

IMPORTANT HOA NEWS INSIDE!

NOVEMBER/DECEMBER 2024

Caughlin **RANCHER**

The Official Magazine of the Homeowners Association



MEET THE MULLIGANS

Story p. 5

**Annual Meeting & Spaghetti
Dinner** p. 10

Caughlin Cares

Consider Giving this Holiday Season
p. 12

The *Connections* You Make Matter.

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Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 17, ISSUE 6

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PUBLICATION PRODUCED BY



IN COOPERATION WITH THE
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ASSOCIATION

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ON THE COVER:

Patrick and Jeanne Mulligan in front of their house in Caughlin Ranch. Story p. 5. Photo by Scott Bliss.

PRESIDENT'S CORNER



Al Dennis
PRESIDENT

DON'T MISS THE ANNUAL MEETING & SPAGHETTI DINNER!

We have survived another great summer here at the ranch! The summer concerts in the park were a smash hit. The homeowner barbecue was a hit as well (despite the fact that it was held on the one unseasonably cold and rainy day we had in August!). Thank you to everyone who showed up despite the weather! We have a few more events still to come this fall. I always look forward to the annual homeowner meeting and dinner held at Pinocchio's restaurant in south Reno. Look for the email in your in-box or call the HOA office to RSVP (see details on page 10).

NO MOTORIZED VEHICLES!

There has been a rash of activity surrounding electric vehicles, scooters and bikes in the parks and on the trails. As a reminder, motorized vehicles (not counting wheelchairs) are not allowed on the trails or in the green areas. We have many walkers enjoying the ranch trails and they are not good competition with speeding vehicles. Please respect our homeowners' rights and safety and follow the rules.

HOME IMPROVEMENTS?

As we all prepare our homes and properties for the upcoming cold weather, remember that changes and additions (outside the home) do require approval from the ACC (Architectural Control Committee) before taking on the project. Our volunteers on the committee are very accommodating and generally easy to work with. You can find the form on our web page (www.caughlinhoa.com) or it can be obtained at the office. Don't

be one of the homeowners asking for forgiveness when you complete your project without permission.

RISING COSTS

Costs for maintaining Caughlin Ranch are unfortunately continuing to rise. We can expect to see another increase in assessments for 2025. We will continue to monitor costs and keep expenses under control as much as possible.

ENJOY THE HOLIDAY SEASON!

I hope you were able to enjoy our beautiful Indian Summer this year into the changing colors of fall. Thanksgiving and Christmas are just around the corner. I hope you and your family delight in all the joys of the holiday season!

— **Al Dennis**
CRHA President
al@caughlinhoa.com

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All articles and advertisements are the opinions and views of the author, and do not reflect the opinions or views of the Caughlin Ranch Homeowners Association, the Board of Directors, or the Caughlin Ranch staff in their capacity as employees of the Caughlin Ranch Homeowners Association.



Lisa Nunley
GENERAL MANAGER

FROM THE GENERAL MANAGER

Warm and Cheerful Greetings to All this Holiday Season

It is the last full week of September as I begin to write this article and typing that opening sentence felt a bit odd indeed. But the feeling of Fall is in the air. It's chilly in the mornings,

trees are beginning to turn to vibrant oranges and reds, and I'm seeing Halloween and Fall decorations going up around the neighborhoods. And I must confess, I had my first pumpkin latte last weekend!

The summer season was another busy one for the landscape maintenance team as well as the office staff. Like me, I'm sure you enjoy the scenic drive along the parkway which showcases the beautifully landscaped greenbelt and ponds. The landscape crews do such an impressive job keeping Caughlin Ranch looking its best!

2024 ACCOMPLISHMENTS

With 2024 almost in our rear-view mirror, let's take a look back and revisit some of this year's list of community improvement projects.

- HOA Office improvements (lighting upgrades, creation of lobby area with secured entrance doors to back office);
- New signage at both entrances to Caughlin Creek;
- New entry signage at Seasons;
- New signage at HOA offices;
- Surveillance camera upgrades/installations at Caughlin Creek gates, Mountainshyre gates, Whispering Canyon gate, Village Green Park and HOA offices;
- New pedestrian bridge crossing Alum Creek (near Caughlin Glen neighborhood);
- Installation of acoustic dampening panels in large conference room;
- Repainting Caughlin Cottages exterior fences (currently in process);
- Large rockery wall inspections by engineer;
- Rockwork repairs and upgrades in Alum Creek corridor and lower Caughlin ponds;
- Onsite Third-Party Risk Assessment study for insurance purposes (positive outcome);
- Caughlin Creek/Deer Creek roadway slurry sealing projects;
- Whispering Canyon slurry sealing project;

- Board approval of Trail Agreement with Washoe County;
- Sheep/goat grazing project in common areas on the western slopes of Caughlin Ranch HOA and on the hillside adjacent to McCarran for fire fuels mitigation.

These projects are all in addition to the daily and on-going tasks (contract renewals, budget development, reserve study updates, strategic planning tasks, monthly financial reporting, AP/AR, etc) as required by the Association. There's never a dull moment!

Rules and Regulations, ACS&Gs – updates. It is anticipated that a full review with possible revisions will be completed and approved by the November Board Meeting. Of particular interest to members will be a possible change to the Signs/Flags/Yard Art item. The updated Rules and ACS&Gs will be distributed to the membership once they have been approved.

2025 Annual Operating and Reserve Budgets. At the September Board Meeting, the Board reviewed and approved the 2025 Annual Operating and Reserve Budgets. The approved budget includes an assessment increase beginning January 2025. Increased Operating costs for payroll, utilities, landscape & maintenance supplies, and insurance, as well as an increase in reserve contributions due to asphalt/oil cost increases, are the primary reasons for the increase.

Details regarding the assessment increase will be mailed in the 2024 Annual Meeting/2025 Budget Ratification packet which is sent to all homeowner members in mid to late October. The Annual Meeting and Budget Ratification meeting will be held at 6:30pm on November 20, 2024, following the Annual Members Dinner to be held at 5:30pm at Pinocchio's Reno. We look forward to seeing you there!

GRATEFUL!

In closing, I would like to express how grateful I am for everyone who is a part of this exceptional community. Caughlin Ranch HOA runs smoothly because of its Board of Directors, Office Staff, Landscape & Maintenance Team, Committee Members (Finance & Budget; Events/Caughlin Rancher; Architectural Control; Parkway Safety), Business Partners, and every Member of the Association who cares for their home and, in turn, their community. I am proud to be a part of Caughlin Ranch HOA.

Wishing you all the hope, wonder and joy that this season can bring!

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



CAUGHLIN RANCH HOA ANNUAL BARBECUE

AUGUST 24TH, 2024 | VILLAGE GREEN PARK



The **annual barbecue**, which is always **very well-attended**, just happened to fall on the one single rainy and coldest August day we can remember in recent history. The high that day was around 50 degrees and it was sprinkling on and off all day. But that didn't stop almost **180 people** from bundling up and coming out to enjoy a burger while listening to live music and winning (the lucky ones) some great raffle prizes! **All proceeds from the raffle went to our Caughlin Cares charities.**





Kai and Patrick mountain biking in the Lake Tahoe Basin.

Sew Satisfied



Jeanne and Violet enjoying their time in Sedona

Caughlin Ranch couple stitches together a thriving business and community in Reno.

Written by Jessica Santina

ON THE A1 VACUUM & SEWING WEBSITE, there's a video that offers a glimpse into the relationship between owners Jeanne and Patrick Mulligan. The video, called "Common Sewing Machine Threading Problems," features Jeanne, wearing her infectious smile, sitting in front of a sewing machine, ready to address one of the most common complaints she and husband Patrick, who is shooting the video, hear from customers. The two quickly they dive into what feels like a silly, semi-prepared script:

"Oh no! Look at this back side!" Jeanne mock gasps, holding up a piece of fabric with messy stitching.

"What is that?" Patrick plays along.

"It must be something in the bobbin area!"

"You know, the machine must be broken!"

"Oh, I broke the machine!"

They then launch into the solution to the problem with the machine, and their rapport is clearly playful and supportive. They finish each other's sentences and engage in plenty of lighthearted teasing, but their mutual respect is clear. This camaraderie undoubtedly contributes to the store's success, and to their nearly 30-year relationship.

Connecting Threads

Although both are East Coasters — Jeanne's from Connecticut, Patrick's from Pennsylvania — the two actually

met in Denver, Colorado, while working as colleagues for a health-focused marketing firm, and became friends. Though their time as coworkers ended within a few years, they stayed in touch, occasionally running into each other professionally. But it wasn't until five years later, when Patrick, who by then was running his own marketing analytics firm in New York, offered to let Jeanne sleep on his couch while she was in town when the two began dating.

Their lives took them to other destinations — his marketing work took him to Idaho, while she earned her teacher training in Las Vegas. They continued a long-distance relationship, eventually settling together in Las Vegas, where Patrick, whom Jeanne fondly calls "a desert rat," could be part of the thriving rock-climbing scene. They married in 2000. Entrepreneur Patrick launched a recruiting firm in Vegas while Jeanne finished her schooling and helped with the business. In 2002, it was time for Jeanne to begin student teaching. The two decided to relocate to Reno, where a slightly slower pace and gem of an outdoors scene attracted the couple.

Jeanne secured a student-teaching post at Sparks Middle School, and Patrick headed to Reno on his own to scout the place out and find them a place to live.

"After a day and a half in Reno, I called her," Patrick recalls, "and I was like, 'We cannot move here.'" A small rental market and their need to accommodate their dogs had led him to a handful of not-so-great locales in the area.



The Family about to see Pink Floyd

Fortunately, Patrick decided to pop into a local bar and struck up a conversation with a man about his struggles. "He told me, 'You just haven't been looking in the right place.'" That man was a local attorney in town, who shared with Patrick that he just so happened to have a rental property in Double Diamond that was available. They had found their home.

Not that everything from then on was rosy. Patrick was skeptical about living in Reno, where the town's one movie theater only accepted cash and the show Reno 911 had made a less-than-favorable impression. As far as he was concerned, once Jeanne's student-teaching period was up, they would leave. But Reno-Tahoe's offerings for outdoor enthusiasts — not to mention its lack of heavy traffic and open backcountry trails — eventually won him over.

Crafting a New Career Path

Jeanne landed her first real teaching job at Billingshurst Middle School in Reno, and in 2003, she was pregnant with twins, daughter Violet and son Kai. About halfway into her pregnancy, Jeanne's doctor prescribed bed rest. From that moment on, she was a stay-at-home mom.

"I've always been super crafty," Jeanne says. "So I started sewing a lot. You get that itch when your kids get a little older, and I thought, 'I'll go back to work.' I went to my favorite sewing store and was like, 'Can I teach classes here?'"

That was 2012, and the store was A1 Vacuum & Sewing, in South Reno. Jeanne discovered a true passion for teaching others to sew. As the owner gradually began stepping back from the business, the Mulligans stepped up and became partners in 2015, eventually taking on full ownership in 2017. Patrick dissolved his recruiting business, and the couple dove fully into A1. While she primarily oversees the sewing end of the business, along with the classes, he is "the business backbone and the vacuum guy," she says, adding that "he's so smart and good with customers."

The shop sells and services all makes and models of vacuum cleaners and sewing machines. It also houses a quilt shop, complete with designer fabrics and patterns. And it's a steady provider of in-person and online classes, an effort that took on a life of its own during the pandemic.

"We do a lot of project classes, and in the pandemic, I started doing instructional videos," she says, explaining that she never considered it a growth opportunity so much as a way to help customers from afar, when they couldn't come into the store. "And that's how a lot of our customers find us now."

They started the A1 Vacuum & Sewing Reno YouTube channel and began doing live feeds every Tuesday through Friday. It's so successful, they can barely keep up with demand. Most of it (about 80%) of their customers are from outside the Reno area, Patrick says, which speaks to the power of their videos. While most classes are free to access, some are paid content. But Jeanne's good sense in assembling kits, to ensure participants have exactly what they need to finish their projects, helps with growing sales.



The Family enjoying the mountains of Utah.

Sew Happy

When the Mulligans dropped their twins off at the University of Utah for their freshman year — Violet to study pre-law and Kai civil engineering — it was under a shadow. Jeanne had been diagnosed

with breast cancer; just days after the college drop-off, her treatment began. It was a hard, frightening year, but she was recently deemed cancer-free.

They're now making the most of their time as empty-nesters —exploring their Caughlin Ranch community with their dogs and hiking nearby trails. Jeanne crafts, cooks and organizes get-togethers with friends, while Patrick can usually be found mountain biking, skiing and rock climbing every chance he gets.

And, of course, they devote creative energy to their growing business. "We just work well together," Jeanne says. "I love it."

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IMPORTANT NOTICES & REMINDERS

YOU SNOW WHAT?

For those of you with sidewalks adjacent to your property, The City of Reno and Washoe County both require the property owner to promptly remove snow and ice from your property and the adjoining sidewalks (front and sides). Promptly means within 24 hours of a snow event.

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

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

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

HOLIDAY DECORATIONS

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

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

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.

PACKAGE THEFTS

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

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

- Have your package delivered to your work.
- Have your package delivered to the home of a relative or friend that you know will be home.
- Have your package held at your local post office for pickup.
- Take advantage of "Ship to Store" options that many stores offer.
- Amazon, USPS, and UPS (and probably others) offer locker features that allow you to pick up your package from a secure location. Please check directly with the delivery service for their programs.
- Request that your packages require a signature for delivery.
- Ask your carrier to place the package in an area out of plain view.

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.



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 WATER AND IRRIGATION

Please call the HOA office (775)746-1499 to report all water-related issues, even during after-hours. The 24-hour answering service will relay the message to the on-call staff person. Please do not report water-related issues via email as emails are not monitored after-hours.

OTHER COMMUNITY REMINDERS:

1. **Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch HOA office.
2. **Yard Maintenance and Yard Debris.** Even during the dormant months, there is debris that accumulates from trees losing their leaves and needles. Thank you for keeping it cleaned up!
3. **Lot Maintenance.** Homeowners are responsible for the general maintenance of their lots, which includes removal of debris, trimming plants and trees that encroach onto the public right-of-way, and removal of noxious weeds.
4. **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.

5. **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.
6. **Trailers (Campers, RVs and otherwise)** may not be parked within the community for more than 48 consecutive hours nor for more than five (5) days in a 30-day consecutive period.
7. **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!



UPCOMING COOKING CLASSES

- Nov 2 Artisan Pizza & Focaccia W/S
- Nov 7 Sheet Pan Suppers
- Nov 9 New Orleans Brunch W/S
- Nov 15 Taste of Burgundy
- Nov 16 Artisan Bread W/S
- Nov 19 Taste of Thailand
- Nov 20 Techniques 5
- Nov 21 Taste of Tuscany
- Nov 22 Date Night- Pre-Holiday Night Out
- Nov 23 Pie Crust & Pie Baking W/S
- Dec 7 Chocolate Truffle Workshop
- Dec 10 Teens Cook
- Dec 11 Kids Cook
- Dec 13 Available for Holiday Party!
- Dec 14 Kids Gingerbread Houses
- Dec 18 Italian Christmas Cookies
- Dec 19 Christmas in Provence
- Dec 20 Christmas in Provence
- Dec 23 Cinnamon Roll W/S
- Dec 26 Sushi
- Dec 27 Taste of Tuscany
- Dec 28 Taste of Tuscany

W/S=Workshop

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**CRHA Owner Orientation
WELCOME TO CAUGHLIN RANCH!**

New Owner Orientation Via GoToMeeting

November 14th @ 5:00pm / December 12th @ 5:00pm / January 9th @ 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 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.

**ANNUAL MEMBERS MEETINGS*
& SPAGHETTI DINNER**

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

This year's meetings will be held as follows:

MEETING DATE & TIME:

November 20, 2024
Dinner is served at 5:30pm (arrive any time after 5:00pm)
Annual Meetings begin at 6:30pm

PLACE:

Pinocchio's Reno,
5995 S. Virginia St.,
Reno, NV 89502



Please note the location this year is, once again, at Pinocchio's Reno.

The Spaghetti Dinner includes your dinner, dessert and one beverage (house wine/beer or soft drink).

We are supporting the Food Bank of Northern Nevada at this event, so please bring at least two items per guest (non-perishable, non-expired), or a \$5.00 donation.

A Raffle event will be held during the dinner. Various gift cards, El

Dorado wines, and other items will be included in the raffle.

Please RSVP as space is limited to 100. **RSVP no later than Noon on Thursday, November 14th** to: events@caughlinhoa.com, or you may call the office at 775-746-1499.

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

WHERE IN THE WORLD ARE THEY?

If you'd like to share your vacation photos with us, please send 1-3 photos of you or your family/friends (make sure you have their permission!) on vacation to the editor at lisa@cpmreno.com. Let us know where and when the picture was taken and a few sentences about the trip.

We took a cruise last June in the Mediterranean with two other couples. We started in Barcelona, stopped along the French and Italian Riviera and ended in Rome. Here's a picture of my husband Jon in front of the Colosseum in Rome.
- Lisa Ericson



**CALLING ALL
DOG LOVERS!**

Send us a photo of your dog with its name, age and breed and the owner's name. We'll run a "Dogs of Caughlin Ranch" feature in the next issue. Email your photo to the editor at lisa@cpmreno.com. Please make sure the photo is high resolution (i.e. larger file). Photos that are 1MB and larger will look the best in print.



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DECEMBER DATES:

Thursday, December 12th
11:30AM - 1:00PM

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FREE LUNCH!

Wednesday, December 12th
5:30pm-7:00pm

Red Hawk Member's Lounge
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WINE & SNACKS!

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WORKSHOP**

NOVEMBER DATES:

Thursday, November 7th
11:30am-1:00pm

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Caughlin Cares



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.



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.

Senior Angels – CRHA partners with Washoe County Senior Center in their Senior Angel program. This year we were provided with 25 seniors whose wish lists include 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; we collected donations of 100 blankets. We would like to meet (or exceed) that goal again this year!

New Toys/Coat Drive – New this year, CRHA will have barrels in the office during the month of November for donations of new toys and coats to be donated to Alice Smith Elementary School. Please keep this in mind as you are out shopping this season. If you see a cool toy, or a children's jacket/coat, please pick one up and drop it by the office to donate to an elementary school student who would benefit from your thoughtfulness this holiday.

Project 150, Kids Kottage & Washoe County Senior Center - Socktober – During the month of October, CRHA will be collecting 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.

- **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," and 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.

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 2023, the Association supported 57 student Angels. This year CRHA will be supporting 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. In December 2023 one very generous homeowner donated enough cash for 15 children and 10 adult angels!



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Ichthyosaurs have returned for a new exhibition beginning Sept. 7, 2024 at the Nevada Museum of Art, where visitors will journey through Nevada's prehistoric past with spectacular, never-before-seen fossils of these 250- million-year-old sea reptiles. Anchoring the exhibition is a full-size, interactive ichthyosaur that reacts to human movement and presence, giving guests an opportunity to "swim" alongside the ancient reptile while fully grasping the size and magnitude of the gigantic creature.

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"FAVORITE" (aka. Shell Pasta and Clams)

Submitted by Myra Chen Neese

One of my husband Dean's favorite family recipes is affectionately called "Favorite." It's what he and his siblings named a dish their mom would make that they all adored. The recipe is simple, using a handful of pre-prepared ingredients: canned minced clams, chopped garlic, parmesan cheese and parsley. The key lies in the mini-shell pasta, which perfectly catches the sauce and bits of clam. At the time, Dean's mom, a single parent, appreciated the meal for being quick, easy and affordable. Dean and his siblings, on the other hand, loved it for its flavor and satisfying texture. Since their mom wasn't big on vegetables, the parsley was added more for color than nutrition, giving the dish a touch of "green."

I first heard about "Favorite" several years ago when I met my husband's family in Denver, CO around the holidays. The story came up in conversation, and during a grocery run that day, we made sure to grab the ingredients. That evening, we had the dish for dinner. Nowadays, we'll occasionally make "Favorite" when the family gets together.

Ingredients:

- 1 16oz box mini shell pasta
- 1 tablespoon olive oil
- 1 4oz jar chopped garlic (or 5-6 cloves fresh)
- 2 6.5oz cans minced clams, drained (reserve some liquid)
- 1/2 cup grated parmesan cheese
- 2 tablespoons parsley

Preparation:

Cook and drain the shell pasta according to the package instructions. While the pasta is cooking, heat 1 tablespoon of olive oil in a large saucepan over medium heat. Add the garlic and sauté until lightly browned. Stir in the drained clams and parmesan cheese, cooking until the cheese is mostly melted. Add the cooked pasta to the pan, tossing everything together. If desired, stir in a little of the reserved clam juice for extra flavor. Finish by garnishing with parsley.

RESIDENT RECIPES

If you have a favorite recipe you'd like to share with the readers, please submit it to the editor at lisa@cpmreno.com. Send us a photo too if you have one.

BOURBON SWEET POTATOES

Submitted by Lisa Ericson

I've been making this dish for years for Thanksgiving and Christmas. I like it because it's not too sweet and the bourbon gives it a lot of flavor. I also like that it doesn't have the usual marshmallow topping.

Ingredients for Sweet Potatoes:

- 3 (18 oz) cans of yams (unsweetened & drained)
- 1/2 c. sugar or 1/4 c. real maple syrup (or to taste)
- 1/3 c. bourbon (or a little more to taste)
- 1/2 c. butter
- 1/2 t. vanilla extract

Ingredients for Pecan Crumb Topping:

- 1/2 c. all-purpose flour
- 1/4 c. packed light brown sugar
- 1 t. salt
- 1/2 t. ground white pepper
- Pinch of dried thyme
- 1/2 c. chopped pecans
- 5 T. butter, chilled and cut into bits

- 1) Mix the flour, brown sugar, salt, pepper, thyme and pecans together in a small bowl.
- 2) Add the butter and work with your fingers until a crumbly mass forms.

Directions:

- 1) Preheat oven to 350F.
- 2) Put yams in a large sauce pan and cook over medium heat, stirring frequently until heated through.
- 3) Mash the yams and add sugar, butter, bourbon, vanilla and beat until well blended and smooth.
- 4) Scoop into a 2-quart shallow baking dish.
- 5) Sprinkle with pecan crumb topping.
- 6) Bake uncovered for 30 minutes.



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2024 CRHA COMMUNITY EVENTS CALENDAR



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

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



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



LANDSCAPE & MAINTENANCE UPDATE

By Randy Lisenby,

Landscape & Maintenance Superintendent

NV CONTRACTOR'S LICENSE #0081131

MISCELLANEOUS PROJECTS/WEEKLY MAINTENANCE as of September 23rd, 2024

- Maintenance crew on normal summer schedule
 - Mowing, weeding, irrigation and defensible space along with small projects
 - Sheep have completed their project for this year
 - Some new monument signs have been installed in Caughlin Creek and Seasons
 - Crews continue working on defensible space
 - Third fertilization of turf is complete
 - Non fruit-bearing trees planted to replace fruit trees that were cut down in the winter
 - Small Rock-wall repair work completed in River Run
 - Rock work throughout the Ranch is ongoing
 - Drainage Inlet cleaned out
 - Fence repairs completed in a few areas
 - Red curbs being touched up
 - Village Green Park playground equipment repaired
 - Graffiti removal throughout the Ranch ongoing
 - All three parks are inspected and cleaned daily
- 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 this year

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HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS 2024/2025 MEETING & OTHER IMPORTANT DATES

Below are the dates for the 2024 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2024 Annual Members/2025 Budget Ratification Meetings. An updated meeting notice which will include the details on how upcoming meetings will be conducted (in-person and/or virtually) will be posted on the Caughlin Ranch website at: www.caughlinhoa.com.

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

MEETINGS

Nov 7th
Candidate Forum; Meet the Candidates
5:00 p.m. (if necessary)

Nov 18th
Annual Ballot Deadline 11:00 a.m.
(if necessary)

Call 2024 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 5:30 p.m.

Nov 20th
Re-convene 2024 Annual Members
Election & 2025 Budget Ratification
Meeting at 6:30 p.m.

A brief Organizational Meeting will
immediately follow the 2024 Annual
Members Election/2025 Budget
Ratification Meeting.

Dec 13th
Board Orientation / Training 9:00 a.m. -
TENTATIVE

2025 Meeting and 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.

January 10th
Board Orientation Workshop 9:00 a.m. -
TENTATIVE

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 2025 Budget Review)

Sept 24th
Executive Session 5:00p.m. /
Board General Business Meeting
6:00p.m.(Approve 2025 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 5:30 p.m.

Nov 19th
Re-convene 2025 Annual Members
Election & 2025 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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Issues regarding city roads or right-of-ways	Reno Direct	775.334.INFO (4636)
Issues regarding county roads or right-of-ways	Washoe 3-1-1	3-1-1 or 775.328.2003
Washoe County Law Enforcement	Washoe County Sheriff	775.328.3001 Washoesheriff.com
Nevada Road Conditions	Nevada Dept of Transportation (NDOT)	511; NVRoads.com
Downed trees on power lines; Other electrical service questions	NVEnergy	775.834.4444
Trash or recycling pickup questions	Waste Management	775.329.8822; WM.com
City Sewer Service	City of Reno Sewer	775.334.2095
Water Service	Truckee Meadows Water Authority (TMWA)	775.834.8080
Washoe County Utility Services		775.954.4600
Stray animals, animal noise complaints, lost & found pets, etc.	Washoe County Animal Services	775.353.8900 Office 775.322.DOGS (3647) Dispatch Washoecounty.gov/animal
CAUGHLIN RANCH HOA Assessment payments; report common area maintenance concern; questions about the master association	Caughlin Ranch HOA	775.746.1499 Caughlinhoa.com
Community Patrol (onsite 4 days per week) Report unauthorized activities in common areas (ex: dogs off leash, harassment of wildlife, fishing in ponds, loud disturbances, etc.)	ESI	775.247.6738 (while onsite) 775.626.3000 (Dispatch)
Irrigation Leaks	Caughlin Ranch HOA	775.746.1499 (no emails please!)

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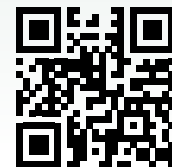
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