*

*Ed asked his father to be his best man and he asked his mother for his grandmother's wedding ring, that she wore all the time. Austen Rose was my maiden of honor, and my father walked me down the aisle.*

*We celebrated with cake and champagne at the park. My brother climbed up a tree to make the toast and then we all returned to our house to continue the celebration. It was a perfect day and people still talk about it.*

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# HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS 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. An updated meeting notice which will include the details on how upcoming meetings will be conducted (in-person or virtually) will be posted on the Caughlin Ranch website at: [www.caughlinhoa.com](http://www.caughlinhoa.com).

Homeowners are welcome to attend Agenda Workshops and the Board's General Business Meetings. Executive Sessions are closed unless a homeowner has requested to meet with the Board or has been invited for the purpose of addressing outstanding assessments and/or unresolved violations.

<b>January 12</b>	Board Orientation Workshop 9:00 a.m.	<b>September 23</b>	Board Agenda Workshop 4:00 p.m. ( <i>Final 2025 Budget Review</i> )
<b>January 22</b>	Board Agenda Workshop 4:00 p.m.	<b>September 25</b>	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m. ( <i>Approve 2025 Budget</i> )
<b>January 24</b>	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.	<b>November 7</b>	Candidate Forum; Meet the Candidates 5:00 p.m. ( <i>if necessary</i> )
<b>March 21</b>	2023 Audit Review with Finance & Budget Committee 2:00 p.m.	<b>November 18</b>	Annual Ballot Deadline 11:00 a.m. ( <i>if necessary</i> ) Call 2024 Annual Meeting to Order at 12:00 p.m. Noon to open and tally Secret Ballots; Recess once completed. Board Executive Session 4:00 p.m. / General Business Meeting 5:30 p.m.
<b>March 25</b>	Board Agenda Workshop 4:00 p.m.	<b>November 20</b>	Re-convene 2024 Annual Members Election & 2025 Budget Ratification Meeting at 6:30 p.m. A brief Organizational Meeting will immediately follow the 2024 Annual Members Election/2025 Budget Ratification Meeting.
<b>March 27</b>	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.	<b>December 13</b>	Board Orientation / Training 9:00 a.m. - TENTATIVE
<b>May 20</b>	Board Agenda Workshop 4:00 p.m.		
<b>May 22</b>	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.		
<b>July 22</b>	Board Agenda Workshop 4:00 p.m.		
<b>July 24</b>	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.		
<b>August 22</b>	2025 Budget Review Workshop 4:00 p.m. with Finance & Budget Committee		

This meeting calendar serves as notice pursuant to NRS 116.31083 for the scheduled meetings of the Board of Directors. Dates and times are subject to change. Please visit the Caughlin Ranch website ([www.caughlinhoa.com](http://www.caughlinhoa.com)) for up-to-date information regarding Caughlin Ranch Meetings and Workshops. The Board of Directors' General Business Meeting Agendas are posted on the Caughlin Ranch website not less than ten (10) days prior to each meeting. Members may also call the Association office at: (775) 746-1499 or e-mail: [admin@caughlinhoa.com](mailto:admin@caughlinhoa.com) to obtain agenda copies. The CRHA office is located at 1070 Caughlin Crossing, Reno, NV 89519.

Board Meeting agenda content may be modified up to the start of the Board Meeting due to specific circumstances under NRS116.31083 (11) as it relates to occurrences that: "(a) could not have been reasonably foreseen, (b) affects the health, welfare and safety of the units' owners or residents of the common-interest community; (c) requires the immediate attention of, and possible action by, the executive board; and (d) makes it impracticable to comply with the provisions of sub-section 2 or 5." The Board will disclose any such changes at the beginning of the Board Meeting, where applicable.

Board Agenda Workshop agendas do not have a published agenda for

distribution, as the intent of the workshop is to further review and define the agenda for the next scheduled Board Meeting. This session is open to the membership for observation and limited input during a designated portion of the meeting. No substantive discussion or action (vote) will be taken by the Board on any matter discussed or reviewed at a workshop.

Executive Session meeting agendas will not be published. Only those matters as described under NRS116.31085 shall be discussed and acted upon in executive session. These meetings are closed to the membership.

During Board Meetings, Owners have the right to speak to the Board. The designated period for this is devoted to comments from property owners and discussion of those comments related to items on the agenda. Please note that the Board has the authority to limit the time for individual comments. A time limit of two minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.

A copy of the audio recording of the Board Meeting, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request at no charge.





# 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-December 2023

- Holiday Lights installed and are inspected and repaired daily.
- Holiday Lights will be removed by the end of January.
- Snowplows and snow blowers prepped and are ready for action.
- Small equipment bridges throughout common areas have been repaired and waterproofed for the winter season.
- Small Monument Signs are being repaired and repainted. Some signs are no longer able to be repaired and replacement signage is in the planning process.
- Small creek maintenance is on-going (clean out and widen to accommodate increased flow).
- Small equipment has been inspected and repaired as needed.
- Trucks are being inspected and repaired as needed.
- New pole light fixtures were installed in Village Green Park in December.
- Tree Pruning throughout the Ranch is on-going. A special Tree

Pruning project takes place in Caughlin Creek/DeerCreek in December.

- Graffiti removal is on-going throughout the Ranch.
- All three (3) Parks are inspected and cleaned on a daily basis.

### Flood Control Efforts

Over the years, and through experience with heavy rain and snow-melt events, the Landscape & Maintenance Teams have made adjustments and improvements throughout the common areas to accommodate the increase in seasonal water flow.

Widening and reinforcing with boulders those specific areas where potential flooding may occur, and keeping landscape crews on standby to immediately address any issues, are the primary efforts by CRHA.

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## WHO SHOULD I CALL?

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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
<b>CAUGHLIN RANCH HOA</b> Assessment payments; report common area maintenance concern; questions about the master association	Caughlin Ranch HOA	775.746.1499 Caughlinhoa.com
Community Patrol (onsite 4 days per week) 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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