



IMPORTANT HOA NEWS INSIDE!

MARCH/APRIL 2025

# Caughlin

RANCHER

The Official Magazine of the Homeowners Association

MEET THE KINDERS Story p. 5

SAVE THE DATES!  
CRHA Events Calendar p. 10

Q&A with Board Director Harvey Miller p. 16



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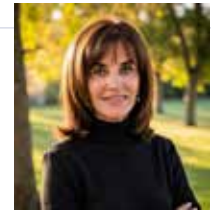
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### ON THE COVER:

The Kinder Family.  
Story page 5. Photo  
by Scott Bliss.

## PRESIDENT'S CORNER

### DEAR CAUGHLIN RANCH HOMEOWNERS:

2025 is off to a productive start with regular HOA business, preparation for our reserve study, renewal of our strategic plan, and efforts to balance our budget.



**Thomas Keiffer**  
PRESIDENT

Caughlin Ranch's strategic plan will be renewed with a focus on sustainably balancing the budget for long term financial health, reducing speeding on Caughlin Parkway to protect pedestrians and wildlife, and preventing and preparing for the risk of wildfires. The recent Davis Fire and Palisades/Eaton Fires are glaring reminders of the existential threat that fires pose to Caughlin Ranch, and there is always more we can do to prepare homeowners, improve our defensible space, and mitigate the risk of fire.

At January's Board meeting, the Board started to undertake efforts to cut costs and rebalance the budget. For example, the Board is determining whether it can reduce the security patrol schedule during off-peak hours for significant annual savings without compromising homeowner safety and security. Further, the Board is evaluating whether it can transition to electronic mailing and electronic voting for additional savings without compromising communication with homeowners. At the next Board meeting, the Board will continue to evaluate these proposals and additional ways to responsibly reduce costs and increase revenue through grants and sponsorships. Through all these efforts, the Board will perform a cost/benefit analysis to ensure homeowners receive appropriate value for their money.

As always, the Board serves homeowners and we are accountable to you and you alone. We value your input and invite you to join the next meeting to discuss your interests and see our work in action.

Thank you,

*Thomas*

**Thomas Keiffer**

President, Caughlin Ranch Homeowners Association  
[thomas@caughlinhoa.com](mailto:thomas@caughlinhoa.com)

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**Lisa Nunley**  
GENERAL MANAGER

## FROM THE GENERAL MANAGER



## Thoughts of Spring



Punxsutawney Phil was in the news as I began to write. He DID see his shadow this year, so according to lore, there will be six more weeks of Winter! Fine by me since this past Winter (as of the first week of February) has felt more like Spring - without the Spring showers!

As many of you know, Caughlin Ranch HOA (CRHA) receives much of its annual water for irrigation via the Steamboat Ditch. About 12 years ago, the huge undertaking of "the water project" took place along the greenbelt area. This project added 11 pumps to 9 ponds to utilize the Steamboat Ditch water to irrigate a good portion of the Association's common areas. (If you want to know more about this, former Board President, Mike Heffner, who helped see this project through, can tell you all about it!)

I mention this project because keeping irrigation costs manageable is, in part, dependent upon the flow of Steamboat Ditch. The more precipitation, the better the flow, and the less the Association needs to depend on TMWA as its water source for irrigation. So, here's hoping for a little more winter weather before the start of Spring.

### Defensible Space

The thought of Spring also brings with it plans for warmer weather projects, such as defensible space work. At their March meeting, the Board will be looking at a proposal for sheep grazing to help, once again, with that effort. And the seasonal landscape maintenance crews, who will join us at the end of March, play a huge role in the on-going maintenance of common area brush and weeds.

Defensible space efforts are a part of what we do to help mitigate fire risk. I know this is of special concern, especially with the recent events in Southern California (and historically here in the Caughlin Ranch area).

This morning, I joined virtually to observe a Special Concurrent Meeting with Washoe County Board of County Commissioners, Truckee Meadows Fire Protection District Board of Fire Commissioners, Reno City Council and Sparks City Council. Of particular interest was the presentation on the collaborative regional emergency management process by Washoe County Emergency Management. There is not enough room here to provide a comprehensive review of the many facets involved, but a big takeaway from this presentation was the Washoe County Alert Program.

### Sign Up for Emergency Alerts

Washoe County partners with the City of Reno and Sparks and provides a notification system for use in times of crisis. The Rave Alert system is a nationally trusted system used by government agencies which relays emergency messages simultaneously through various methods.

I encourage everyone to take a moment and sign up for this service. In the event of an emergency, the alert system will tell you if, when, how and where to evacuate.

Visit <https://www.washoecounty.gov/em/RegionalAlerts.php> to sign up today!

Fire mitigation, irrigation, evacuation, these are all serious topics. But I hope that the beginning of Spring will also bring more light-hearted experiences for you all. May you enjoy seeing the greening of the grass, the chirping of the birds, the blooming of trees and flowers, and may you find special moments to treasure throughout the year.

Best,

*Lisa Nunley*

**Lisa R. Nunley**, CMCA, AMS, PCAM

General Manager/Supervising Community Manager

**"Nothing ever seems impossible in spring, you know."**

- L.M. Montgomery

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# RENO



Kurt, Kristie,  
Chloe, Kai,  
Lauren  
(Jan 2025,  
Caughlin  
Ranch  
Greenbelt)

## LOVING LIFE IN THE 'Heart of Reno'

Written by Rob Sabo

When Kurt and Kristie Kinder walked the aisle together in 1993 as part of a wedding party, little did they know that small moment in time would be the start of a 27-year marriage.

The Kinders knew each other when they attended McQueen High School, but they never dated (Kurt graduated in 1987, while Kristie graduated in 1989). Several years later, their paths crossed again when they both were working at Saint Mary's Regional Medical Center. They discussed traveling to Sacramento

in one car to attend a gift-opening event after the wedding between Kurt's cousin and Kristie's best friend.

"He suggested we should go together, and the rest is history," Kristie said.

The Kinder family – daughter Lauren (22) and twins Kai and Chloe (20) – recently gathered at Coffee N' Comics on

*Continued on page 6*

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Kai, Kristie, Lauren, Kurt, Chloe (April 2024, Pepperdine University, Malibu, CA)

### Heart of Reno Continued

Moana Lane to share their story about spending more than two decades living and growing up in Caughlin Ranch. The older Kinders wanted their children to be zoned for Roy Gomm Elementary School, Swope Middle School and Reno High School, and a home in Caughlin Ranch ticked each of those boxes.

"We wanted to raise our family there," Kurt said.

Their house may have been a bit oversized at first, but it didn't take long to fill. The downstairs Jack and Jill bedrooms were a perfect fit when the twins came along.

"It just seemed like destiny," Kristie said.

Lauren Kinder graduated from Reno High School in 2020, and last year she earned an undergraduate degree from Pepperdine University in Malibu, where she studied biology and Spanish. She's pursuing a masters degree in public health/epidemiology and has already been accepted to George Washington University and Boston University, and she's waiting to hear back from NYU.

The twins, meanwhile, are attending University of Nevada, Reno. Chloe lives in the Sigma Kappa sorority house, while Kai lives in a duplex near Pub N' Sub. The parents aren't exactly empty nesters, however – it's more like a revolving-door empty nest, Kurt said with a laugh.

"I'm still shopping at Costco a lot more than I thought I would be," he said.

The elder Kinders are both native Nevadans. Kurt sells spinal implant devices for Medtronic and works closely with regional neurosurgeons, while Kristie has been at The Smile Shop pediatric dentistry for 31 years.

The Kinders' house backs up to Steamboat Ditch, so the family takes advantage of the ditch trail almost daily to walk their beloved Vizsla pointer, Goose. The big backyard is a natural place to host birthday and graduation parties, and the family uses the expansive outdoor kitchen and dining area as much as possible in the summer. Backyard tunes are courtesy of an old iPod with the parents' playlist – it's literally the soundtrack of their childhood, the kids all said.

Growing up in Caughlin Ranch also meant the kids spent endless hours participating in countless camps and activities at Caughlin Athletic Club.

"That center is responsible for helping us raise our family," Kurt said with a laugh.

"It was just so easy from a parent's perspective," Kristie added. "They have preschool at Caughlin Club, so all the kids went there. The swim, dance and tennis instructors would come over to the preschool and take the kids to lessons, so that made it easy while we were at work.



Weekends, meanwhile, were often dedicated to family bonding time when the kids weren't playing team sports.

"There is always something fun to do, whether it's going hiking, boating, running or skiing," Kristie said.

Chloe Kinder said the countless walks to Caughlin Club to play basketball or other sports almost always involved extended layovers at a special spot.

"There's this picnic table that's been there forever, and that's our snack spot," she said. "We would sit there forever every time we went to the club and back and have energy bars and snacks. It was like our reward."



Chloe, Kai, Kristie, Lauren (May 2024, Mom's on the Run, Reno NV)

While Caughlin Ranch always felt like a safe place to grow up, it often took some walking to get to friends' houses, the children all said.

"There weren't a ton of kids right next to us," said Lauren. "The rest of our cul de sac was quite a bit older than our family."

Added Kai: "There weren't a lot of kids in the neighborhood; they were like a 10-minute walk away. But it also was fun having Caughlin Club nearby to walk to and hang out at."

The Kinders always emphasized athletics, along with education and music. Each kid learned to play an instrument at a young age, Kurt said, and all three played team sports at Reno High. The family's schedule may have always been packed, but now that it's over, those hectic days are sorely missed, he added.

"Weekends are so easy now, but I miss those soccer tournaments. We sometimes ran around like crazy, but now that it's done it's a bummer," he said.

While the Kinders don't have any one singular favorite memory of growing up Caughlin, it's more about enjoying the community as a whole, they said. The family once drove through 17-mile Drive in Pebble Beach – you have to pay \$12 for the privilege – and when they returned to Reno and took the familiar drive up the parkway, they all agreed that the view from home couldn't be beat.

"We all have so much appreciation for Caughlin," Kurt said. "It's a bit like a fairytale land. Where else can you live in Northern Nevada where you have indigenous junipers, the ditch, access to mountain trails, but we also can walk to pizza or frozen yogurt. It's such a natural setting that it feels like you are so far out of town, but you really are right in the heart of Reno."

"We are proud of the fact that we grew up in Reno, matriculated to Caughlin Ranch, and raised our family there – that's a source of pride for us as parents," Kurt said. "It's everything we hoped it would be."



Kai, Chloe, Lauren, Kristie, Kurt (June 2024, Montserrat Monastery, Spain)



Kai, Lauren, Chloe (June 2024, Barcelona Spain)

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# WHERE IN THE WORLD ARE THEY?



Mike Ginsburg sent us these photos of his wife, Dana, at the 2024 World Triathlon Championships in Torremolinos, Spain in October 2024.

**Would you like to share your vacation photos with us?**

Please send in a few photos from your favorite or most-recent vacation with a brief description to [lisa@cpmreno.com](mailto:lisa@cpmreno.com).

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# LANDSCAPE & MAINTENANCE UPDATE

By Randy Lisenby,

Landscape & Maintenance Superintendent

NV CONTRACTOR'S LICENSE #0081131

**IRRIGATION LEAKS? Call (775) 746-1499 anytime.**

## MISCELLANEOUS PROJECTS/WEEKLY MAINTENANCE *as of mid-February 2025*

- One truck caught on fire and is a total loss. The Board approved replacing it.
- 2019 Ford Transit Passenger Van purchased to replace totaled truck; will be transport for the mow crew.
- A new snowplow was purchased to replace the plow which melted in the truck fire.
- All trucks have been inspected bumper to bumper and serviced.
- Mowing equipment has been inspected and serviced.
- Crews are removing holiday lights.
- Uniforms have been ordered for the upcoming season.
- Safety equipment has been ordered (safety glasses, masks, gloves).
- Spring and summer flowers have been ordered.
- New informational signage has been installed in the parks.
- New fence posts for Caughlin Creek are being fabricated.
- Fence repair taking place in a few areas.
- Cleaning up leaves continues.
- Graffiti removal throughout the Ranch is ongoing.
- All three parks are inspected and cleaned on a daily basis.

### Projects:

- A few monument signs are being repaired.

### 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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# 2025 CRHA Events Calendar

## Spring Wine

Wed., April 24th  
5-7pm  
Location: TBD

## Cross Peak Hike

Sat., May 17th  
9-11am  
Meet at Caughlin Pkwy & Longknife



## Community Garage Sale

June 6th, 7th & 8th  
7am-3pm  
Individual yards/garages

## Spring Bird Walk & Watch

Saturday in June TBD  
8-10am  
Meet in CRHA parking lot

## Shredding Day

Sat., June 21st  
9am-12noon  
Village Green Park

## Operation Backpack

June 15th-Aug. 12th  
(tentative)  
CRHA Office  
8am-5pm

## Concerts in the Park

July 6, 13, 20 & 27  
Village Green Park  
6-8pm

## Annual Barbecue

Sat., August 23rd  
12noon - 3pm  
Village Green Park



## Fall Bird Walk & Watch

Sat., September 20th  
8-10am  
Meet in CRHA parking lot

## Cross Peak Hike

Sat., October 18th  
9-11am  
Meet at Caughlin Pkwy & Longknife

## Community Garage Sale

October 3rd, 4th & 5th  
8am-3pm  
Individual yards/garages

## Oktoberfest

Thurs., October 9th  
5-7pm  
Prost Biergarten

## Angel Tree

Nov. 1st-30th  
8am-5pm  
CRHA Office



## Annual Homeowner Dinner

Wed., November 19th  
5:30-6:30pm  
Location TBD

## Annual Members Meeting

Wed., November 19th  
Beginning at 6:30pm  
Location TBD



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# Crowd Pleaser Ceviche

Submitted by Meredith Martin

Michele Carbone, MD, an amazing Italian chef who lives in Galena Forest, shared this recipe with me, and it's both delicious and incredibly easy to make. I use frozen shrimp from Costco thawed overnight in the refrigerator. For the sauce, I use Frontera Tomatillo Salsa, which I pick up at Raley's. Before cooking, marinate the shrimp in lemon or lime juice for about 45 minutes. Drain the shrimp afterward – they should be pink at this point. The trick is to avoid overcooking the shrimp to keep them tender and flavorful.

This dish is very healthy, although I enjoy it with tortilla chips, and it's always a crowd-pleaser!

## Ingredients (for 4-6 appetizer portions)

- 2 pounds of lemons or limes.
- 1 pound of sea scallops, or mixed fish. You can use any fish you want: swordfish, tuna, clams, shrimp, etc. If you use fish other than scallops, double the time you marinate the fish in lemon/lime.
- 1 bunch of fresh cilantro, minced.
- 8 oz of pear tomatoes, sliced in halves. A mix of yellow, orange and red pear tomatoes makes the dish more colorful.
- 3 ripe avocados, peeled and cut into bite-sized pieces.
- 1 Tbsp. extra-virgin olive oil.
- ½ cup of tomatillo sauce (homemade or from a store - I use the tomatillo sauce from Frontera Grill that contains jalapeno).

- 1 jalapeno pepper, minced - only if you are not already using a tomatillo sauce that contains it.

Salt to taste (I like to use black salt, which looks better when it's served).

## Preparation

1. Squeeze the lemons or limes into a glass bowl.
2. If you are using scallops, slice them perpendicularly, about 4 slices per scallop. If you are using other fish, cut into bite-sized pieces no more than ½ cm thick, not more or it will take a long time to cook. Put in the glass bowl and be sure there is enough lemon juice to cover the fish entirely.
3. Gently mix and cover with plastic. Put in the fridge for about 30 minutes for scallops, and up to 2 hours for other fish –the thicker you cut the fish the longer it takes to cook in lemon. Do not “overcook” the fish as it marinates in the lemon/lime juice. Drain the lemon and either use or keep covered in the refrigerator until you need it, so you can prepare in the morning and eat in the evening, for example.
4. Separately, mince the cilantro, cut the pear tomatoes into 2 or 4 pieces (depending on size), and peel and cut avocado in slices 1 inch long, 3-4 mm thick.
5. Put in a separate bowl, add ½ cup of tomatillo sauce and 1 or more minced jalapeno peppers.
6. Mix these ingredients together just before you are ready to eat.
7. Put the scallops/fish in a bowl, add the reserved tomato/cilantro/avocado/tomatillo mixture; add 1 Tbsp. olive oil and black salt to taste, and gently mix the ingredients together.
8. Serve individual portions in a nice cup or bowl over a piece of lettuce as garnish.

Original recipe from Michele Carbone, MD // <https://michelecarbone.org/ceviche/>



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## UPCOMING COOKING CLASSES

Mar 6	Gumbo, Jambalaya, Beignets
Mar 7	Fast Fish
Mar 8	Ravioli Workshop
Mar 12	Food Styling & Flavor Dynamics
Mar 13	Techniques 1
Mar 14	Cooking w/Irish Beer & Whiskey
Mar 15	Cheese Making W/S
Mar 19	Taste of Greece
Mar 20	Techniques 1
Mar 21	Sushi
Mar 22	Artisan Bread W/S
Mar 26	Taste of India
Mar 27	Techniques 2
Mar 28	Taste of Tuscany
Mar 29	Eggs Benedict W/S
Apr 3	Techniques 3
Apr 8	Teens Cook!
Apr 9	Kids Cook!
Apr 10	Techniques 4
Apr 17	Techniques 5
May 1	Techniques 6

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# IMPORTANT NOTICES & REMINDERS

## 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, e-bikes, 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.

## 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 plant 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](http://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](http://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](mailto: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

**March 13th @ 5:00pm / April 10th @ 5:00pm / May 8th @ 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](http://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 at 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!**

FBNN tracks donations from July 1 through June 30th, so an annual report of CRHA's 2024 donations will be available later this year.

### 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. Good job, everyone!

In 2024, Volunteers of America received a large donation which covered their needs for the year. We look forward to participating again in 2025!

### Angel Tree Gift Giving Program for Children and Seniors –

**Children Angels** – Each year, CRHA partners with Alice Smith Elementary School in Golden Valley. In December 2024, the Association supported 26 student Angels. School staff works with parents to complete wish lists with sizes and items they need the most as well as gifts they want. These lists are sent 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 the cash 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.

Thank you to everyone who donated individual toys which were donated to the school for distribution.

*Continued on page 15*



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**\*Offer expires 6/30/25**

# 4TH QUARTER 2024 COMMUNITY EVENTS

## OKTOBERFEST Thursday, October 10th



## CROSS PEAK HIKE Saturday, October 19th



## HOMEOWNER DINNER Wednesday, November 20th



Celebrating 26 Years!

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# CAUGHLIN CARES

Continued from page 13

**Senior Angels** – CRHA partners with Washoe County Senior Center in their Senior Angel program. This year we were provided with 26 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 110 blankets.

## Project 150 and Kids Kottage –


**Socktober** – During the month of October 2024 CRHA collected 751 pair of adult socks and 571 pair of children's socks for a total of **1,322 pairs of socks (as compared to 845 pairs of socks collected in 2023)**. The children's socks were distributed to Kids Kottage. The adult pairs of socks were distributed between Project 150 and Washoe County Senior Center.

- **Project 150** provides basic needs to homeless, displaced and disadvantaged high school students allowing them to focus on education and graduate from high school.
- **Kids Kottage** is an emergency shelter that accepts children who have been removed from their home by Washoe County Social Services due to abuse and/or neglect.


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

Thank you!

***"This event has been a great success.  
We collected a total of 1,322 pairs of socks."***



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## Get to Know Your New Board Director,

# Harvey Miller



### 1. What made you want to get involved with the HOA and run for the Board?

A number of residents reached out and encouraged me to get involved.

As a resident of Caughlin Ranch for over 25 years, I have witnessed the evolution of our neighborhood and am dedicated to preserving the charm and attractiveness that initially drew us here.

Having lived in Reno for over 45 years, I possess a profound understanding of our community's values and needs.

### 2. What are one or two things you hope the Board accomplishes in the coming year?

I hope to meet the needs of the Caughlin Ranch community while maintaining strong fiscal controls, without compromising the lifestyle that residents value. Additionally, I'd like to see efforts made to slow down traffic on Caughlin Parkway and Village Green for the safety and well-being of all.

### 3. What is your professional background?

I have been in business management with numerous companies, both large and small in the Northern Nevada area.

### 4. Are you involved with any other boards or non-profits?

Currently, I am not involved with any other boards. I have been involved with other non-profit boards, including Reno Sunrise Rotary, Hot August Nights, and the Greater Reno Balloon Races.

### 5. Where are you originally from? When/why did you move to Northern Nevada and Caughlin Ranch?

I grew up in the Bay Area and graduated from UC Berkeley. I moved to the Reno-Tahoe area nearly 50 years ago. I've watched the development of Caughlin Ranch firsthand, often jogging along the Steamboat Ditch while McCarran Boulevard was being constructed. My wife and I have called Caughlin Ranch home for over 25 years.

### 6. What's your favorite thing about living in Caughlin Ranch?

The wonderful walking paths, the beautiful green belt, and the friendly residents. It's truly a special place.

### 7. Tell us about you: family, pets, hobbies, etc.

My wife, Kathleen, and I have been happily married for over 25 years—we tied the knot in Maui. Our daughter, Sara, lives in Denver, which offers a nice blend of Reno's outdoor lifestyle and the activities of a bigger city. You might see me walking our yellow lab, Riley, throughout the Caughlin Ranch footprint. She and I also participate at the Reno Tahoe Airport in a program called "Paws 4 Passengers".

Kathleen and I like to travel, and have been fortunate to travel to many interesting locations including trips to Europe, Safaris to Africa, and various tropical islands.

In my free time, I am active skiing in the winter, and golf throughout the year, when weather permits.

An advertisement for Scott Bliss Photography. It features three portraits: a young girl with curly hair in a striped shirt, a young man in a dark sweater, and a man with long hair and a beard. The text "Scott Bliss Photography" is written in a stylized font across the middle. A QR code is in the bottom left, and the website "sblissphoto.com" and Instagram handle "@sblissphoto" are in the bottom right. The phrase "Personality Portraits" is also visible.



**8. Tell us an interesting or unusual story about yourself.**

One of the most unforgettable experiences I've had was on an African safari. We were lucky enough to see the "Big Five"—lions, leopards, elephants, buffalo, and rhinos—along with other incredible wildlife like cheetahs, giraffes, crocodiles, hippos, baboons, and monkeys.

We would get up at 5 AM each day to be in the field as the animals were either starting their day or ending their nocturnal activities. This would be repeated each day into the afternoon and early evening to see the animals while they were active. We had nine glorious days of safari and in a dream-like setting. My wife stated that we should do it again, but I am hesitant to try to repeat. When we booked our trip we had no expectations as to what we would see and experience, but now, we would have a fairly high benchmark of what we would expect if we returned.



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**LUXELOCKER**

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](http://www.caughlinhoa.com).

# MEETINGS

### 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.

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.

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

Board Meeting agenda content may be modified up to the start of the Board Meeting due to specific circumstances under NRS116.31083 (11) as it relates to occurrences that: "(a) could not

have been reasonably foreseen, (b) affects the health, welfare and safety of the units' owners or residents of the common-interest community; (c) requires the immediate attention of, and possible action by, the executive board; and (d) makes it impracticable to comply with the provisions of sub-section 2 or 5." The Board will disclose any such changes at the beginning of the Board Meeting, where applicable.

Board Agenda Workshop agendas do not have a published agenda for distribution, as the intent of the workshop is to further review and define the agenda for the next scheduled Board Meeting. This session is open to the membership for observation and limited input during a designated portion of the meeting. No substantive discussion or action (vote) will be taken by the Board on any matter discussed or reviewed at a workshop.

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

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

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





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