

IMPORTANT HOA NEWS INSIDE!

JANUARY/FEBRUARY 2025

Caughlin **RANCHER**

The Official Magazine of the Homeowners Association

**Grass Roots Effort Leads to
Opening of New Aquatic Center**

Story p. 5

Meet Your New Board President p. 3

2025 Meeting Dates p. 18

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ON THE COVER:

Founding members of Sierra Nevada Community Aquatics, Mike Ginsburg, Rich Wait and Chip Hobson. Story page 5. Photo by Scott Bliss.

PRESIDENT'S CORNER



Thomas Keiffer
PRESIDENT

DEAR CAUGHLIN RANCH HOMEOWNERS:

I am honored to serve as the new President of the HOA Board. I am an attorney, real estate developer, and dedicated husband and father of two young children. My wife and I bought our home in Juniper Trails in the Fall of 2021, and soon after becoming residents I took an interest in joining the HOA board. I was compelled to serve Caughlin Ranch to ensure our beautiful community would be preserved for generations to come.

As outlined in my Candidate Statement, I will work diligently to (i) restore fiscal responsibility to avoid significant assessment increases in the future; (ii) increase transparency and homeowner engagement so homeowners are well-informed and Board members can focus on the most pertinent issues; and (iii) preserve our trails and common spaces so Caughlin Ranch can continue to distinguish itself and support our home values.

I humbly ask for your support and engagement to make this community as great as possible. I encourage homeowners to get involved by attending meetings, in person or virtually, to understand our community issues and assist the Board in achieving our goals to maintain and improve Caughlin Ranch. I look forward to working with my fellow board members and I wish you all a very happy new year!

Sincerely,

– **Thomas Keiffer**

President, Caughlin Ranch Homeowners Association
thomas@caughlinhoa.com

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FROM THE GENERAL MANAGER



Lisa Nunley
GENERAL MANAGER

Happy New Year and Hello 2025!

Wow, this new year came around fast, didn't it?! As you can see from the Year in Review article (on page 10), the Board of Directors, Office Staff and Landscape & Maintenance Crews kept the wheels turning throughout 2024.

Here at Caughlin Ranch HOA (CRHA), improvements and enhancements to the common areas are continually being made, and 2024 was no exception. In addition to the usual and on-going maintenance projects, some special projects included the completion of the walkway bridge over Alum Creek (near Caughlin Glen), the Cottages exterior fence painting along Caughlin Parkway, major gate component upgrades at the Mountainshyre, Caughlin Creek/DeerCreek and Whispering Canyon gates, new neighborhood entry signage at Seasons and Caughlin Creek (their signs were being held together with smoke and mirrors), and rockery improvements near the lower ponds and at small walls/creeks throughout CRHA. CRHA also welcomed back Victory Sheep to assist with defensible space efforts near the southern and western portions of the community (we all love to see the sheep in action!). In the office, Erlach Computer Consulting worked with staff to migrate all its data from the local in-house server to the cloud, thereby enhancing security and retrieval of information.

Another Board accomplishment in 2024 was the revision to the Rules and Regulations and the Architectural Control Standards & Guidelines. I know some of you expressed concern about the outcome of that review and revision. Please know that the Board, from the onset of its review, intended for the members of the community to continue to enjoy the same pleasures and privileges of living in this community as you have always had. The

approved revisions to the Rules and Regulations and ACS&G's will be arriving in your mailbox soon (if they haven't already). Please review and keep a copy with your other important HOA paperwork.

The above are just the highlights to 2024. Every day staff is here to serve the members of the community and support the Board of Directors as they work to protect, maintain, and enhance the assets of the Association. Meetings of the Board are held six times per year (Jan/Mar/May/Jul/Sep/Nov). All homeowners are welcome to attend the General Board Meetings and observe how your Board works together on your behalf.

Thank you to the Board for their tireless dedication. Especially to outgoing members, Michele Attaway, Steve Bremer and Drew Naccarato. Information about results from the November Board Elections is noted in the **Notices and Reminders** article. I would also like to say thank you to the members of CRHA's committees (F&B, ACC, Events) for their efforts on behalf of the Association. These committees meet regularly and help to keep the Association moving forward. You can read more about these committees on the website at www.caughlinhoa.com.

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

2025 is already shaping up to be another noteworthy year. On behalf of the Board, Committees and Staff, I wish you the best of all those things for the new year!

– **Lisa R. Nunley**
CMCA, AMS, PCAM
General Manager/Supervising Community Manager

“With the new day comes new strength and new thoughts.”

- Eleanor Roosevelt

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Swimming in Success

Thanks to 17 years of dedication from locals, Moana Springs Community Aquatics and Fitness Center finally opens.

Written by Jessica Santina



Photo courtesy Jed Block

It was October 31, 2007, when Caughlin Rancher Mike Ginsburg, a Distribution Design Manager with NV Energy, got a phone call that would set him on a 17-year journey — and this was no Halloween prank. The call was from the Reno Aquatics Club, the youth swim team with whom all three of his daughters (Whitney, Mikayla, and Danielle) swam regularly, asking him to pick up his kids from the Moana Municipal Pool, which was about to abruptly close for good. The failure of the facility's boilers prompted the immediate shutdown. Closer investigation revealed a whole host of problems, and band-aid repairs no longer were a feasible option.

The closure prompted an outcry from local swimmers and their families, and a committed band of locals organized quickly. By February 2008, the nonprofit Sierra Nevada Community Aquatics (SNCA) was born. The mission of the 501(c)3 was “to promote, facilitate, and coordinate the sustainability and expansion of aquatic resources within the Truckee Meadows.” Its first task? Rebuild the Moana pool.

A Storied Site

Before that old pool was built, the site had been the home to Moana Springs, a resort established in the early 1900s to use the natural mineral-rich, geothermal waters naturally bubbling up on the site. According to RenoHistorical.org, the resort was home to numerous activities, from winter ice skating to summer boating, dancing, boxing matches, and even exotic animal displays. The resort even bottled and sold its spring water. But its most renowned feature was the Moana Baths, the bath houses on the hot springs where guests could take an invigorating dip.

The troubles of WWI precipitated several decades of trouble for the property, including a fire in 1926 that destroyed the original pool house, a couple of ownership changes, and the eventual demolition of the bath houses. The property lay empty until the new pool facility and an adjacent baseball stadium were built in 1960. After that fateful 2007 closure, the property sat empty and rotting until it was demolished in 2012, leaving nothing but a hole and the fervent wishes of many — particularly SNCA members.

Swimming Upstream

The organization faced an uphill battle. The end of 2007 had seen the start of The Great Recession — a notoriously terrible time to ask for money. The Moana pool facility was in sorry enough shape that it would have to be started from scratch. The volunteers who joined SNCA all had full-time jobs and families, many of whom would now have to travel around the region to do their swimming. Not to mention its chicken-or-egg quandary: How did you get donors and the City of Reno on board without plans, but how did you make plans without investments and the City's buy-in?

Continued on page 6



Photo courtesy Jed Block



Photo by Lisa Ericson

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Still, the group persevered, under the direction of a board that, over time, hovered between seven and 12 rotating members, including Ginsburg (past president), and Chip Hobson, a senior affordable housing director in Reno whose kids, daughter Annika and son Luke (who went on to join the 2024 U.S. Olympic Swim Team), both began swimming five years after the Moana Pool closure. Hobson is the SNCA's current president. Others who have been involved for the majority of the last 17 years have included Richard Wait, John Pettibone, Debbie Gallagher, Marci Eekhoff, Susan Schraeder, and Mari Tilzey.

Their activities began with a series of fundraising events that capitalized on swimmer clout. "We would bring in Olympic athletes to do these fundraisers... We would bring in Olympic athletes — Rowdy Gaines, Amanda Beard, Rebecca Sony, Jason Lezak, and others," Ginsburg says. "We'd bring these guys in to do clinics for the local swim teams in the morning, and then build our funds up with evening fundraising events."

The first event, called "The Poor Man's Pool Party," took place in summer 2008 at Village Green Park, and in 2009 it moved to the Peppermill Reno pool. Attendees enjoyed a pool party complete with food and drinks, autographs and photos with the athletes, and more. The event, which became an annual tradition known as Aquafest, regularly hosted an impressive assortment of Olympic athletes and moved in 2010 to the place that became the de facto home of local swimmers in the summer months, the pool at Idlewild Park.

With funds raised from events as well as donations from community members and major donors, SNCA was able to fund the development of architectural renderings, as well as an operational plan and various due diligence studies, such as a geothermal viability study. With these in hand, Hobson explains, SNCA prepared a grant request on behalf of the City of Reno for the lead project funding. The successful application resulted in a \$9 million pledge from the William N. Pennington Foundation that effectively set the facility on the fast track to becoming reality.



Photo by Lisa Ericson

“We’d realized over time that we probably weren’t going to be able to do it on our own. We needed a municipality or someone who could be sure the facility was going to be open 30 years from now,” Hobson says. “With all those initial funds and supporters and help from volunteers and our board to get those studies and all that work done, that led to that successful grant, and then that was really the trigger... Things really changed when there was \$9 million on the table. That’s when the City of Reno really engaged and said, ‘Okay, we want this too. Let’s figure out a way to get it done.’”

The grant, accepted in 2019, kickstarted the effort but left the City on the hook for the remaining amount, which, due to inflation and pandemic-era supply chain issues, continued to grow. The remainder of the total \$52 million came from the General Capital Improvement Fund and Tax-Exempt General Obligation Fund.



Photo courtesy Mike Ginsburg

Van Woert Bigotti Architects was brought in to finalize the design and CORE Construction to build it.

Ground broke in August 2022, and, just shy of 17 years since the old pool closed, the new William N. Pennington Moana Springs Community Aquatics and Fitness Center opened to the public in August 2024.

An Opening Splash

The finished \$52 million facility is 52,000 square feet in size and includes a 50-meter indoor competition pool with pace clocks, a multi-use indoor recreation

pool complete with a lazy river and water slides, an outdoor soaking pool, locker rooms, multi-use rooms for parties and events, and even a 5,000-square-foot fitness center.

Sustainability played a significant role in its design, which intentionally minimized the number of mature trees that would be removed to build and includes electrical vehicle charging stations. Future plans include using solar and geothermal energy sources to power the facility.

Continued on page 8

Happy New Year!

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Photo by Lisa Ericson

But as Ginsburg and Hobson explain while proudly watching lap swimmers in the competition pool, their work isn't finished.

"As great as this is, and it meets a huge need, we still need more pools," Hobson says. "The City did a study back in 2008, and we needed this and two to three more — not of this scale, but two to three more aquatic centers. So that and the effort to sustain and improve our existing pools will continue. That and being sure the community understands the role we played, so we can parlay that into the next pool."

"Our names are not on this building," Ginsburg says. "We don't do this for money, and we don't do this because it's our job. We do it for the pride of the community, helping the community, and that's really what it's about."

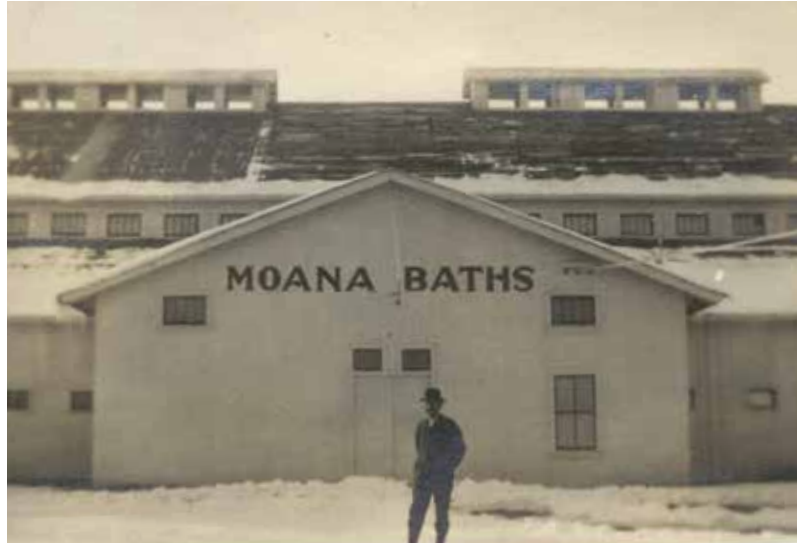


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LANDSCAPE & MAINTENANCE UPDATE

By Randy Lisenby,

Landscape & Maintenance Superintendent

NV CONTRACTOR'S LICENSE #0081131

MISCELLANEOUS PROJECTS/WEEKLY MAINTENANCE *as of mid-December 2024*

- Irrigation systems have been shut down for the winter.
- Cattails have been cut down in the ponds and creeks throughout the Ranch.
- Holiday Lights have been installed and are inspected and maintained daily. (Holiday lights will be removed by the end of January.)
- Snowplows and snow blowers prepped and are ready for action.
- Small equipment bridges throughout common areas have been repaired and waterproofed for the winter season.
- A selection of small monument signs are being repaired and repainted.
- Small creek maintenance is on-going (clean out and widen to accommodate increased flow).
- Small equipment has been inspected and repaired as needed.
- Maintenance trucks are being inspected and repaired as needed.
- New/updated signage installed in the parks.
- Erosion project in Traditions is completed.
- Crews completed work on defensible space for this season
- Rock work repairs and other 2024 landscaping improvements throughout the Ranch is completed.
- Fence repairs in multiple areas are completed.

- Red curbs touch up painting is completed.
- Graffiti removal throughout the Ranch is ongoing.
- All three parks are inspected and cleaned on a daily basis.

Projects:

- Some wildflower areas were converted to trees and shrubs to conserve water.
- Some small planter areas were given a little facelift.
- We planted a few trees this fall to replace the ones that died this year.

Flood Control Efforts

- Over the years, and through experience with heavy rain and snow-melt events, the Landscape & Maintenance Teams have made adjustments and improvements throughout the common areas to accommodate the increase in seasonal water flow.
- Widening and reinforcing with boulders those specific areas where potential flooding may occur, and keeping landscape crews on standby to immediately address any issues are the primary efforts by CRHA.

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2024 Year in Review – from the Board

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

JANUARY

- Approved proposal from KD Sound for installation of acoustic panels (to help lessen the “echoey” effects in the large conference room).
- Approval of liquidated damages and other negotiations regarding 2023 Caughlin Creek Roadway Rehab Project.
- Approved agreement with WESTEX Consulting Engineers for additional testing and inspection services for the Alum Creek bridge crossover project.
- Review and denial of homeowner request to landscape and irrigate floodway (common area) adjacent to homeowner’s home.
- Approved proposal from Padovan Consulting for bid prep and construction management of 2024 pavement maintenance (Caughlin Creek-DeerCreek Trails/Streets and other CRHA Trails)
- Discussions continued with Eaglesnest HOA (ENA) regarding their Board’s request to install a locked gate at the pedestrian path leading into the community. CRHA is awaiting a legal opinion from ENA.
- Discussions continued regarding revisions to the Rules and Regulations. No decision made in the January meeting; postponed to future meeting.
- Discussions took place regarding CRHA providing irrigation and landscaping services without reimbursement to Vista Pointe HOA-owned parcels. The Board moved to notify Vista Pointe HOA that CRHA services will discontinue effective immediately and Vista Pointe HOA needs to arrange for their own services (or CRHA is willing to provide a Landscape Maintenance Agreement upon request).
- Approved renewal of quarterly maintenance agreement with Michael’s Plumbing for HOA office HVAC system.
- Approved 2024 rate increase with Vilorina, Oliphant, Oster & Aman LLP.
- Approved proposal from Browning Reserve Group for Financial Updates (without site visit) for Caughlin Ranch HOA, Caughlin Creek/DeerCreek, Mountainshyre and Whispering Canyon.
- Approved contract amendment with ESI for hourly rate increase.

MARCH

- Approved change orders from Huston High Desert Excavation due to added height of the bridge and addition of safety handrails.

- Approved proposal from Sierra Nevada Construction for 2024 pavement maintenance project.
- Approved 2023 Year-end Financial Audit as presented by McClintock Accountancy.
- Review of front entry signage proposals and decision to solicit more bids.
- Approved design and proposal from Julie’s Signs for new neighborhood entry signs at Caughlin Creek.
- Approved Annual \$1/Door donation to CAI’s Legislative Action Committee.
- Approved proposal from Sierra Gate & Controls to replace Gate Controllers at Whispering Canyon gates.
- Approved proposal from Sierra Gate & Controls to replace Gate Controllers at Mountainshyre gates.
- Approved proposals from Sierra Gate & Controls to replace Gate Controllers at Caughlin Creek gates 1 & 2.
- Reviewed and discussed management agreement from Caughlin Crossing Commercial Center (CCCC) and directed staff to investigate possibility of opting out as a member of CCCC.
- Approved proposals from Action Electric to upgrade lighting in the HOA maintenance and office areas.

MAY

- Discussions with Eaglesnest HOA (ENA) regarding their request to install a locked gate at the pedestrian path leading into the community. After in-depth discussion with ENA legal counsel, and before proceeding with any decision, the CRHA Board requested a letter from Washoe County releasing CRHA from 1987 requirement to keep trails open.
- Approved proposal from Victory Sheep for Wildfire Prevention Services (defensible space).
- Approved settlement agreement with Apex Grading & Paving.
- Approved earthquake insurance policy renewal with Alpine Insurance.
- Approved new neighborhood paint color schemes for Alum Creek HOA
- Approved Scope of Work/RFP for Caughlin Cottages Exterior Fence Painting project.
- Approved Preventative Maintenance Agreement Aug-Dec with Sierra Gate & Control for Whispering Canyon Gates.
- Approved Preventative Maintenance Agreement May-Dec with Sierra Gate & Control for Caughlin Creek Gates 1&2 and Mountainshyre Gates.
- Approved proposal with All Pro Security to install three cameras at Village Green Park.

JULY

- Approved server migration project and proposal from Erlach Computer Consulting.
- Approved two-year managed services agreement with Erlach Computer Consulting.
- Approved Public Use Trail Easement Deed & Agreement with Washoe County.
- Approved proposal from KPro Painting to paint exterior fence of Cottages fence line.
- Approved proposal from Smartwebs Software Service for Architectural and Compliance use.
- Approved proposal from Padovan Consulting for Rockery Wall Inspections & Report.
- Discuss and consider installation of additional Leash your Pets and No Motorized Vehicles signs on trails; direct staff to propose budget, design and schedule.
- Approve Easement Agreement for Lot ER 1-32A and corresponding fee.

SEPTEMBER

- Appointed three (3) new members to the Finance & Budget Committee.
- Approved Eaglesnest HOA 2025 Landscape/Snow Removal Services Agreement.
- Approved Caughlin Creek HOA 2025 Landscape Services Agreement.
- Approved Promontory Pointe 2025 Landscape/Snow Removal Services Agreement.
- Discontinued offer of landscape/snow removal services to Caughlin Crossing Commercial Center.
- Approved Preventative Maintenance Agreement for 2025 with Sierra Gate & Controls for Caughlin Creek gates 1 & 2, and Mountainshyre Gates.

- Approved Preventative Maintenance Agreement for 2025 with Sierra Gate & Controls for Whispering Canyon Gates.
- Approve Landscape & Management Services Liability Insurance Renewals Eff 10.01.2024.
- Approved Crime, Cyber Liability, Commercial Insurance Package, Umbrella and Directors & Officers/Employment Practices Insurance Renewals Eff 10.01.2024.
- Approved 2025 Board Meeting and other Important Dates Calendar.
- Approved 2025 Community Events Calendar.
- Approved 2025 Architectural Control Committee Schedule.
- Approved Agreement with McClintock Accountancy for 2024 Annual Audit and Tax Prep.
- Approved 2025 Annual Operating and Reserve Budgets.
- October (reconvened from September)
- Discuss and review revisions to Rules & Regs and ACS&G's. Postpone to November meeting.

NOVEMBER

- Approved revised Rules and Regulations.
- Approved revised ACS&G's.
- Approved 2024/2025 Staff Compensation Plan.
- Approved Employee Health Insurance Policies Eff 12.01.2024.
- Approved not-to-exceed amount for Workers Comp insurance policy Eff 01.01.2025.
- Approved short-term/long-term life insurance by Principal Life Insurance Eff 12.01.2024.
- Approved proposals from Browning Reserve for full onsite studies of CRHA, Caughlin Creek/DeerCreek, Mountainshyre and Whispering Canyon.
- Approved General Manager Contract for 2025.



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- Jan 14** Teens Cook!
- Jan 15** Kids Cook!
- Jan 17** Girls' Night Out - Tapas
- Jan 22** Techniques 1
- Jan 23** Cast Iron Cooking
- Jan 24** Tacos & Tequilas
- Jan 25** Winter Chilis & Chowders
- Jan 29** Techniques 1
- Jan 30** Chinese Takeout Favorites
- Jan 31** Ramen & Asian Dumpling W/S
- Feb 1** Artisan Break W/S
- Feb 5** Techniques 2
- Feb 6** Winter Slow Cooker
- Feb 7** Taste of Tuscany
- Feb 11** Kids Cook!
- Feb 12** Kids Cook!
- Feb 12** Techniques 3
- Feb 13** Couples: Love Bites
- Feb 14** Couples: Love Bites
- Feb 15** Couples: Love Bites
- Feb 19** Techniques 4
- Feb 20** Weeknight Mediterranean

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IMPORTANT NOTICES & REMINDERS

HOLIDAY DECORATIONS & LIGHTS

The holiday season in Caughlin Ranch was filled with beauty and delight this year! Thank you to those who brightened up your neighborhoods with decorative displays! Just a reminder that all holiday decorations and lighting must be removed by the last full weekend in January.

WELCOME NEW AND RETURNING CAUGHLIN RANCH BOARD MEMBERS!

At the Annual Members Election Meeting on November 20th, four (4) CRHA homeowners were seated to the Board of Directors, all for two-year terms. One is returning member, Thomas Keiffer, and the other three are new board members. They are Jon Ericson, Chris Howard, and Harvey Miller. Welcome!

The Board selected their officers during the Organizational Meeting (following the Annual Meeting). They are Thomas Keiffer, President; Michael Ginsburg, Vice President; Allen Black, Treasurer; and Jon Ericson, Secretary. Directors for 2025 are Al Dennis, Chris Howard and Harvey Miller.

Sincere and heartfelt thanks to outgoing Board Members, Michele Attaway, Steve Bremer and Drew Naccarato. Your many years of service and unwavering dedication to CRHA have not gone unnoticed. On behalf of the staff and community – Thank you! Thank you! Thank you!

SNOW MUCH FUN

If your home has a sidewalk that is adjacent to your property (even if it is a vacant lot), both the City of Reno and Washoe County require the property owner to promptly remove snow and ice from your property and the adjoining sidewalks (front and sides). Promptly means within 24 hours of a snow event.

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

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

City of Reno: <https://www.reno.gov/government/departments/public-works/maintenance-operations/street-maintenance/snow-and-ice-controland>

Washoe County: https://www.washoecounty.gov/csd/operations/roads/Snow%20and%20Ice/snow_and_ice_control.php

While it's not a law, we encourage you to be a good neighbor and assist those who live near you who may not have the physical ability and/or means to remove their own snow and ice.

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

POND SAFETY

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

TRASH & RECYCLING CONTAINERS

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

For prices and availability call 775-329-8822

CRHA SPEED LIMITS AND CROSSWALKS

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

PATHS AND TRAILS

Bicyclists, 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.

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 dormant 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.

- 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.
- 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 OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting
January 9th @ 5:00pm / February 13th @ 5:00pm / March 13th @ 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.

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Access Code: 770-456-621

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Continued on page 14



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Caughlin Ranch HOA conducts a virtual “New Owner Orientation” each month. 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.

Welcome to Caughlin Ranch HOA and we look forward to meeting and assisting you soon.

CAUGHLIN CARES

Food Bank of Northern Nevada (FBNN) - 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 \$2,553.00.** 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.

Angel Tree Gift Giving Program for Children and Seniors –

Elementary Student Angels – Each year, CRHA partners with Alice Smith Elementary School located in Golden Valley. In December 2024, the Association supported 25 student Angels.

School staff works with the parents to

complete the wish lists with sizes and items they need the most, as well as gifts they want. These lists are forwarded to CRHA who in turn distributes the lists to CRHA Community Members. Community members select their Angels and purchase gifts from the lists, wrap them and return them to the office. Some community members choose to provide cash donations and then office staff, their families, and CRHA volunteers shop and wrap gifts using those donations. When shopping, those dollars are stretched by

shopping on Black Friday, using coupons, cash back and BOGO offers to make sure each child receives as much from their wish lists as possible.

Toy Drive – In December 2024, CRHA added a Toy Drive to their Caughlin Cares program. Donated toys were provided to the students at Alice Smith Elementary School.

Senior Angels – CRHA partners with Washoe County Senior Center in their Senior Angel program. This year we were provided with a list of 25 seniors whose wish lists included basic needs items such as cleaning supplies, pet food and pet toys, small appliances, blankets, clothing, shoes, hats and gloves.

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. As of early December 2024, we collected donations of 70 blankets. In 2023 we collected donations of 100 blankets. We’ll let you know in the next edition if we met (or exceeded) that goal again!

Project 150, Kids Kottage & Washoe County Senior Center - Socktober

– During the month of October, CRHA collected new socks to be distributed to Project 150, Kids Kottage and Washoe County Senior Center. In 2023 CRHA collected **845 pairs of socks** which were distributed between these three supportive organizations. This year, CRHA collected **1,322 pairs of socks!** The below organizations thank you for your thoughtful gesture and support.

- **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.
- **Washoe County Human Services Agency’s Senior Services Division** is part of an interconnected service community that is committed to building a higher quality of life for all residents. The Senior Services Division’s vision is “Living Well. Aging Well.” Their mission is to provide a variety of direct and indirect support and services to meet the needs of older adults and those who care for them.

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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RUNNING FOR OFFICE:

One Man's Experience



By Mike Ginsburg

Over the past year I've learned quite a bit about politics and about myself. This all started with a conversation with Heidi Seivers O'Gara, the former senator who held this position in State Senate District 15. This seat used to be a Republican stronghold but was changed to make it a Democrat district by nearly 6%. Heidi and others told me that it would be a difficult position to win. But I am always up for a challenge and decided to throw my name in anyway.

Background: Family came to Reno in 1914, extensive volunteer résumé, NV Energy/Sierra Pacific for 40 years, married 34 years, three beautiful daughters.

One of my first meetings a year ago they asked, "why are you running"? That simple question threw me back, I knew I had the résumé, I knew I had the family background, but why was I running? It took a while for me to figure out what it was, but once I found it, it made my conversations and speeches much easier.

The Why - Because everything I've ever done to this point was based on family and giving back to the community. In its purest sense it was... How could I help the community?

Throughout the election I got to speak to many groups along with radio, television, newspaper interviews and interviews to get endorsements. It seemed like every day was an interview, and I don't think there was a week that went by that I wasn't interviewed at least once or twice. I got more confident with my message, and I think got better each time I had to do it.

Knocking on doors is a necessary evil when running for office — it puts a face to the name with voters. A couple of times homeowners would ask me what HE stood for? I would have to show them the photo on the card and say, "He is me!" and they would be surprised it was actually me knocking on their door.

Having Thick Skin

Then there were the mailers, the ones we all got every day throughout the election. I was fortunate enough to receive the eight

Continued on page 16

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mailers my opponent sent out against me. You really must have thick skin when you open the mailbox to find the next piece about how bad you are as a person/candidate. I learned so much about myself! I was unaware that I was misleading, extreme, that I hated women, and I enjoy taking kids' lunch money. What a monster! For some odd reason I looked forward to seeing what was coming next in my mailbox. My favorite was the one with me on the riding mower cutting school funding. I really want to get the artwork so I can have some shirts made for my new business "Mike's extreme cutting service."

The Take-away

Now that this campaign has come to an end, I do not think I could have, should have or would have done anything differently. What I wanted to get out of this campaign was to make myself a better person at the end of the campaign. You might be wondering how this could've made me a better person? I have learned to lead with a smile, listen and to speak my own truth. I was told, "Don't run for just any race, but find the right race to run for." Having experienced campaigning for the last year, I picked the right race. I was lucky to have a great team surrounding me and to guide me along the way. So yes, I chose the right campaign. Would I do it again? If the right race comes along, I might jump back in to see how I can help!

DOGS OF CAUGHLIN RANCH



Reba

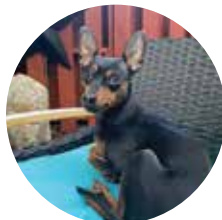
7-year-old "Super Mut" Owner: Wanda Conklin



Chloe

7-year old mixed breed Owner: Wanda Conklin

LIVE
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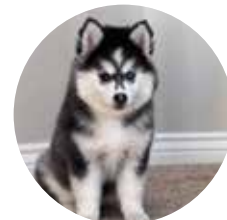
Ruby

4-year old Miniature Pinscher Owner: Kelley Shewmaker



Plato

8-year-old Standard Poodle Owner: Delmar Hardy



Iexxie

3-month old Pomsky Owners: Dirk and Lisa Lorenz

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

Scott Bliss Photography

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2025 MEETING & OTHER IMPORTANT DATES

Below are the dates for the 2025 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2025 Annual Members/2026 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.

MEETINGS

January 14th

Finance & Budget - New Committee Member Orientation
12 Noon

January 24th

Board Orientation Workshop
11:00 a.m.

January 27th

Board Agenda Workshop
4:00 p.m.

January 29th

Executive Session 5:00 p.m. /
Board General Business Meeting
6:00 p.m.

March 20th

2024 Audit Review with Finance & Budget Committee 2:00 p.m.

March 24th

Board Agenda Workshop 4:00 p.m.

March 26th

Executive Session 5:00 p.m. /
Board General Business Meeting
6:00 p.m.

May 19th

Board Agenda Workshop
4:00 p.m.

May 21st

Executive Session 5:00 p.m. /
Board General Business Meeting
6:00 p.m.

July 21st

Board Agenda Workshop 4:00 p.m.

July 23rd

Executive Session 5:00 p.m. /
Board General Business Meeting
6:00 p.m.

August 21st

2026 Budget Review Workshop
4:00 p.m. with Finance & Budget Committee

Sept 22nd

Board Agenda Workshop 4:00 p.m.
(Final 2026 Budget Review)

Sept 24th

Executive Session 5:00p.m. /
Board General Business Meeting
6:00p.m.(Approve 2026 Budget)

Nov 6th

Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)

Nov 17th

Annual Ballot Deadline 11:00 a.m. (if necessary)

Call 2025 Annual Meeting to Order at 12:00 Noon to open and tally Secret Ballots; Recess once completed.

Board Executive Session 4:00 p.m. /
General Business Meeting
5:00 p.m.

Nov 19th

Re-convene 2025 Annual Members Election & 2026 Budget Ratification Meeting at 6:30 p.m.

A brief Organizational Meeting will immediately follow the 2025 Annual Members Election/2026 Budget Ratification Meeting.

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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