



IMPORTANT HOA NEWS INSIDE!

MAY/JUNE 2025

Caughtlin

RANCHER

The Official Magazine of the Homeowners Association

**THE DOTYS: FINDING
THEIR RHYTHM** p. 5

It's Events Season!
Concerts on the Green p. 21
Community Garage Sale p. 20

**Q&A with Board Director
Chris Howard** p. 18

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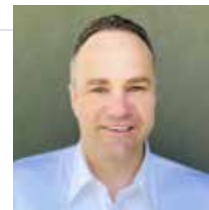
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Caughlin RANCH

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 18, ISSUE 3

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ON THE COVER:

Aaron & Eileen
Doty at the historic
McKinley School
Building, home of the
Reno Philharmonic
office. Story p. 5.
Photo by Scott Bliss.

PRESIDENT'S CORNER



Thomas Keiffer
PRESIDENT

CAUGHLIN RANCH HOMEOWNERS,

As spring breathes new life into our community, the Board is actively working on several exciting initiatives designed to enhance your safety, reduce costs, and maintain the beauty we all cherish.

A significant step taken at our March meeting was initiating the process to become a nationally recognized Firewise Community through the National Fire Protection Agency (NFPA). By partnering with the former City of Reno Fire Marshal, we are developing a comprehensive fire risk assessment and evacuation plan, unlocking access to valuable fire resources. This designation promises not only a safer Caughlin Ranch but also the potential for significant grant funding, lower fire insurance premiums for homeowners, and greater security against policy cancellations.

In our ongoing efforts to optimize services and manage expenses, we have carefully evaluated our security patrol schedule. While we continue to analyze incident data, our initial assessment projects annual savings of approximately \$10,000, allowing us to reinvest in other community priorities. Additionally, we are exploring the elimination of physical mailers, which is anticipated to save homeowners around \$8,000 each year.

Our safety remains paramount. To that end, we have formally re-engaged the Washoe County Sheriff to address speeding concerns and enhance the visibility of our crosswalks, making our community safer for all pedestrians.

Looking ahead, the Board and the Finance & Budget Committee are diligently preparing to review the draft 5-year Reserve Study. This critical document will ensure we have a clear and accurate plan for budgeting future infrastructure improvements and replacements, protecting the long-term value of our community.

We are also excited to see our professional landscape team gearing up to showcase the full splendor of Caughlin Ranch this spring. We encourage you to take advantage of the beautiful weather and enjoy the wonderful place we call home.

Your input is invaluable. We invite you to join our next Board meeting to learn more about these initiatives and share your perspectives.

Thank you,

Thomas

Thomas Keiffer
President, Caughlin Ranch Homeowners Association
thomas@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.

FROM THE GENERAL MANAGER

Summer is on its Way!



Lisa Nunley
GENERAL MANAGER

Seems like we went from Winter to Spring in a hot second! Overnight, blossoms and leaves have appeared, daffodils are popping up here and there, and our landscape maintenance crew of 7 has quickly become a team of 25 as the seasonal crew

is back on board! Trucks and trailers are dispatched early each morning to their respective areas and the crews are out there transforming the Winter Ranch into the Spring/Summer Ranch. It's going to be another beautiful season!

Sheep, Goats & Defensible Space

This season we will once again see the sheep and goats providing defensible space grazing on the common area parcels on the western slopes and other areas of Caughlin Ranch. They are expected to arrive sometime between June 1-10, and they will be onsite for approximately 30-45 days. As always, we are looking forward to their visit as they help reduce the cheat grass and other plant materials around the exterior of the community. We need everyone's help to ensure this is another successful effort.

What can you do? Give the animals space, ensure your pets are on a leash if you are anywhere near the grazing areas, and please pay attention to signage.

Defensible space, fire prevention, emergency plans...these are always topics at the forefront of our conversations in large-scale communities such as Caughlin Ranch HOA, especially this time of year. At the last General Board Meeting, the Board approved a proposal from Fire Safety Consultant, Tray Palmer, to assist the Association with the Development of a Community Wildfire Protection Plan, a Risk Assessment and an Emergency Evacuation Plan. Once these have been developed, the Association may sign on as a Firewise Adaptive USA Community. As these plans and assessments become finalized, they will be shared with the Association through the website and via community email blasts. Stay tuned!

2024 Annual Audit

Some other important work taking place behind the scenes in recent months is the completion of the Association's annual audit for 2024. McClintock Accountancy performed the audit and worked closely with staff to present, once again, an unmodified/clean opinion which is the highest opinion that can be provided. The audit was presented to the Board during their last meeting, and McClintock conveyed a special thank you to the Board and staff for being a model example. I personally would like to extend a special thank you to Sandy Wheeler, CRHA's Bookkeeper/Financial Specialist, and to our tax and accounting specialist, Tim Cleary, for their dedication and hard work in preparing all the necessary documents for this audit. You may find a copy of the 2024 annual audit on the Association's website at www.caughlin-hoa.com.

There is a lot of work behind us, but plenty more ahead. We look forward to tackling the tasks which keep this community running smoothly and looking beautiful!

May your Spring be a productive and joyful one!

Best,

Lisa Nunley

Lisa R. Nunley, CMCA, AMS, PCAM

General Manager/Supervising Community Manager

*"Spring work is going on
with joyful enthusiasm."*

- John Muir

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FINDING THEIR RHYTHM

Caughlin Ranchers Aaron and Eileen Doty Settle into Life with the Reno Philharmonic.

Written by Jessica Santana

As a former teacher and musician, artistic administrator Aaron Doty couldn't have picked a more perfect job for himself than that of President and CEO of the Reno Philharmonic. It was the organization's commitment to arts education, innovative performances, and access for all — explained to him by Reno Phil's own music director, Laura Jackson, a friend and former colleague of Aaron's — that led him to accept the role in late 2023.

Aaron, a native of the Twin Cities who grew up in Wisconsin, earned a degree in music education at the University of Wisconsin in Eau Claire and went on to teach in Madison, Wisc. and Ann Arbor, Mich., all the while performing as a bassist in jazz and orchestral settings, where he got to know Jackson. It was also during this time when he met his wife-to-be, Eileen, a violinist who was earning her master's degree. Both were asked to play for an Easter week service, and although they'd met briefly before, this was the first time they had the opportunity to become friends and, eventually, more.

Eventually, the call to work in the music industry led Aaron to return to school for a Master of Music in conducting at Ohio University, but while in his program, his interest shifted a bit. "I started to hear more and more about



Eileen & Aaron at the 2024 Reno Phil's Pops on the River

putting together the concerts and the production side of things, and then marketing the program, being an ambassador and working with people to help secure funding for those things," he recalls, explaining his eventual shift toward the business side of the industry.

Meanwhile, Eileen, a Chicago native, earned her undergraduate music degree at Northwestern University, then a master's in Ann Arbor, attending the same violin studio as Laura Jackson. A desire to continue her studies with a teacher she particularly loved, Elisabeth Adkins, then the associate concertmaster of the National Symphony Orchestra at the Kennedy Center, led her to complete a doctoral program at the University of Maryland, all the while playing and teaching private lessons in the DC region. The timing was fortunate for both her and Aaron; shortly after the two moved to Washington, DC, in 2005, he was offered the position of orchestra personnel and operations manager for the Washington National Opera at the Kennedy Center.

Continued on page 6



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First visit to Lake Tahoe, November 2023



Aaron held multiple operational leadership roles during his nearly 15-year stint with that organization. During this time, Eileen also sought out a career shift.

“I enjoyed my violin career for five years, freelancing, auditioning, and teaching, but I felt like I could contribute something more to society and make a greater impact,” she says, explaining that she studied health policy and management at George Washington University, earning a Master of Public Health in 2016 and eventually working as a federal contractor and management consultant.

In 2019, Aaron became vice president and general manager of the Grand Rapids Symphony in Grand Rapids, Mich., a position he held for five years, while Eileen was able to do her contracting work from Michigan, supporting health policy and program implementation for the Department of Health & Human Services, Department of Defense, and the Veterans Administration.

Then, in 2023, Aaron learned of an exciting job opening: President and CEO of the Reno Philharmonic. A visit to The Biggest Little City convinced the Dotys that this was the right move.

He explains that in his role, he’s responsible for the day-to-day operations of the organization. Working alongside Jackson, who oversees the artistic vision of the orchestra, Aaron serves as the liaison to the Reno Phil board to develop and follow a strategic vision, ensures it maintains strong governance practices, provides financial oversight, and sees that the staff has the resources it needs to put on great shows, continue fulfilling its education mission, and remain engaged in the community.

“In the last year, I’ve gone on a huge listening tour to try and meet as many different people and organizations as I can, including the Reno-Tahoe Convention Authority, EDAWN, and others that see the big picture for where the organization and community are going, so that we can be responsive,” he says. “We say, ‘What are the needs of the community, and what can we do to respond to those needs?’”

So far, he has seen success. He says that by the end of this fiscal year, the Reno Philharmonic will have grown roughly 40 percent year over year in terms of the number of children reached, which equates to roughly 20,000 more kids.

Continued on page 16



CONTAINING E-BIKES:

An Uphill Battle

By Michael Ginsburg

Like many of you I enjoy the outdoor activities in Caughlin Ranch. I run the dogs on the ditch trail, we walk the pathways, and when the temperature is warmer, I will usually be out on my road bike riding from Caughlin Ranch to Verdi and back. All my bike rides include a nice downhill to start and always a climb to my house, but that's living in Caughlin Ranch. As I've aged, and my times for this bike ride have increased, I've gotten slower and on occasion I'll get passed by somebody on a bike going up the hill. In the past few years, I've noticed that some of those bikes that are passing me are E-bikes and this kind of makes me feel a little better, knowing that I had to do it with just my legs.

In the past year I've noticed a new trend, there's been an upgrade from E-bikes to now E-motorcycles. It appears that these enthusiasts are typically neighborhood kids. I don't have a problem with the E-motorcycles and these kids getting out of the house. I do have a problem with



these kids driving recklessly in the streets, riding on the sidewalks, riding wheelies down the middle of the street, tearing through Village Green Park and congregating in big groups. This group is no longer containing themselves just to the roadways, but have now started using the walking paths, turf, and other common areas to ride these E-motorcycles. A few times I've even been forced off the pathways, in what would appear to be a game of chicken between us and the riders. These E-motorcycles are considered a motorized vehicle and should not be on the pathway's

sidewalks or any other common areas.

My bet is that none of the kids I'm referring to are your children or will even read this article, but in case somebody knows these kids, maybe they can teach them the rules of the road. My suggestion would be to get them a bicycle they can pedal up Caughlin Parkway.



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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 April 9th 2025*

- Seasonal crews started on March 31st.
- Spring cleanup throughout the Ranch has begun.
- Irrigation systems are being hooked up.
- 7 large trees have been removed for safety reasons near Alum Creek & McCarran.
- Worked with Browning Reserve Group during March on the onsite reserve study.
- Superintendent Lisenby attended two classes: 1. Home Hardening Training (learning about building fire resilient communities), and 2. Defensible Space Training for Landscape Professionals
- 2019 Ford Transit Passenger Van purchased to replace truck lost in truck fire.
- New snowplow was purchased to replace the melted plow.
- All trucks have been inspected bumper to bumper and serviced.
- All mowing equipment has been inspected and serviced.
- Uniforms & Safety Equipment distributed to the seasonal crew (safety glasses, masks, gloves & hats).
- 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 is taking place in a few different areas.
- Graffiti removal throughout the Ranch is ongoing.
- All three parks are inspected and cleaned on a daily basis.

Projects:

- A few monument signs repaired and reinstalled: Cottages, Caughlin Crest, Caughlin Crest Park, Vantage, Village Green Park, Estridge Park & Juniper Trails.



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- Announcements at the concerts
- Logo on the banner above the stage (if you sponsor all 4 concerts)
- Logo in community e-blasts

Contact Lisa Ericson for more information: (775) 223-0008 or
lisa@cpmreno.com

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

Important Request to ALL HOMEOWNERS

The Association is actively looking to reduce its mailing costs by providing notices and documents (as permitted by NRS 116) via email.

We can only send notices to homeowner members via email if we have your permission to do so.

Therefore, if you wish to receive CRHA communications via email, it is important that you read the email authorization form on the next page, select Item 1, fill it out, sign it and send it back to the office right away.

If you do not wish to receive notices via email, you must select Item 2, sign it and send it back to the office. By Opting Out, you will not receive any of CRHA communications via email. Please note, notices include all CRHA communications including meeting agendas, community events updates, neighborhood projects announcements, etc.

If you have any questions after reading the attached form, please contact the office at 775.746.1499, or you may email admin@caughlin-hoa.com.

Thank you,

A handwritten signature in black ink, appearing to read "Lisa Nunley".

Lisa Nunley, CMCA, AMS, PCAM

General Manager

Nevada Certified Supervising Community Manager

On behalf of the Caughlin Ranch HOA Board of Directors

NO MOTORIZED VEHICLES ON 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 (this includes Village Green Park).

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



Dear Caughlin Ranch HOA Members:

It is our desire to provide timely and effective communications and notices to Caughlin Ranch HOA (CRHA) members and residents. Such notices include information about meetings, community events and projects and other items of interest. We also wish to reduce the Association's mailing costs by sending electronically those notices and documents which are allowed to be sent per NRS116.

Constant Contact is the Association's email service provider. Please review the "Privacy Center" on Constant Contact's website (www.constantcontact.com). Participation is strictly voluntary. At some future date, the Association may change its email service provider, and the attached Authorization is intended to apply to all email service providers. Each participant may at any time provide a written revocation of this Authorization.

Please select item 1 or 2 below, then fill in the information and date/sign. The signed Authorization will remain in place until revoked in writing. **Please mail, fax (775-746-8649) or email (admin@caughlinhoa.com) the completed form (or you may hand-deliver to the office).** Your email address will not be distributed to any entity other than the Association and the email service provider and will be used only for official CRHA business. A copy of this Authorization is also available at www.caughlinhoa.com.

AUTHORIZATION TO SEND NOTICES VIA ELECTRONIC MAIL

1. ☐ **I hereby authorize CRHA to use the electronic mail** (email) address set forth below, to deliver all notices the Association is able, required and/or allowed to deliver (as provided by NRS 116) by electronic mail pursuant to NRS 116.31068. I agree that the electronic mail address set forth below will be used in lieu of sending notices by mail, personal delivery, or other method of service except for those notices which NRS 116.31068 does not apply, such as lien notifications and any other provision of NRS Chapter 116 which specifies a different manner in which a notice must be given by an association.

2. ☐ **OR**
I wish to "Opt Out" of receiving all Association notices via electronic means. I understand that I will not receive notices the Association is able, required and/or allowed to deliver (as provided by NRS 116) and will instead receive those notices via U.S. Mail. I also will not receive notices regarding CRHA Events and will need to visit the website at caughlinhoa.com to obtain the Annual Events Schedule and other CRHA information.

By selecting Item 1, I acknowledge I have read and understand the Privacy Statement and Terms of Use on Constant Contact's website and will review any Terms of Use or Privacy Statement of any future service providers used by the Association. I understand that, while Constant Contact, CRHA and any future service provider take every precaution to protect the privacy of members' information, CRHA cannot guarantee protection. I consent to having my email address included in the Association's email list and accept the risks involved with email communications. I understand that the Association will email only to the e-mail address on this Authorization Form unless the Association receives written notification from me that I want to revoke this Authorization. **I also understand and agree that if I wish to discontinue receiving notices electronically, or if I change my email address, it is my obligation to notify the CRHA in writing or the Association will continue to rely on this Authorization.**

By signing below, I authorize the Association to either send notices to me electronically as outlined in Item 1 or send notices to me via U.S. Mail as outlined in Item 2.

MEMBER NAME: _____

CONTACT NO'S. Home: _____ Mobile: _____

CAUGHLIN RANCH STREET/PROPERTY ADDRESS: _____

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HOMEOWNER SIGNATURE: _____ Date: _____

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IMPORTANT NOTICES & REMINDERS

CRHA WEBSITE – DID YOU KNOW?

- You can find the latest community information and updates at www.caughlinhoa.com
- You can sign-up to receive community e-mail blasts
- You can find copies of Board Meeting Minutes and Financial Reports
- You can find copies of the current CC&R's, Rules & Regs 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!

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

ASSIGNED-DAY WATERING

ODD ADDRESSES:		EVEN ADDRESSES:
✓ WEDNESDAYS		✓ TUESDAYS
✓ FRIDAYS		✓ THURSDAYS
✓ SUNDAYS		✓ SATURDAYS

NO WATERING ON MONDAYS. DO NOT WATER BETWEEN NOON AND 6 P.M.

A MESSAGE FROM TMWA ABOUT ASSIGNED-DAY WATERING

Know your assigned days. If the last number of your home or business address is:

Even (0, 2, 4, 6 or 8), you may run the sprinklers on Tuesdays, Thursdays and Saturdays.

Odd (1, 3, 5, 7 or 9), you may run the sprinklers on Wednesdays, Fridays and Sundays.

Watering Times: Normally, we ask that you shut your sprinklers off between noon and 6 p.m. from Memorial Day through Labor Day to conserve water.

Also, give your sprinklers a rest on Mondays, as this is a day we replenish our water system.

Outdoor watering increases water use of the average residential customer by up to 10 times during the dry summer months. Beyond the clear conservation benefit, assigned-day watering also helps to level off peak usage during the high-demand season.

Caughlin Ranch HOA is considered a commercial property giving us the ability to water on different days and times. On Mondays, we give the irrigation systems a rest.

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. **Speed Limits and Crosswalks.** This is your regular (**and most important**) reminder to please watch your speed as you travel through the community. The main thoroughfares are posted at 25 mph (maximum). Ducks and Geese (and other living things) have the right of way on all Caughlin Ranch roadways. Please be vigilant as you drive through the community; slow down and help save a life. Be especially careful at crosswalks. Allow pedestrians (and sometimes ducks and geese) to safely cross the street before proceeding on your way.
5. **All Exterior improvements/modifications** to homes and yards (front and back) require prior written approval from the Architectural Control Committee (ACC) before any work may commence.

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

The ACC meets twice per month (except in November and December when they meet once per month). Visit caughlinhoa.com or contact the office for more information.
6. **Fence Maintenance.** Please take the time to inspect your fences and make the necessary repairs. Before making any changes to your fencing (altering the type of fence, staining/painting, etc), please contact the office for fence requirements which may be specific to your neighborhood.

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

Please be courteous of those around you, practice good etiquette if you are riding a bike, and always be aware of your surroundings.
9. **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.

WHO'S A GOOD BOY?! DID YOU KNOW THERE ARE 8 DESIGNATED OFF-LEASH AREAS IN WASHOE COUNTY:

- Biggest Little Dog Park | 151 West Commercial Row, Reno
- Cyan Park | 2121 Long Meadow Dr.
- Link Piazza Dog Park at Hidden Valley Regional Park | 4740 Parkway Dr.
- Rancho San Rafael Park | 1595 North Sierra St.
- Somerset West Park | 2110 Hawk Meadow Trail
- Sparks Marina Park Dog Park | 300 Howard Dr.
- Virginia Lake Park Dog Park | 1980 Lakeside Dr.
- Whitaker Park Dog Park | 550 University Terrace

Please note that Caughlin Ranch is NOT on the list. When walking dogs within the CRHA community, all dogs must be kept on a leash and controlled by a person capable of controlling the dog. If dogs are found to be off leash, owners will be asked to either leash the dog or leave the community. There are "Doggie Stations" with bag dispensers and trash containers located throughout the common areas. Thank you to everyone who picks up after their pets and helps keep this community beautiful! We appreciate you.

CRHA Owner Orientation

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting

May 8th @ 5:00pm / June 19th @ 5:00pm / July 10th @ 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>



UPCOMING COOKING CLASSES

- May 9** Entertaining with Appetizers
- May 10** Tea & Scones W/S
- May 14** Sauce Workshop
- May 15** Taste of Tuscany
- May 16** Taste of Tuscany
- May 17** Culinary Basics W/S
- May 21** Pho & Asian Spring Rolls
- May 22** Taste of Thailand
- May 29** Ravioli & Tortellini
- May 30** Basque Kitchen
- May 31** Artisan Bread W/S
- June 4** Gluten Free Pasta & Italian Sauces
- June 5** Ramen & Asian Dumpling W/S
- June 6** Couples at the Grill
- June 11** Taste of Greece
- June 12** Girls Night Out - Summer Kickoff
- June 13** Artisan Pizza & Focaccia W/S
- June 25** Summer Vegetarian & Vegan
- June 26** Taste of Tuscany
- June 27** Grilling w/Local Beers
- June 28** Pie Crust & Pie Baking W/S

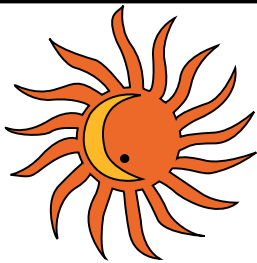
W/S=Workshop

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

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

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

Continued on page 15



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BE A RESPONSIBLE DOG PARENT!

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.

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.

ARE YOU DOING THE WRONG THINGS FOR YOUR AGE?

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—Mindy Seeno 7/10/24

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IMPORTANT NOTICES & REMINDERS CONTINUED

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

Please visit our website at www.caughlinhoa.com for information, forms and resources that are available to owners.

Once again, we welcome you to Caughlin Ranch HOA and look forward to meeting and assisting you 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!**

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.

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!

A promotional graphic for Summer Break Camp. At the top left is a circular logo with a mountain and the text "TRUCKEE MEADOWS PARKS & RECREATION". Below it is a green shield-shaped logo with "SUMMER BREAK CAMP" in white. To the right is a red starburst with "Needs-based scholarships available". Below the shield is a photo of children under a large rainbow umbrella. Text below the photo says "Join Truckee Meadows Parks Foundation for exciting outdoor adventures as we turn Idlewild Park into a STEAM learning laboratory!". On the left, three green banners read: "Join for all 9 weeks or just one!", "Lunch included with tuition + Weekly field trips", and "Register before May 4 for Tier 1 pricing". At the bottom left is a red starburst with "Ages 8-12" and a QR code.

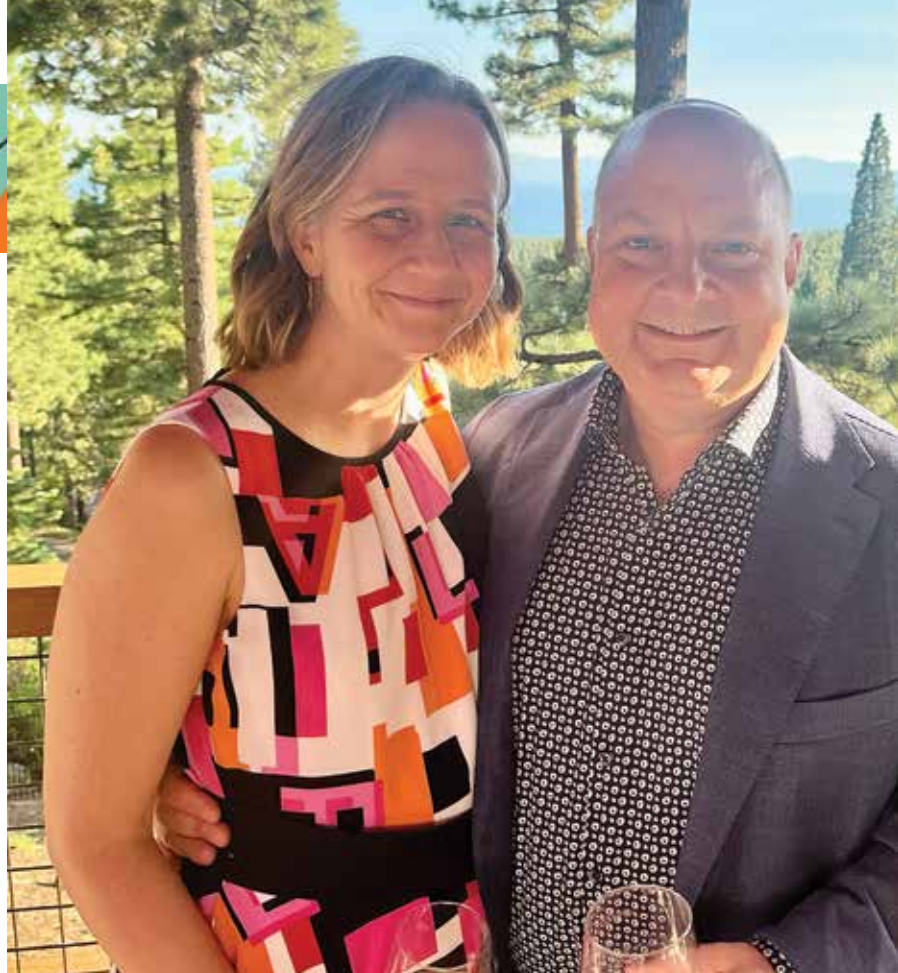


Continued from page 6

In Perfect Harmony

“We absolutely love the Reno area,” Aaron says of the last year. “The Reno Phil is an incredible organization, such an important entity in the community, one that does incredible work in the education spaces as well as the performance spaces. So it was kind of that calling to be here, as a former teacher, and it fed that part of what I believe is so important in the arts, the education side of things. Coming to an organization that values education, great artistic music, and is really intended to be an organization for the whole community, has just made it the perfect fit.”

Unfortunately, Eileen’s federal contracting position supporting Veterans Affairs was eliminated very suddenly at the end of February 2025, in a round of layoffs by the Department of Government Efficiency, which has left her seeking new mission-driven opportunities in the project management and public health policy space.



Incline Village, July 2024

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However, she does occasionally play violin with the Reno Phil, keeping her connected to the music world. “People have been very welcoming here,” she says, adding that she even plays alongside a few old friends from Northwestern and Michigan at Reno Phil, which has helped her to feel at home.

Aaron adds that Caughlin Ranch has contributed to that welcome feeling. “It’s a great place, an amazing community,” he says. “We’ve been in a lot of different communities throughout the country, and Reno is special. It really has a unique quality where people are both welcoming and authentic. People are very genuine. We have put down roots... We’ve been here now for just over a year, and it feels more like home in this year than the five years in Michigan did.”

In fact, they point to a recent neighborhood power outage that drove neighbors outdoors. “We had a little impromptu get-together,” he says. “When we had our housewarming, we invited neighbors, and we were surprised and delighted that people went out of their way to make us feel welcome.”

**MARK WELLMAN'S ADVENTURE DAY
& ABILITIES EXPO**



Bring closed-toe shoes, bathing suit and sun block for a FREE fun day in the sun.



All people with disabilities, their families and friends
SUNDAY, JUNE 1ST • 10 AM TO 2 PM
Climbing • Kayaking • Cycling
at the Sparks Marina | 300 Howard Drive

**FREE**



Join us for a day to try new things!
We'll have kayaks, adapted rock climbing equipment and adaptive bikes available for participants to try.

ABILITIES EXPO EXHIBITORS - Receive information and resources from variety of community organizations that provide services to individuals with disabilities, including opportunities to dance and exercise with the Note-Ables Music Therapy dance troop and do an art project with Arts for All Nevada!


Special Thanks to The Nell J. Redfield Foundation
For Details: www.sparksrec.com or call (775) 353-7815



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Get to Know Your New Board Director, **Chris Howard**



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

Interest in maintaining the quality of the environment, and stability of the financial structure of the community.

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

More transparency and participation for and from homeowners. Cost efficiency and value for homeowners dollars.

3. What is your professional background?

Venture Capitalist, University Professor, CEO of several companies.

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

I grew up in England and Central California. Moved to Reno from Arizona. Graduated with a BA from Stanford and an MBA from Santa

Clara. I moved for business opportunities 37 years ago, and have been living in the Caughlin Ranch area for 32 of those years. Caughlin was a relatively new development at that time. Our family fell in love with the ambiance and family friendly nature of the community.

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

We love the environment.

6. Tell us about you: family, pets, hobbies, etc.

We have 5 children and 6 grandchildren, and we are forever rescuing animals. At the moment we have two dogs.

SUPER HUMAN

POWER OF TECHNOLOGY

On exhibit May 17 – Oct 12



Super Human: Power of Technology explores the inventive and ingenious medical and industrial breakthroughs that have helped humans change the world. With a mix of hands-on and full body experiences, *Super Human* focuses on technology that takes its inspiration from the natural world, helping humans to overcome a variety of challenges and enhance their lives.



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2025 CRHA COMMUNITY EVENTS

Cross Peak Hike

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

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

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

2025 GARAGE SALES

June Garage Sale Dates

Fri-Sun June 6th - 8th
7am - 3pm
Individual yards & garages

October Garage Sale Dates

Fri-Sun October 3rd - 5th
7am - 3pm
Individual yards & garages

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

Catholic Charities Drop-Off Location Accepting Your Garage Sale Leftovers

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

Items NOT accepted:

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

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**NO HIGH-BACK
CHAIRS ALLOWED
IN THE BOWL!***

Come join us for our annual concert series at the Village Green Park every Sunday in July from 6-8pm. Arrive early and bring low-back chairs, blankets, food and drink, or order from one of the food trucks.

July 6: New Wave Crave



July 13: Traveling Wilburys Revue



July 20: Life in the Fast Lane
(Eagles Tribute Band)



July 27: Beatles Flashback



**High-back chairs will only be allowed on the flat grass at the top of the bowl. Chairs placed on the slanted grass (the bowl) must be low-back chairs or blankets only.*

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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.

MEETINGS

May 21st

Reserve Study Reports Review with Finance & Budget Committee 2:00 p.m.

May 27th

Board Agenda Workshop 4:00 p.m.

May 28th

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 with Finance & Budget Committee 4:00 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.

Sept 29th

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

October 1st

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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*Wait times may vary. **You should request a time only if you decide your care can wait until the time you select. Do not wait if your symptoms or conditions worsen or if you need care immediately since delays may complicate your condition. If you are unsure of your condition or if your condition worsens, then please go to the nearest emergency room or call 911. Physicians are independent practitioners who are not employees or agents of Northern Nevada Medical Center. The hospital shall not be liable for actions or treatments provided by physicians. For language assistance, disability accommodations and the nondiscrimination notice, visit our website. 252884512-2983080 4/25

Caughlin Ranch Homeowners Association
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Reno, NV 89519

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