

IMPORTANT HOA NEWS INSIDE!

SEPTEMBER/OCTOBER 2024

Caughlin **RANCHER**

The Official Magazine of the Homeowners Association



DRESSED FOR SUCCESS
Meet the family that operates
globally recognized clothing
brands page 7

JOIN THE BOARD!
Information pages 12-13

**Self-nomination
Form** pages 14-16

Community Events page 22

The *Connections*
You Make Matter.
Your Neighborhood Experts For 40 Years



Mitch Klaich

(775) 250-9052
mklaich@dicksonrealty.com
NV lic#S.0198289



Lisa Harrison

(775) 530-0214
lharrison@dicksonrealty.com
NV lic#S.177676



Adam Grosz

(262) 909-3287
agrosz@dicksonrealty.com
NV lic#S.64978



Ana Hooker

(775) 671-8544
anahooker@dicksonrealty.com
NV lic#S.189789



Troy Browning

(775) 232-4509
tbrowning@dicksonrealty.com
NV lic#S.43331



M.C. Pierson

(775) 742-9442
mcperson@dicksonrealty.com
NV lic#S.13004



Mark Growdon

(775) 287-5745
mgrowdon@dicksonrealty.com
NV lic#S.189832



Bonnie Lowder

(775) 722-1686
blowder@dicksonrealty.com
NV lic#S.24494



Jay Kenny

(775) 848-6549
jkenny@dicksonrealty.com
NV lic#S.64978



Kylie Keenan

(775) 846-9726
kkeenand@dicksonrealty.com
NV lic#S.179311



Nancy Risley

(775) 843-5938
nrisley@dicksonrealty.com
NV lic#BS.19926



Diana Renfroe

(775) 843-0777
drenfroe@dicksonrealty.com
NV lic#BS.24936



Dee McNeely

(775) 830-7000
dmcneely@dicksonrealty.com
NV lic#BS.13130

MIKE GINSBURG

SENATE DISTRICT 15

Service. Integrity. Honesty.

EARLY VOTING

October 19 – November 1

ELECTION DAY

November 5



www.Ginsburg4NV.com



Mike Ginsburg's roots in Nevada run deep.

Mike, a third-generation Reno resident, has raised his family and dedicated his time to enhancing the quality of life for every Nevadan. Mike and his wife are parents of three wonderful daughters, who all stayed in Nevada to work in the law enforcement, healthcare, and innovative green technology fields.

Mike Ginsburg will fix our affordable housing crisis.

Mike has made his career by helping expand energy projects in the community. He will use his experience to fix our affordable housing crisis so we can restore the American Dream. Mike will do this in three ways: zoning, permitting, and land acquisition. Even if the legislature can't fix all of it, he will leverage his position to further these policies at the local and federal level.

MIKE GINSBURG'S PRIORITIES...

- ✓ **PUBLIC SAFETY**
Mike will make crime illegal again by supporting policies that prioritize the safety of you and your family.
- ✓ **ECONOMY**
Mike will bring more jobs and higher wages to Nevada. Everyday necessities like gas and groceries are too high due to inflation inducing policies from Carson City.
- ✓ **EDUCATION**
Mike believes we must fund our public school system, increase our teacher pay, and increase access to education for students through opportunity scholarships and school choice. We can't leave disadvantaged kids behind.

DAD TO THREE DAUGHTERS

Their careers are in law enforcement, the medical field, and innovative green technology right here in Nevada.

HUSBAND, GRANDFATHER

COMMUNITY ACTIVIST AND VOLUNTEER

Sierra Nevada Community Aquatics
Reno Parks and Rec Commission
High School Swimming Official

UNR GRADUATE



Al Dennis
PRESIDENT

PRESIDENT'S CORNER

As I write this, we're still in the middle of 100 degree summer heat, but here on the Board, we're thinking about the fall and the rest of the year.

GOODBYE SUMMER

As we say goodbye to summer, I just want to give a big shout-out

to everyone who made the "Concerts on the Green" go off without a hitch! As part of the month-long Artown celebration, the Caughlin Ranch HOA presented our own concert series every Sunday at our fabulous little amphitheater in Village Green Park. We once again saw record attendance and everyone seemed to really enjoy the bands, the food trucks and the great weather we were blessed with. We will start planning next year's concerts early in 2025. If you have a business or know someone who could benefit from sponsoring our event (they get to set up a booth at the park), please send them our way. It's because of our sponsors we are able to do this

FOCUSING ON FALL

Fall is probably the busiest time of year for our Board and staff. We will all be working on the 2025 budget as well as planning for and conducting the Board election and then looking toward the Annual Meeting when we officially introduce the new Board (and get to enjoy a fabulous Italian dinner with HOA members at Pinnocchio's restaurant).

WE NEED YOU!

Interested in how your HOA functions? See something that needs improvement? Why not get involved? We have the annual Board election coming up and there are 4 positions up for re-election. I know there is no shortage of talented and intelligent people living in our community whom we would love to join us on

the Board. All the forms are included in this issue of The Rancher, so just fill them out and turn them in!

AND SOME REMINDERS ...

One of the items that has come to the forefront is the issue of motorized vehicles on the trails and pathways. Please monitor your household members and remind them they are not allowed to bike (motorized) on the trails or grassy areas. Motorized skateboards and scooters are also not allowed. A pedestrian doesn't stand a chance against any of these vehicles.

If you're planning on doing any fall projects in your front or back yard, don't forget to check with the ACC (Architectural Control Committee) for approval before making changes to your property. They are there to help. It's always easier (and required) to get pre-approval than to deal with the possibility of having to change, stop or start over because you didn't. The forms are located on the website at www.caughlinhoa.com or in the office.

As you drive through Caughlin Ranch, please observe the speed limits for the safety of everyone — pedestrians, ducks and geese, pets, visitors, etc. And as you are walking through Caughlin Ranch, enjoying our miles of trails, perhaps with your dog, remember to keep it on a leash and under control at all times.

Until next time, enjoy the changing colors and cooler temps!

— **Al Dennis**, PRESIDENT, *Caughlin Ranch Homeowners Association*
al@caughlinhoa.com

IN THIS ISSUE

» President's Corner	4
» From the General Manager	6
» Cover Story: Dressed for Success	7-9
» Notices & Reminders	10-11
» It's Board Election Time, Consider Getting Involved!	12
» CRHA Solicitation Form	13
» Board Candidate Nomination Form	14-16
» Spring & Summer Events Photos	17-21
» Events Calendar	22
» Landscape & Maintenance Update	23
» Meeting Dates	24
» Who Should I Call?	26

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.

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 17, ISSUE 5

BOARD OF DIRECTORS

PRESIDENT
Al Dennis
VICE PRESIDENT
Michael Ginsburg
SECRETARY
Drew Naccarato
TREASURER
Steve Bremer
DIRECTOR
Allen Black
DIRECTOR
Thomas Keiffer
DIRECTOR
Michele Attaway

CONTACT INFORMATION

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION:
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

PUBLICATION PRODUCED BY



IN COOPERATION WITH THE
CAUGHLIN RANCH HOMEOWNERS
ASSOCIATION

FOR ADVERTISING INFO CONTACT:
Lisa Ericson — (775) 223-0008
Owner, CPM Services
Lisa@CPMreno.com
www.CPMreno.com

PUBLICATION DESIGN:
Margie Enlow — (775) 771-1128
margie@nuDirection-design.com



ON THE COVER:
Tom & Kathleen
Williamson and
John Kirsch,
owners of Sportif.
Story page 7. *Photo*
by Scott Bliss.

THE DISCOVERY'S 12TH ANNUAL FUNDRAISER

CHEMISTRY of the COCKTAIL

Boogie on down to The Discovery for Chemistry of the Cocktail, the museum's 12th annual super-cool fundraising event that explores the science of mixology. Find out what's crackin' with disco-inspired libations, enjoy groovy fare created by the experts at Blend, and take part in outta sight hands-on activities designed to convey you back to the fun and funky 1970s era—all while providing crucial financial support for The Discovery. Can you dig it?

FRIDAY, NOVEMBER 8, 2024 · 6:00PM
TICKETS AND MORE INFORMATION AT NUDM.ORG

Presented by:



490 S. Center Street · Downtown Reno · 775-786-1000 · nvdnm.org



Scan for details



Lisa Nunley
GENERAL MANAGER

FROM THE GENERAL MANAGER

Goodbye Summer, Hello Fall!

Falling leaves, school buses toting kids to and fro, the occasional blip of a holiday ad, and pumpkin spice everything. Yes, the start of fall is upon us. But before we say goodbye to summer, let's take a moment to look back on what was, once again, a very busy time here at the Ranch.

- The landscape maintenance team kept (and keeps!) the community looking beautiful. Special rockwork improvement projects in the Alum Creek corridor and at the lower ponds along Caughlin Parkway look fabulous!
- On-going tree pruning and tree removals continue throughout the Ranch.
- The sheep and goats were welcomed back again this year, and they did a great job! The Board of Directors approved another contract with the same rancher who brought his sheep and goats to graze the Association's common areas for fire fuels mitigation purposes during June and July. We hope you enjoyed seeing them here just as much as we did.
- Phase 3 of the streets and pathways asphalt maintenance project went off without a hitch. Many thanks to those of you in the neighborhood where the work was taking place for your cooperation and patience.
- The gradual implementation of the new CRHA logo into Association marketing materials and signage continues. There are a couple of new monument signs installed in the community, and we plan to add a couple more during 2025 (and so on and so forth).
- To improve gate operations efficiency and reduce repairs, the Board approved replacing existing operators with commercial-grade operators for the CRHA gated neighborhoods.
- Repairs have been completed on the playground equipment at Village Green Park.

Those are just a few of the special projects that have occurred in recent months. When we're not working on non-routine projects, we are always busy with the daily on-going tasks, Association events and other such matters which includes planning for the next season — Fall!



SOME FALL REMINDERS

Something you can do to plan for fall is to ensure your gutters and any concrete swales on your property are clear of debris. During the fall season, please also keep your yard maintained (clean up leaves, prune trees and shrubs, etc). If you live on a

City of Reno street and notice it is in need of street-sweeping, please visit <https://www.reno.gov/government/departments/maintenance-operations/street-sweeping-schedule> to view their street-sweeping schedule.

2025 BUDGET

Fall also means it's budget time. The Finance & Budget Committee and the Board of Directors will meet on August 22nd to review the draft 2025 budget (it's still early August as I write this). The Committee will provide their recommendations to the Board, and then the Board will conduct its final review and approval of the 2025 Operating and Reserve Budgets during their September 25th General Board Meeting. The final budget will (most likely) include an assessment increase. This increase was anticipated given the increased costs of goods, services and payroll. Details regarding the 2025 budget and anticipated assessment increase will be mailed in the 2024 Annual Meeting and 2025 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 20, 2024, following the Annual Members Dinner to be held at Pinocchio's Reno. We look forward to seeing you there!

GET INVOLVED, JOIN THE BOARD!

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

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

Happy Fall, Y'all!

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

Celebrating 25 Years!
Buenos Grill
Baja-Style Taqueria
Happy Hour Daily 3:30-6pm
Summer Hours 11am-8:30pm
775-787-8226 BUENOSGRILL.COM
AT MAYBERRY LANDING (MAYBERRY & M^cCARRAN)



L. to R. John Kirsch, Tom & Kathleen Williamson and Kaly in front. Photo by Scott Bliss.

Dressed for Success

Caughlin Ranch family operates globally recognized clothing brands.

By Jessica Santina

IN THE 1960s, John Kirsch enjoyed an active lifestyle in sunny Southern California. He played tennis, hiked, even sailed. And as someone with an entrepreneurial mind, when he saw a need in the market for active wear that suited such a lifestyle, he decided to create it himself. Sportif, the clothing brand he founded in 1965, started with a line of tennis shorts, which he sold out of the back of the family's station wagon.

Within its first three years, Kirsch had added hiking, fishing, and nautical apparel to his product line.

"Back in the '80s and '90s, it was one of the premier brands in boating," says Tom Williamson, John's son-in-law and the VP of Sales and Marketing for Sportif USA. "The 90s were actually a heyday for the Sportif brand in the boating community."

Meanwhile, in the early '70s, John identified Nevada, with its business-friendly tax structure, as a great place to establish the

headquarters and warehouse for Sportif USA. Eventually, the family settled in the Reno area.

Sportif's headquarters were originally situated at the corner of Crane Way and Hymer Avenue in Sparks. The company began manufacturing private-label clothing for such brands as Talbots, Brooks Brothers, and Lands' End. It became a world leader in manufacturing what became known as "technical gear," featuring Gore-Tex, sun-protective fabrics, and technical fleece for such companies as REI and Eddie Bauer.

Then in 1991, just as the company was hitting its stride, 49-year-old John crashed the Beechcraft plane he was piloting into the San Bernardino Mountains and died, leaving his wife of 26 years, Suzanne, and six children — Kathleen, John Jr., Steve, Michael, Jeff, and Jennifer — behind. Fortunately, he had, just months previous, made John Jr., who was only 24, the company's president. Tom,



The Kirsch siblings and mother. L. to R. Jeff, Kathleen, Suzanne, Steven, Jennifer, Michael and John.

who had joined the company just a couple years prior, through his connection to Jeff, began dating and eventually married Kathleen, who now works as the company's design director.

Though several of the other family members, including Suzanne, worked at least briefly for the company, today it's in the capable hands of John Jr., Tom, and Kathleen, along with a staff numbering 29 and several longtime freelancers. As the business grew, it eventually relocated to a new, larger facility on Greg Street in Sparks, where it has been for the last 28 years.

Company Evolution

In the early 2000s, the name Sportif had a strong reputation, but its clientele was primarily older men. "We saw a need to appeal to females," Kathleen says. "The name Sportif was really pigeonholed in men's wear and boating at the time."



ECLIPSE PIZZA CO.
Your Locally Owned Neighborhood Pizza Joint
Giving back to local schools and non-profits
Mayberry & McCarran
Behind Walden's Coffee House
(775) 747-4343 • eclipsepizza.net



L. to R. Kathleen, daughter Bailey with husband Chris, son Taylor with grandson Hudson, Tom and Taylor's wife Hannah.

The family went on to launch a whole new line of women's clothing called Aventura. "My brother John was like, 'We need to have a unique selling proposition.' Back in the day, nobody was really doing organic, so we wanted to try to be a sustainable brand," Kathleen says, explaining that in its first few years, about 20 percent of the Aventura line was made with organic materials. Today, it's 100 percent eco-friendly, sustainable, organic materials (mostly cotton), made in factories in India with Fairtrade certification, which ensures better working conditions and pay for farmers and workers in developing countries.

In 2018, the family founded another new line, Old Ranch, which filled a niche in America that was left by Woolrich when it was acquired by a European distributor. The line consists of classic, well-made, lifestyle outdoor wear at a moderate price point.

Today, Sportif's clothing brands are found in small, locally owned retail stores in "vacation towns," Williamson says, as well as on its website. Locals can find them at Dillard's in South Reno, Tahoe Dave's in Tahoe City, and Cabona's in Truckee.

The company's longtime success may have something to do with the Kirsch family's commitment to treating people well. In addition to manufacturing sustainable clothing and obtaining Fairtrade certification, the company employs a number of staffers who have worked for the company for 20 years or longer.

"I think one of the reasons we have such longevity is because we're a family business that treats our employees like family," Tom says, citing an example: Just this year, the company moved to a four-day work week (despite remaining open five days a week) to give employees more time off with their families. Employees can pick what day they want off and work only four, eight-hour shifts while being paid for 40 hours. The Williamsons say there has been no loss in productivity since the switch. It's one way the family gives back to this community that has enabled their longtime



John Kirsch's family: Griffin and Laura Kirsch with Adlee & Mila, Demerey and Josh Moseley with Evie & Jojo.



John Kirsch and Annie Nielson with Kaly.



John on his handcycle

success and made their family, including their two kids — son Taylor and daughter Bailey — so happy for so many years.

The Williamsons actually moved into Caughlin Ranch in 1999, when they bought their home on Ramcreek Trail from brother Steve, who'd relocated to Connecticut.

"It's been a fabulous location for us," says Kathleen, who describes the joy of living in a community where the entire family can live the outdoor lifestyle that has been so central to their history and company. In fact, John Jr. also lives in Caughlin Ranch, in the Aberfeldy/Pinehaven area. The Williamsons, now empty-nesters, enjoy walking to the free concerts in the park in summertime and encountering neighbors as they walk their dogs.

"I've taken a total health journey over the last year and a

half, and I've lost 60 pounds," Tom shares. "Now being a health coach is my side hustle. I've helped about 30 people get healthy. We have a bunch of hills behind our house and I'm hiking up there almost every morning. I love the Alum Creek Trail in the summer." He adds that he also started the Canine Healthy Hiking Club last winter to encourage neighbors to hike together with their dogs as part of a fitness routine.

While only the three family members have stayed with the company, most are still in the garment industry in some fashion, and they all remain close. "Family businesses can sometimes tear people apart. You often think of there being in-fighting," Kathleen says. "I think what's nice about the Kirsch family is that we're still a really close family."

GENTS! GET YOURSELF LOOKING SHARP THE EASY WAY! BECOME A MEMBER TODAY!

HAIRCUTS & COLOR CAMO
BEARD GROOMING & SHAVES
FACE TREATMENTS & WAXING
GUYS MANICURES & PEDICURES
FULL BAR

TWO LOCATIONS NOW OPEN!

Caughlin Ranch
 4792 Caughlin Parkway, Ste 205 ~ 775.800.4413

The Summit Mall
 13925 South Virginia Street, Ste 248 (NEXT TO DILLARD'S) ~ 775.900.3435

HammerandNailsGrooming.com

IMPORTANT NOTICES & REMINDERS

CRHA SPEED LIMITS AND CROSSWALKS

This is your regular (and most important) reminder to please watch your speed as you travel through the community. The main thoroughfares are posted at 25 mph (maximum). Pedestrians, ducks and geese (and other living things) have the right of way on all Caughlin Ranch roadways. Please be vigilant as you drive through the community. Slow down and help save a life. Be especially careful at crosswalks. Allow pedestrians and wildlife to safely cross the street before proceeding on your way.

Bicyclists, skateboarders, and other non-motorized wheeled transports are reminded to yield to all foot traffic on the paths and trails. Please travel slowly and cautiously and be aware of walkers, joggers, strollers, and dogs (who must be on leashes). Motorized vehicles, scooters, ebikes, etc. are not permitted to travel on the paths, trails or sidewalks in Caughlin Ranch HOA.

To obtain a copy of a map of the CRHA trails, please visit the HOA office or the website.



DOGS

When walking dogs within the CRHA community, the City of Reno, Washoe County and Caughlin Ranch HOA all require that 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. To report loose, dangerous/nuisance dogs, please call Washoe County Animal Control at 322-dogs (3647).

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.

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.



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.

ON-GOING COMMUNITY REMINDERS:

- Signs:** “For Rent” and “For Sale” signs shall be purchased from the Caughlin Ranch HOA office.
- 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!
- 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.

- 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.

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.

- Fence Maintenance:** Please take the time to inspect your fences and make the necessary repairs. Before making any changes to your fencing (altering the type of fence, staining/painting, etc), please contact the office for fence requirements which may be specific to your neighborhood.

- Trailers (RV and otherwise):** May not be parked within the community for more than 48 consecutive hours nor for more than five (5) days in a 30-day consecutive period.

- CRHA Ponds.** CRHA ponds are not for swimming, wading or fishing. Please be respectful and do not permit your pets to chase or harass the birds or other wildlife in or around the ponds. Also, a reminder that the fish provide an important service to the community by keeping the mosquito population at bay; they are not meant for recreational fishing. There are also turtles, crawdads and other such critters that cohabitate peacefully in the ponds. The message is, let’s all just enjoy viewing the wildlife in their habitat.

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&R’s, R&R’s 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 FAQ’s
- 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!

CRHA NEW OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!
New Owner Orientation Via GoToMeeting
October 17th @ 5:00pm / November 14th @ 5:00pm / December 12th @ 5:00pm

Please join the meeting from your computer, tablet, or smartphone.
<https://global.gotomeeting.com/join/770456621>

You can also dial in using your phone.
United States: +1 (312) 757-3121 | Access Code: 770-456-621

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/770456621>

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

Please visit our website at www.caughlinhoa.com for information, forms and resources that are available to owners. Once again, we welcome you to Caughlin Ranch HOA and look forward to meeting and assisting you in the near future.



UPCOMING COOKING CLASSES

- Sept 12** Taste of Tuscany
- Sept 19** Sheet Pan Suppers
- Sept 20** Date Night - Thailand
- Sept 21** Knife Skills Workshop
- Sept 25** Sauce Workshop
- Sept 26** Mediterranean Kitchen
- Sept 27** Sushi
- Sept 28** Artisan Break Workshop
- Oct 2** Taste of Greece
- Oct 3** Taste of India
- Oct 4** Oktoberfest
- Oct 5** Croissant Baking WS*
- Oct 9** Techniques 1
- Oct 10** Pho & Asian Spring Rolls
- Oct 11** Persian Kitchen
- Oct 12** Autumn Soups & Salads
- Oct 15** Teens Cook!
- Oct 16** Kids Cook!
- Oct 18** Girls Night Out - Fall Flavors
- Oct 19** Kids/Teens Halloween - Tricks & Treats
- Oct 22** Flavor Dynamics & Food Styling
- Oct 23** Techniques 1
- Oct 24** Basque Table
- Oct 25** Date Night - Provence
- Oct 26** Ravioli Workshop
- Oct 30** Techniques 2

WS=Workshop

Cooking classes • Catering
Gourmet deli • Kitchen store
Spices by the tablespoon • Knife sharpening

Serving lunch
11 a.m. – 2 p.m. Mon. – Fri.,
11:30 a.m. – 1:30 p.m. Sat.

225 Crummer Lane, Reno • 775-284-COOK
Full cooking class schedule at Nothingtoit.com

COMMITTED TO CAUGHLIN RANCH

Your preferred, personal choice in Caughlin Ranch for injury and civil legal services with over 40 years experience.



PAUL J. MALIKOWSKI, ESQ.

Malikowski Law Offices, Ltd.
775-786-0758 | paul@nvlaw.com

Estate Planning & Probate

Caughlin Professional Park
4747 Caughlin Parkway, Suite 7

www.nvlaw.com

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

2024 Annual Election & 2025 Budget Ratification Meeting Notifications & Requirements

NRS 116 REQUIRES NOTICE be given to each unit's owner of their eligibility to serve as a member of the executive board (aka: board of directors). Such notice shall be given not less than 30-days before the preparation of a ballot. The 2024 Annual Election and 2025 Budget Ratification packet will contain several documents and notifications, the majority of which are required by NRS.

To fulfill eligibility notification requirements, the Candidacy Disclosure Statement provided by the NV Real Estate Division is included in this edition as part of the Board Candidate Nomination Form (BCNF). This Caughlin Rancher edition is scheduled to be received by local unit owners by September 11th. The BCNF must be returned by 4:00 p.m. on Wednesday, October 16th for candidates' names to be placed on the secret ballot (if a ballot is required). This process is explained further in the Annual Election Solicitation that follows.

Please take the time to review the 2024 Annual Election and 2025 Budget Ratification packet as soon as it arrives in late October. If a Secret Ballot is enclosed, the deadline to return the secret ballot will be 11:00 a.m. on Monday, November 13th. (A Meet the Candidates Forum may be held at 5:00 p.m. on Thursday, November 2nd).

If an election is needed, the 2024 Annual Election and 2025 Budget Ratification Meeting will convene at 12:00p.m. on Monday, November 18, 2024, for the sole purpose of opening and tallying the secret ballots (and will recess once the ballots are counted). Whether there is an election or not, the 2024 Annual Election and 2025 Budget Ratification Meeting will be held at 6:30 p.m. (following the Annual Members' Dinner) on Wednesday, November 20, 2024. The meeting will be held at Pinocchio's Reno and RSVP's are required.

NRS 116.31034 states in part:

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

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

NRS 116.31031 "Power of executive board to impose fines and other sanctions for violations of governing documents; limitations; procedural requirements; continuing violations; collection of past due fines; statement of balance owed. 1. Except as otherwise provided in this section, if a unit's owner or a tenant or an invitee of a unit's owner or a tenant violates any provision of the governing documents of an association, the executive board may, if the governing documents so provide:(a) Prohibit, for a reasonable time, the unit's owner or the tenant or the invitee of the unit's owner or the tenant from: (1) Voting on matters related to the common-interest community. ..."

Therefore, please be advised that any CRHA member who has outstanding assessments, fines, and/or construction penalties may not be eligible to cast a vote in an association election.



CAUGHLIN RANCH HOMEOWNERS' ASSOCIATION 2024 ANNUAL ELECTION SOLICITATION AND 2025 BUDGET RATIFICATION

Caughlin Ranch HOA (CRHA) is soliciting Association Members to serve on the CRHA Board of Directors beginning in November 2024. If you are interested in serving your community, please complete and return the attached 3-page Board Candidate Nomination Form (BCNF) to the Caughlin Ranch office via mail, fax, e-mail or hand-delivery.

Address: 1070 Caughlin Crossing, Reno, NV 89519

Fax: 775-746-8649

E-mail: admin@caughlinhoa.com

The completed BCNF must be received in the Caughlin Ranch HOA office no later than 4:00 p.m. on Wednesday, October 16, 2024. Please contact the Caughlin Ranch office to confirm your BCNF was received. (Caughlin Ranch staff cannot be held responsible for documents which are not received.)

The completed BCNF forms will be mailed to all CRHA Members in the 2024 Annual Election and 2025 Budget Ratification Meeting Packet.

There are four (4) Board Members whose terms expire in November: Michele Attaway, Steve Bremer, Thomas Keiffer, and Drew Naccarato. Directors serve 2-year terms. A total of seven (7) Board Members serves the Caughlin Ranch HOA community.

If more than four (4) candidate forms are received by members who are eligible to serve, the BCNFs and a secret ballot will be mailed to all CRHA Members no later than Monday, October 28th. A Candidate Forum may be held at 5:00 p.m. on Thursday, November 7th prior to the ballot deadline of Monday, November 18th.

If four (4) or fewer eligible candidates return a BCNF, no election or Candidate Forum will be held. CRHA Members will be advised in the 2024 Annual Election and 2025 Budget Ratification Meeting Packet that the Board Candidate forms received are enclosed and those candidates will be seated on the Board of Directors at the close of the 2024 Annual Election and 2025 Budget Ratification Meeting on November 20, 2024.

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

Please consider providing the following voluntary information:

E-mail address: _____ Contact No: _____

Occupation: _____

Mailing address (if different): _____

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

1070 Caughlin Crossing, Reno, NV 89519 • (o) 775.746.1499 / (f) 775.746.8649

www.caughlinhoa.com

BOARD CANDIDATE NOMINATION FORM

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

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for Caughlin Ranch Homeowners' Association has been scheduled for 11/20/2024. There will be 4 vacancies, 2-year Terms. If you are a unit owner interested in running for the association's board of directors, please complete and submit the following information:

YOUR NAME _____

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

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

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

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

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

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

YOUR SIGNATURE _____ **DATE** _____

RETURN COMPLETED FORM TO Caughlin Ranch HOA, 1070 Caughlin Crossing, Reno, NV 89519
BY October 16, 2024 by 4:00 PM **(late or incomplete submissions will not be accepted).**

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

BOARD CANDIDATE NOMINATION FORM

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

A meeting of the units' owners must be held at least once each year, at which time ballots will be opened and counted to determine those elected to the executive board, or candidates will be deemed to be duly elected to the executive board. The annual meeting for Caughlin Ranch Homeowners' Association has been scheduled for 11/20/2024. The unit owner listed below submitted his/her nomination form and was deemed eligible to serve on the association's board of directors:

CANDIDATE NAME _____

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

REQUIRED DISCLOSURES

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

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

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

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

BOARD CANDIDATE NOMINATION FORM

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

CANDIDATE INFORMATIONAL STATEMENT

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

CANDIDATE NAME _____

SPRING & SUMMER EVENTS IN CAUGHLIN RANCH

Cross Peak Hike June 1st

The Cross Peak Trail is a scenic 2.5-3 mile hike on Forest Service land in the mountains behind Caughlin Ranch.



 **TrustMasters**
Living Trust, don't leave Earth without one!
www.trustmasters.com

RSVP:
(775) 683-3100
info@trustmasters.com



SEPTEMBER DATES:
Thursday, September 12th
11:30AM - 1:00PM
The Homewood Suites by Hilton
5450 Kietzke Ln. Reno, NV 89511
FREE LUNCH!

Wednesday, September 25th
4:30PM - 6:00PM
The Bunker @ Somerset
2019 Championship Trail, Reno, NV 89523
FREE WINE & SNACKS

FREE LIVING TRUST WORKSHOP

OCTOBER DATES:
Thursday, October 10th
11:30AM - 1:00PM
The Homewood Suites by Hilton
5450 Kietzke Ln. Reno, NV 89511
FREE LUNCH!

WE ARE NOT ATTORNEYS IN THE STATE OF NEVADA.
WE ARE NOT AUTHORIZED TO GIVE LEGAL ADVICE OR LEGAL REPRESENTATION.
WE MAY NOT ACCEPT FEES FOR GIVING LEGAL ADVICE OR LEGAL REPRESENTATION.

Bird Watch & Walk June 5th

Enjoyable for all ages. You never know what you will see on this wonderful walk.



Shredding Day June 22nd

This is how we shred in Caughlin Ranch. Good-bye paperwork.



2024

GIFT OF HOPE
GOLF CHALLENGE

Friday, October 4, 2024

Tournament play starts at 9:00 a.m. SHARP!

Shotgun/Scramble, Par or Better

\$150 per person or \$600 Team

Dani Doehring, Executive Director
(775) 329-9830 dani@step1inc.org



Quality Dry Cleaning & Laundry Services

- Free pick-up & delivery
- Wedding gown preservation
- Alterations
- Rugs
- Leather Cleaning
- Curtains

\$10 OFF

Any order. New customers only. Mention this ad.
Expires 11/30/24

(775) 826-9777 | lakeridgecleaners.com
6135 Lakeside Dr., Ste. 107, Reno NV
Just south of Lakeside & McCarran

Ivory Tower Painting & Decorating

I T P D

Painting • Drywall • Epoxy Coatings

10% OFF INTERIOR WORK*
*Must book before 01/31/25

COMPETITIVE PRICING
BBB A+ Rating • Licensed
Bonded & Insured • Credit Cards Accepted
Locally Owned

775-425-5577

www.ITPDreno.com
License #89554

PILATES HONES CONCENTRATION

Mind Over Movement

Pilates Studio

Strength • Focus • Balance

Start Your Pilates Journey
All Intro Packages
20% OFF

New students only. Book online.

6135 Lakeside Drive, Ste. 103
MindOverMovement.com | (775) 287-4188

PILATES REFINES ALIGNMENT

FRIENDLY PLUMBING

Servicing the Truckee Meadows since 1993

- Drains
- Faucet Repair
- Pipe Repair
- Water Heater Repair & Replacement
- Garbage Disposal Repair & Replacement
- Bathtub & Shower Installation

(775) 972-0870

Contact Friendly Plumbing for all your plumbing needs!
friendlyplumbingnv.com

NV LIC #34032A

Concerts on the Green Every Sunday in July

This is how we rock in Caughlin Ranch. Great times at these wonderful concerts this summer.



Fall into the Holidays Craft Fair
Saturday, September 14th, 2024
10:00am-4:00pm
Free Entry

Original & Handmade Art, Crafts & Gifts
featuring

<ul style="list-style-type: none"> • Home & Holiday Decor • Truckee Meadows Candle • Watercolor Art • Wire & Stone Jewelry • Woven Baskets • Steampunk Jewelry & Accessories • Sweater Mittens • Mixed Media Art • Outside Décor & Wind Chimes • Custom Tumblers • Resin Gifts & Art • Permanent Jewelry • Pet Toys & Accessories • SubZero Goodies • Adult & Children Literature • Crocheted & Sewn Products • Greeting Cards • Rustic Feathered Jewelry 	<ul style="list-style-type: none"> • Baby Quilts • Table Runners & Hand Towels • Handwoven Beaded Jewelry • Vintage Inspired Paper Dolls • Cardlords Strategy Games • Needlepoint Stuffed Animals & Items • Mosaic Décor & Furniture • Cookies For Kindness • Tote Bags, Wallets & Purses • Polymer Clay & Resin Jewelry • Soy Candles & Natural Soaps and so much more!
---	---

98 Richards Way, Sparks, Nv
For more information call 775-353-7780

Elite Laser Therapy

Pain Relief & Nail Clinic

Laser Treatment for Nail Fungus

Eliminating the infection and revitalizing your nail as it grows out.

- **Therapeutic Pedicures:** Customized treatment plan for specific foot issues.
- **Safe Nail Care Practices:** Exceed industry's standards and regulations
- **Nail Correction & Ingrown toenails:** Non-surgical corrective procedure
- **Toenail Reconstruction:** Cosmetic treatment for damaged nails.
- **Dry Pedicure Service:** Safest option for diabetics
- **Pharmaceutical-grade products:** Antifungal, Cosmetic, & Nail Renewal Treatment
- **Geriatric foot and nail care**

Call or visit us online to schedule:
Call (775) 722-0884 or visit www.EliteLaserTherapy.com
4600 Kietzke Ln, Building O #267, Reno

THE TRUSTED LAW FIRM OF NORTHERN NEVADA

VILORIA, OLIPHANT, OSTER & AMAN L.L.P.

Attorneys and Counselors at Law

775.284.8888 | renonvlaw.com

2024 CRHA COMMUNITY EVENTS CALENDAR



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



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



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



Annual Homeowner Dinner
Wednesday, Nov. 20th
Pinocchio's Restaurant Reno
5:30 to 6:30 pm

40th Annual Members Meeting & 2025 Budget Ratification
Wednesday, Nov. 20th
Pinocchio's Restaurant Reno
Beginning at 6:30 pm



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

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



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 August 8, 2024

- Maintenance crews are on their normal summer schedule (mowing, weeding, irrigation repairs/maintenance, and defensible space along with numerous small projects).
 - Sheep grazing project has been completed for this year.
 - New monument signs have been installed at the entrances to the Caughlin Creek and Seasons neighborhoods.
 - Crews continue to work on defensible space; on-going project.
 - Second fertilization of turf is complete.
 - Non fruit-bearing trees have been planted to replace the fruit trees that were removed during the winter.
 - Rockery-wall repair work completed in River Run greenbelt area.
 - Rock work throughout the Ranch is ongoing.
 - Fence repairs being made in various areas of the Ranch.
 - Village Green Park playground equipment has been repaired.
 - Summer flowers are planted.
 - Graffiti removal throughout the Ranch is ongoing.
 - All three Parks are inspected and cleaned daily.
 - All three (3) Parks are inspected and cleaned on a daily basis.
- Future Projects:**
- Some wildflower areas will be converted to trees and shrubs to conserve water.
 - Some small planter areas will be given a little "face lift."
 - We will be planting a few trees this fall to replace the ones that died earlier this year.



In love with your neighborhood, out of love with your home?

At Artistry Building Group, we specialize in turning your vision of the perfect home into a breathtaking reality. Our comprehensive remodeling projects are tailored to elevate and reimagine every corner of your current space. Transform your outdated house into the luxurious home you've always dreamed of, without leaving your perfect location. With steadfast honesty and personalized solutions, we guarantee an extraordinary experience from start to finish.



www.artistrybuildinggroup.com

775-440-1982

DICKSON REALTY

Autumn — change can be beautiful.

Your Trusted Real Estate Advisors
48 Years Combined Experience
Serving Caughlin Ranch

BARTLETT
KATHIE
775-741-5675
S.60976

MINOR
MARILYN
775-742-1280
S.41280

KEIFFER
AMY
775-560-9841
S.194693

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.

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

MEETINGS

<p>September 18th Board – Meet the Finance & Budget Committee Applicants (<i>Tentative</i>)</p> <p>September 23rd Board Agenda Workshop 4:00 p.m. (<i>Final 2025 Budget Review</i>)</p> <p>September 25th Executive Session 5:00p.m./General Business Meeting 6:00p.m. (<i>Approve 2025 Budget</i>)</p> <p>October 22nd Board Strategic Planning Workshop</p>	<p>November 7th Candidate Forum; Meet the Candidates 5:00 p.m. (<i>if necessary</i>)</p> <p>November 18th Annual Ballot Deadline 11:00 a.m. (<i>if necessary</i>)</p> <p>Call 2024 Annual Meeting to Order at 12:00 p.m.</p> <p>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 20th Reconvene 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</p> <p>December 13th Board Orientation / Training 9:00 a.m. - TENTATIVE</p>
---	---	---

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.



Scott Bliss Photography
Creative Studio
Lifestyle
Families
Seniors
Sports
Headshots
Commercial
Real Estate

sblissphoto.com
[sblissphoto](https://www.instagram.com/sblissphoto)

ALEXIS HILL
WASHOE COUNTY COMMISSIONER

votealexishill.com
Paid for and authorized by Friends of Alexis Hill

PHANTOM
SCREENS

The invisible screen door that appears only when you need it.

Let the fresh air in – Keep the bugs out!

Retracting screens to fit almost any size and type of door including:

- Single Doors • French Doors • Motorized Screens
- XL Captured Edge Screen for Large Openings

ARGENTA PHANTOM SCREENS

Call Doug at (775) 250-4392 | www.phantomcreens.com

Buy 2 Screens and Save \$40!*

Shown: screens for French doors

*Offer expires 11/30/24

PARDON OUR GOATS.

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

Learn more at NVEnergy.com/PowerSafeNV

This is what we do
NV Energy



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 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!)

GregsGarageInc.com



Complete Automotive Repair

- Full-Service Auto & Truck Repair
- Oil Changes - \$69.95 Synthetic Special
- Factory Scheduled Maintenance
- Brakes, Alignments & Tires
- Smog Checks and Diagnostics
- Air Conditioning



The next time your vehicle needs maintenance or repair call Greg's Garage. We have the same day friendly service with experienced and trained mechanics all in a clean facility. Visit Greg's Garage "for service you can trust" in Downtown Reno.

GregsGarageInc.com

775-324-0911 410 East 6th Street



ELEVATE Your Health

We're here for you with a team of urgent care providers!

2 convenient locations to serve you, open 7 days a week

Sparks | 5265 Vista Blvd.

Reno | 5575 Kietzke Ln.

M-F, 8 a.m. to 7 p.m. | Sat. and Sun., 9 a.m. to 5 p.m.

X-ray and Ultrasound available at both locations.



Book a reservation online at nmg.com or scan the QR code.



For language assistance, disability accommodations and the nondiscrimination notice, visit our website. 242044057-2071543 5/24

Caughlin Ranch Homeowners Association
1070 Caughlin Crossing
Reno, NV 89519

RETURN SERVICE REQUESTED

PRSR STD
US POSTAGE
PAID
RENO, NV
PERMIT NO. 484



Caughlin Ranch Ace Hardware



Ace is the place with the BEST BRANDS



END OF SUMMER DEALS!



PAINT
Starting at
\$29.99

STIHL[®]
Leaf Blower
\$50 OFF



Scott's
**\$20 BONUS
REWARD**

Ball
MASON JARS
SAVE \$2
Each. Any size.

- Special Orders • Delivery • Paint Match • Key Duplication • Knife Sharpening
- Paint • Plumbing • Lawn & Garden • Tools • Hardware
- Automotive • Electrical • Housewares • Cleaning Supplies



Get your \$5 Bonus to use INSTANTLY when you download the app and link your Ace Rewards account.



Homemade
Frozen - Ready to Bake

In the Raley's Shopping Center

4782 Caughlin Ranch Pkwy • Reno, NV • (775) 384-6700 | Owner: Jonathan Heald

Also located in Midtown at 1215 S. Virginia St. (775) 337-1200

www.acehardware.com