

IMPORTANT HOA NEWS INSIDE!

JULY/AUGUST 2024

40th

ANNIVERSARY

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

**CELEBRATING
40 YEARS OF
CAUGHLIN RANCH** page 5

MUSIC ON THE GREEN!
Every Sunday in July page 15

Sheep & Goats are back!
Grazing for wildfire
prevention page 4

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ON THE COVER:
A beautiful summer day by the ponds in lower Caughlin Ranch.
Photo by Lisa Ericson. Story page 5.

PRESIDENT'S CORNER



Al Dennis
PRESIDENT

Summer is finally here and the Ranch is hopping!

As you read this we are experiencing another year of sheep grazing, upcoming concerts in the park, maintenance activities and wildlife viewing. If you want to view the sheep please remember to stay clear, watch for the fencing and keep your dogs under control.

COMMUNITY EVENTS

The concerts in the park are always fun. Please check out this year's line-up on page XX of this publication — there's something for everyone! Remember to bring your blankets and/or low back chairs and stake out your spot. Bring your own picnic dinner or enjoy something from the food trucks.

After the concerts are over in July, we have more fun community events scheduled (see Events Calendar on page XX), like the Annual Barbecue in August, an Oktoberfest celebration and the Annual Members Dinner in November (just to name a few). We like to make these events even more fun by giving away raffle prizes. We raise money for our "Caughlin Cares" charities while giving away some great loot! Speaking of loot, if you own a business and would like to donate some raffle prizes, please contact the HOA office at 775-746-1499.

BOARD ELECTIONS - CONSIDER RUNNING!

Caughlin Ranch has many activities that are monitored by your Board of Directors and various committees. We are always interested in adding members to the board who are interested in keeping the Ranch running smoothly and looking beautiful. Elections are this fall. If you are interested in joining the Board, or a committee, please let us know.

PLEASE SLOW DOWN!

Please be mindful of our wildlife as you drive through the Ranch. There are many new additions (ducklings, goslings, etc.), and they can be slow to move out of your way. Be careful as you pass lines of parked cars along lower Caughlin Parkway. Many people come to Caughlin Ranch to enjoy our beautiful ponds and walking paths and they don't always look before stepping out between parked cars.

— 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

It's Summertime Again!

Thinking about Summer evokes many fond memories from my youth. Band concerts in

the park, listening to my transistor radio (I'm dating myself) while soaking in the rays at the beach, my dad grilling burgers and brats in the back yard on a Saturday afternoon, the fragrance of orange tree blossoms wafting through the windows...I could go on.

SUMMER PROJECTS MEAN ACC APPROVAL!

Yes, summertime is a special time of year and, as an adult, it now also means deciding which outdoor home improvement projects need to be tackled. This year, my husband and I plan to refresh the DG in our landscaping, install gravel alongside the house and

possibly replace a couple of windows. What's on your list? If your list includes a project that makes a change to the exterior of your home, including the landscaping, you are required to obtain approval prior to the start of your project. Please reach out to Kim (kim@caughlinhoa.com), our Architectural Control Committee (ACC) Coordinator, who can help you through the ACC approval process.

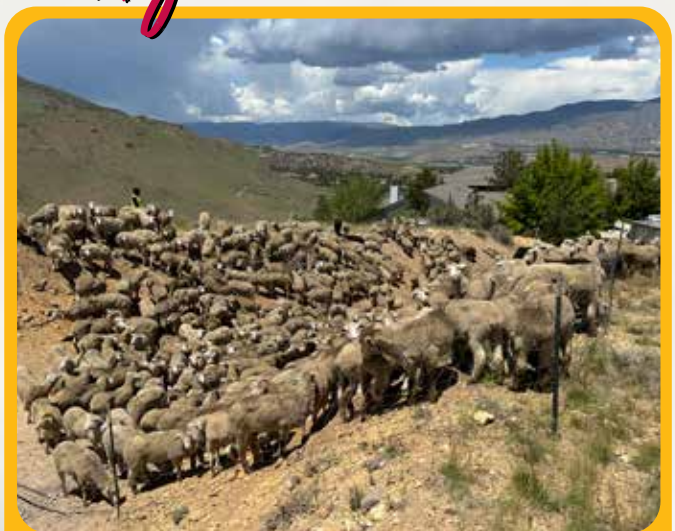
COMMON AREA IMPROVEMENTS

The Association has plenty of projects for the summer months too. Recently, the installation of the new bridge across Alum Creek (near Caughlin Glen) was completed and all the permits signed off. As I type this, SNC is completing the pathway maintenance after having slurry sealed Caughlin Creek and Whispering Canyon. The landscape maintenance crews have an extensive list of special projects to complete this season, and defensible space efforts with sheep and goat grazing begins in early June. When the sheep and goats are onsite, please give them plenty of space, ensure your dogs are on a leash and please pay attention to any signage.

CRHA PROJECTS

In the HOA office our project list is also lengthy and includes such items as RFP's for painting and signage, coordinating and supporting community events, reviewing/revising rules and regulations, facilitating camera and gate repairs, etc.

Most important for this time of year is the gathering of information for next year's annual operating and reserve budgets. During the next two months the draft 2025 budgets will be developed



"The landscape maintenance crews have an extensive list of special projects to complete this season, and defensible space efforts with sheep and goat grazing begins in early June."

and fine-tuned so they may be reviewed by the Finance & Budget Committee, then presented to the Board of Directors for consideration at the September 25th General Board Meeting. Once approved by the Board, the budgets are mailed to the homeowners (in the Annual Meeting mailer) and subsequently ratified at the Members' Budget Ratification Meeting to be held on November 20th. Budget development is a process; a comprehensive process involving dedicated volunteers and supportive staff.

As you take some time to read through this edition of the Caughlin Rancher, you will learn about "Important Notices & Reminders," meeting dates, landscaping updates, interviews with special people of Caughlin Ranch, and (most importantly) upcoming CRHA Events!

May you all enjoy a Sun-sational Summer!

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

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— Mark Twain

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Celebrating 40 Years of Caughlin Ranch

By Jessica Santina

Historical photos from "Crissie Caughlin - Pioneer" by Shiela Lonie



Photo by Gail Richie

FOR MANY LOCALS WHO DIDN'T KNOW RENO IN THE 1980s, trying to envision The Biggest Little City without McCarran Boulevard or Caughlin Ranch is a bit like picturing San Francisco without the Golden Gate Bridge — the city would be unimaginable without them. But it's only been 40 years since the Caughlin family sold its sprawling 3,000-acre parcel in West Reno to a developer named Don Lonie and, as a result, forever altered the way we think of a master-planned community in Nevada.

Raising a Ranch

It all started with a man named George Andrews, who moved from New York to California in 1850 to seek his fortune in the Gold Rush. He found work at a sawmill in San Francisco owned by William Hughes, whose daughter, Bettie, became George's wife. The two eventually decided it was time he established a more secure living for themselves and their two young children, Benjamin and Crissie. They bought a few hundred acres of land west of Reno, which had become a booming railroad town, and planned to start a hay and alfalfa farm.

George made significant improvements to the ranch property, eventually developing the Last Chance Ditch as a means for channeling Truckee River water into the property, and traded its irrigation with other small ranches to acquire more acreage.

Unfortunately, George's alcoholism led to the Andrews' divorce, and the settlement left Bettie with the entire ranch and all real property. Upon her death, Crissie inherited the ranch and married William Caughlin, whose name was applied to the ranch, though Crissie remained the sole legal owner.

At one point, Crissie owned 6,000 acres, some of which she sold off to various parties, including Reno's Carmelite nuns. When she passed away in 1955 at age 80, she bequeathed the remaining land to her three children, Bill Jr., Syrene, and Elizabeth.



Crissie Andrews



William Caughlin

By the 1980s, the siblings, to avoid serious tax repercussions, put their land up for sale. A developer named Don Lonie was interested. When he came to Reno to see it, he proclaimed it to be the most spectacular land he had ever seen. He optioned the entire ranch, which then spanned almost 3,000 acres between the Truckee River and today's Skyline Boulevard, and in 1984, he took ownership of Caughlin Ranch.

According to his wife, Shiela Lonie, in her book, *Crissie Caughlin – Pioneer*, Don's master plan was unique:

Don's dream was to retain the feeling of wide-open spaces, partly with walking paths and jogging trails. He envisioned a fitness center, a school, and a shopping center. Small apartments were planned along the Truckee River. It was very important to Don that the last link of McCarran Boulevard should wind through the ranch in such a way that it would not destroy or divide the natural beauty of the land.

In fact, he even gave two pine-covered sections of property on the top



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ridge to the Bureau of Land Management, to ensure it would never be developed.

Up until this time, the only master-planned community in Reno was Lakeridge, so his concept was unusual in its size and scope. To help him bring this dream to reality, Don hired a young engineer by the name of Alan Means and another developer, Sam Jaksick.

Developing the Future

Don Lonie approached Means, a UNR graduate and partner in Omni Means, a civil engineering firm, in 1984 about developing Caughlin Ranch.

“It was a really good master plan, and a very large project,” Means recalls of the planned 2,307-acre community. “It was going to take about 20 years to complete, so it was a full-time commitment that could, theoretically, last me most of the rest of my professional life. It was a neat opportunity, and I jumped at it.”

Means could immediately see how special the project was. “The location, for starters, was unique for Reno. It had about 19 points of access from different neighborhoods around it. It has some beautiful topography and vegetation,” Means says. “In my years growing up, I had spent an awful lot of time walking it, so I knew it really well and it was personal to me.”

Means then set about creating the Caughlin Ranch Homeowners Association, along with all its covenants, conditions and restrictions (CC&Rs) and other necessary documents. The community, as Lonie,



The big ranch house moved from Virginia City

Means and Jaksick had envisioned it, would come to encompass 29 separate subdivisions — from townhomes to small, single-family residences and a gated community filled with large custom homes. The CC&Rs would establish rules regarding the outward appearances of the homes and visible areas, and an architectural review committee — a new concept for the area — would ensure designs aligned with the rules.

Some neighborhoods were sold to builders, such as Mackenzie Properties, which built Alum Creek, River Run and

others. Meanwhile, Means took on the development of Juniper Trails, comprised of about 450 custom lots ranging in size from one-half to two acres, as well as Pine Creek, Caughlin Creek, Village Green, Heritage on the Green, Pine Haven, Caughlin Glen, Vantage Point, and Pine Bluff.

Ed McCaffrey was a recent graduate of the University of San Diego business school whose brother-in-law, Doug Brunson, owned Brunson Built, a Reno development company. McCaffrey and his wife came to visit, and Brunson gave them a tour of Caughlin Ranch, then made an offer: Become a 50 percent partner in Brunson Built, which would develop 31 homes in a subdivision called The Heights at Caughlin Ranch. When McCaffrey saw the area, he thought it was so beautiful that he decided to take the plunge.

“Caughlin Ranch was the first community in Reno being built into the hills,” McCaffrey says, explaining what made the project so appealing. “You go to Juniper Trails, and it feels like you’re at Lake Tahoe.”

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Also involved were Mark and Fiona Dickson Combs, founder of Dickson Realty, whose business soon stepped in to sell lots. Fiona's sister-in-law, Nancy Fennell, who is now CEO of Dickson Realty, got her real estate license in 1987 and joined the



Photo by Lisa Ericson

Combses' business. She was sent to work with Means at Caughlin Ranch, assisting with the sales of empty lots.

Fennell credits Means and his "nerves of steel" in pushing the project forward. "He had a vision of a diverse neighborhood where people could go from their first home to their last, all within the same community," she says. "Alan always said he wanted people to drive home at the end of the day and feel like they were going on vacation."

But it was "the dirt girls" — Pam Dulgar, Mary Boles Robison and Marna Griffin, wife of soon-to-be mayor Jeff Griffin — who did the day-to-day work on the ground, in an on-site trailer perched on an empty lot, meeting with prospective buyers who didn't have the benefit of paved roads; McCarran Boulevard didn't yet exist, so interested parties had to follow a dirt road.

Fennell laughs, explaining how the three women walked potential buyers across empty fields while carrying sticks to ward off any snakes that might cross their paths. "They were master storytellers. They could talk about what was going to happen in Caughlin Ranch, the master plan, with the landscaping, the open space, the trail to Toiyabe ... and it wasn't just a bill of goods. Everything in the original plan got executed. That seldom happens."

Adhering to the approved plan and original vision meant respecting the landscape — designing roads that curved and wound, like a scenic byway rather than an urban grid, protecting mature trees, building and maintaining trails and managing water through a system of creeks and ponds. Landscape design by Gary Hull of Artistic Gardens took advantage of our four-season climate to ensure that there was year-round bloom and color.

"The trees that existed on every lot were

marked as to whether they could be removed or not. Every single tree," Fennell says. "There was this historic, iconic old tree that was used as a symbol for Caughlin Ranch on all its collateral. It cost them about \$225,000 because they lost one of

the lots they'd planned to sell, but they had to protect this tree, and they would not budge on letting anyone cut it down. It's still there today, which I love."

McCaffrey notes that the stringent neighborhood design rules Brunson Built had to follow emphasized environment over housing. "We were always trying to ease the density. There were a couple hundred townhouses that were approved in the tentative map that we did not build here because we made bigger lots, and we weren't going to tear down a mountain to put a house in. In San Diego, it was all about density, so when I saw Caughlin Ranch, I was really impressed."

Fennell says the community's promise quickly attracted buyers. "It was harder in the beginning to get things started, but once that happened, we would actually see people bring RVs and camp out. We would open up 20 lots at a time or 10 houses at a time, because we didn't want to flood the market, and whenever we were ready to release a new batch of product, people would spend the night to be first in line."

Means managed to see the development through to completion and, as he'd expected, retired after 22 years working on Caughlin Ranch, as well as other communities such as Galena Forest Estates, Monte Rosa and Villaggio Della Montagna. His sons, Troy and Travis, now own HomeCrafters, which has been instrumental in much of Caughlin Ranch's more recent development. And Means can frequently be found in the community, taking daily walks on its trails. He remains enormously proud of it. "I think we developed something that's still recognized as special today and still is a desirable place to live. It fits a wide assortment of housing types, styles and prices to meet people's needs today. And I'm really proud of the open space and trail system. There's nothing else like it."

NOTHING TO IT! CULINARY CENTER



UPCOMING COOKING CLASSES

- June 27** Int'l Flatbreads & Pizza
- June 28** Grilling Night w/Local Beers
- June 29** Pie Baking Workshop
- July 10** Youth Summer WS
- July 11** Youth Summer WS
- July 12** Sushi
- July 16** Techniques 1
- July 18** Summer in Provence
- July 19** Grill Fish & Seafood
- July 20** Summer Baking WS
- July 23** Techniques 1
- July 24** Asian Noodles & Stir Fry
- July 25** Taste of Cuba
- July 26** Couples at the Grill
- July 27** Artisan Bread WS
- July 30** Techniques 2
- Aug 1** Brazilian Grill
- Aug 2** Taste of Greece
- Aug 3** Canning & Preserves
- Aug 6** Techniques 3
- Aug 8** Taste of Tuscany
- Aug 9** Girls Night Out - Summer Farmers Mkt
- Aug 13** Techniques 4
- Aug 14** Cooking for 1 or 2
- Aug 15** Date Night - Cast Iron
- Aug 16** Paella on the Grill
- Aug 17** Culinary Basics WS

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IMPORTANT NOTICES & REMINDERS

CRHA WEBSITE – DID YOU KNOW?

- You can find the latest community information and updates at www.caughlinhoa.com
- 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 at admin@caughlinhoa.com or (775) 746-1499, and 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.

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. Please contact Waste Management for pricing and availability to obtain an animal resistant container.

For prices and availability call 775-329-8822.

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. **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.
4. **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.
5. **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.** All applications to the ACC are the homeowner’s responsibility. HOA staff may speak directly with your contractor (with your permission), but the homeowner must be involved in the process and is responsible for all decisions and actions. 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.

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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.

Trailers (Campers, RV's 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.

7. Walking Paths. Please remember there are no motorized vehicles permitted on the walking paths within Caughlin Ranch HOA. This includes, but is not limited to, electric bikes/scooters, hover boards, mopeds, motorcycles, 4-wheelers, etc.

Please be courteous of those around you, practice good etiquette if you are riding a bike, and always be aware of your surroundings.

WHO'S A GOOD BOY?!

Did you know there are 8 designated off-leash areas in Washoe County:

- 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.
- Somersett 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.

VILLAGE GREEN PARK ART TOWN CONCERTS

Every Sunday in July, the Caughlin Ranch community sponsors "Concerts On the Green" in the Village Green Park. Caughlin Ranch HOA operating funds pay for the musical entertainment, rental of the sound equipment and additional porta potties, staff to set up and clean up trash and traffic cones, and additional security service personnel.

You can do your part as well by properly disposing of trash, leashing and cleaning up after your dogs, and packing out items you brought with you to the event. Thank you for respecting the landscaping and other park equipment. We want to be

able to continue to sponsor the concerts and invite the local community to visit our beautiful park.

CRHA NEW OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting

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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.



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CAUGHLIN CARES

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Collection barrels are located in the lobby of the Association's office year-round. 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, non-expired food donations as well as cash donations 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 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.

This year, Volunteers of America received a large monetary donation; enough to cover the purchases needed for this year. We look forward to participating again in next year's drive.

SENIOR BLANKET DRIVE

Separate from the Senior Angels program, CRHA collects blankets to distribute to seniors in need. The community was extremely generous in December; we collected donations of **100 blankets.**

PROJECT 150 AND KIDS KOTTAGE

Socktober – During the month of October 2023 CRHA collected **845 pairs of socks** which were 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.

In closing, please consider participating in the Caughlin Cares program. We have multiple opportunities throughout the year for you to give to those who need some extra help. Thank you!

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RATTLESNAKE REMINDER

Rattlesnakes are most active during the spring and summer months and with gorgeous sunny weather and flowers everywhere, it is easy to forget to look where you step as you frolic on a much-needed hike! Rattlesnakes are very mild-mannered and go out of their way to protect themselves without biting. As long as you don't bother them and give them space, they will not bother you.

TIPS TO PREVENT SNAKE BITES:

- ◇ Work outside and hike in the coolest hours of the day when snakes move a bit slower.
- ◇ When hiking, stick to the trail (which should always be practiced anyway) so that you can see the ground in front of you.
- ◇ Keep an eye scanning the trail ahead.
- ◇ Try to walk in the center of the trail so that you have good visibility for where you are putting your feet. This is also a good technique for avoiding ticks that tend to hang out on the edges of trails.
- ◇ If you need to go through grassy or brushy areas, use a walking stick to rustle the grass in front of you and go slowly to allow snakes to move out of the way.
- ◇ Large rattlesnakes will rattle if given a chance to warn you. It sounds like a buzzing sound more than a rattle

sometimes. But young snakes have not developed a rattle yet, so when they shake their tail, it will make no or very little noise. Your eyes and behavior are the best things to rely on.

TIPS FOR PETS:

- ◇ Keep dogs on trails where you can see where you are walking (another reason to keep dogs on leashes).
- ◇ Ask your veterinarian about getting a rattlesnake vaccine for your dog if your dog will be frequently hiking with you (dogs unfortunately are always poking their noses into everything).



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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 June 1, 2024*

- Seasonal Landscape Maintenance crews began on April 1, 2024. All uniforms and personal safety equipment have been purchased and supplied to the crews.
- Steamboat Ditch started up on May 2, 2024.
- Spring clean-up has been completed.
- Maintenance crews are on their normal summer schedule (mowing, weeding, irrigation maintenance and defensible space work, along with numerous small projects).
- First fertilization of turf is completed.
- Trees have been ordered and delivered to replace the fruit trees that were removed during the winter months. By the time of this publication, trees will be planted.
- Common area fences have been repaired in various areas of the Ranch.
- Spring flowers were planted and summer flowers were ordered.
- Village Green Park playground equipment repair is in-process.

- Caughlin Glen/Alum Creek bridge project has been completed.
- Graffiti removal throughout the Ranch is on-going.
- All three (3) Parks are inspected and cleaned on a daily basis.

WHOOOO'S WATCHING US?

Kimberly Noonan, who lives on Powderkeg Circle, snapped this photo just in time to catch this owl looking down at her from their skylight.

"The owl woke me up by walking above my bedroom and then moved to the skylight where I caught the picture! I tried to be still so it wouldn't fly off before I took it, but it clearly knew something (me) was there!"



Thank you Kimberly for your submission! If you have a great photo taken within Caughlin Ranch that you'd like to share with us, please send it to the editor at lisa@cpmreno.com.

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2024 CRHA COMMUNITY EVENTS

CAUGHLIN RANCH HOA ANNUAL BARBECUE

August 24th, 12 - 3pm
Village Green Park

Come enjoy burgers, hot dogs, chips and cookies with your neighbors while listening to live music. Face painting and balloon animals for the kids and raffle prizes for the adults!



Fall Bird Walk / Watch
Saturday, Sept. 21th
Meet at CRHA parking lot
8:00 am to 10:00 am

Oktoberfest
Thursday, Oct. 10th
TBD OR PROST
5:00 pm to 7:00 pm

Cross Peak Hike
Saturday, Oct. 19th
Corner of Caughlin
Pkwy & Longknife Rd
9:00 am to 11:00 am

Angel Tree
November 1st through 30th
CRHA Office
8:00 am to 5:00 pm

**Annual Homeowner
Dinner**
Wednesday, Nov. 20th
TBD
5:30 to 6:30 pm

**40th Annual Members
Meeting & 2025 Budget
Ratification**
Wednesday, Nov. 20th
TBD
Beginning at 6:30 pm

OCTOBER GARAGE SALE DAYS

Fri., Sat. & Sun. Oct. 4th, 5th & 6th
7:00 am to 3:00 pm
Individual yards & garages

CRHA will advertise the event and compile the addresses of those participating.

Catholic Charities drop-off location is accepting your garage sale leftovers.

Catholic Charities has a convenient drop-off location at the corner of W. Plumb Ln. and S. McCarran Blvd. and is open daily from 8am to 4pm.

Items NOT accepted:

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

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July 14: Traveling Wilburys Revue



July 21: Life in the Fast Lane
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July 28: Beatles Flashback



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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 Meetings. An updated meeting notice which will include the details on how upcoming meetings will be conducted (in-person and/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.

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



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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 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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