



IMPORTANT HOA NEWS INSIDE!

JULY/AUGUST 2025

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

**Artist Craig Mitchell:
Making Nevada
Landscapes His Muse**

Story p. 5

Concerts on the Green are Here!

p. 21

Backpack & School Supplies Drive

Donations accepted through July 31st p. 14

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



Kylie Keenan
(775) 846-9726
kkeenan@dicksonrealty.com
NV lic#S.179311



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



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



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



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



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



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



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



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

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 18, ISSUE 4

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CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION:
1070 Caughlin Crossing
Reno, Nevada 89519
(775) 746-1499 P | (775) 746-8649 F
Email: admin@caughlinhoa.com

OFFICE HOURS:
Monday–Friday 8 am to 5 pm

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

PUBLICATION DESIGN:
Jim Schneider - (916)-941-6830
info@rightangle.com



ON THE COVER:

Craig Mitchell in
his home studio in
Mayberry Meadows.
Story page 5.
Photo by Scott Bliss.

PRESIDENT'S CORNER



Thomas Keiffer
PRESIDENT

CAUGHLIN RANCH HOMEOWNERS,

I hope everyone is enjoying Caughlin Ranch's beautiful greenbelts and walking trails now that summer is underway.

Here are some recent updates from the HOA Board:

- **Board Recognition:** We thank outgoing Board Director Chris Howard for his service and dedication to our community. We welcome Steve Bremer as his replacement.
- **Community Patrols:** We have adjusted our ESI community patrol schedule. This change aims to optimize resources and better align with our community's safety and security needs.
- **Firewise Initiative:** Our efforts to become a certified Firewise Adaptive USA Community are continuing. This initiative is designed to enhance fire protection, allow our community to apply for grants, and potentially provide more favorable fire insurance terms for homeowners.
- **Caughlin Parkway Speeding:** We are continuing discussions with the Washoe County Sheriff and Reno Police Department to mitigate vehicles speeding and make our community safer for pedestrians.

Lastly, as a member of the Board, I've consistently affirmed my commitment to act as a fiduciary for our community. My primary goal is to enhance our fiscal responsibility and prevent significant assessment increases. As your President, I've seen firsthand that our efforts to identify operational adjustments, cost savings, and budget revisions face challenges and cannot succeed without broader homeowner support. If these issues resonate with you, I urge you to attend our meetings and consider joining the Board. Your active engagement is critical for the future well-being of our community.

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.



Lisa Nunley
GENERAL MANAGER

FROM THE GENERAL MANAGER

YIKES, I BLINKED. AND NOW IT'S SUMMER!

And this Summer is shaping up to be one to remember!

Sheep & Goats

The sheep and goats returned to Caughlin Ranch HOA (CRHA) on June 2nd, and they quickly got to work on the western slopes of the community's common areas adjacent to U.S. Forest Service parcels. They will be onsite (in various locations) for 30-45 days, helping to reduce the cheat grass and other plant materials which in turn will help reduce wildfire risk. 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, especially if you are anywhere near the grazing areas, and please pay attention to signage.

Community Wildfire Protection Plan

On this topic, Tray Palmer, a Fire Safety Consultant (and former Fire Chief with Reno Fire Dept), is working with CRHA to develop a Community Wildfire Protection Plan (CWPP), Risk Assessment and Emergency Evacuation Plan. We recently learned that the City of Reno has received a grant to develop a city-wide CWPP, so Mr. Palmer will be acquiring that information once it is in place and will add anything additional specific for CRHA, thus saving the Association the cost of developing a full plan. Once all the plans are created and approved by the Board of Directors, the Association may sign on as a Firewise Adaptive USA Community. The process will take a little time but will be worth the wait. We anticipate everything being completed in the first quarter of 2026.

A few other items of interest are:

- The Association is in the process of updating its email authorization list. If you haven't already done so, please be sure to fill out a new Email Authorization Form (located in this publication) and return it to the HOA office. We are looking to decrease mailing costs, especially with the Annual Mailer in early November, and increasing our numbers on our email list will definitely help!

- There has recently been an increase in RVs, trailers, ATVs and the like throughout the community. Just a reminder about Rules & Regulations #15 (here's an excerpt): *No travel trailer, utility trailer, campers, motor home (R.V.), house trailer, boat or boat trailer, other watercraft or corresponding trailer, or other type of trailer ("Trailers"), nor any All-Terrain Vehicle (ATV), Off Road Vehicle (ORV) or similar type, or Commercial Vehicle, shall be parked within the Development for more than forty-eight (48) consecutive hours nor for more than five (5) days in a thirty (30) day consecutive period, unless kept within a fully enclosed roofed garage so as not to be visible from any street, Lot, Parcel, or Common Area.*

- The Board of Directors recently approved the 5-year Reserve Studies with an Onsite Visit.

A Change to the Board

In closing, and on behalf of the Board and Staff of Caughlin Ranch HOA, I would like to say thank you to Chris Howard who served on the Board of Directors. Chris recently needed to resign his position. We appreciate his contributions and efforts on behalf of the Association.

We would also like to welcome Steve Bremer to the Board. Steve was appointed at the May 28th Board of Directors meeting. Steve served on the Board from 2020-2024 and was a candidate in the last Annual Board Elections.

As you take some time to read through this edition of the Caughlin Rancher, you will learn about "Important Notices & Reminders," meeting dates, landscaping updates, interviews with special people of Caughlin Ranch, and (most importantly) upcoming CRHA Events!

Wishing you a sun-filled, easy-going Summer!

Best,

Lisa Nunley

Lisa R. Nunley, CMCA, AMS, PCAM

General Manager/Supervising Community Manager

"When the sun is shining, I can do anything; no mountain is too high, no trouble is too difficult to overcome."

— Wilma Rudolph



Made in Nevada

For 30 years, Nevada landscapes have been Caughlin Rancher Craig Mitchell's muse.

Written by Jessica Santina

Craig and Lori in the pasture next to Betsy Caughlin Park

Immediately upon entering the Mayberry Meadows home of Craig Mitchell and Lori, his wife of 39 years, I'm surrounded by large, vibrant works of art that seemingly cover every wall. They're windows into Craig's 30-year career as a fine artist — one he almost missed entirely.

A hobby artist since his youth, Craig didn't let himself consider a career as a painter, believing it the path to starvation. "So I worked in advertising," he laughs, uttering the aspiring artists' common refrain. "Being in a small city as an artist, you kind of have to survive. You have to be a jack of all trades."

He enrolled at the University of Nevada, Reno as an art major, but after two years of anxiety over making a living, then considering options with Lori (his classmate and new girlfriend), he switched his major and earned a degree in advertising with a focus on graphic design through UNR's journalism school.

He found work early on at Doyle McKenna Advertising, a former Reno agency, doing illustration work, and later art direction, for clients such as John Ascuaga's Nugget. He spent 10 stressful years at the agency.

"I went to the dentist, and he said, 'What did you do to your teeth? You've ground them down to nothing!' I said, 'Yeah, that's from trying to do good work under budget, on time, for billable hours!' The whole time, I wanted to just do fine art," he recalls. "I called my wife one day, I was so frustrated, and I said, 'I'm just gonna leave. I'm gonna quit.' And she said, 'I believe in you.' That was in 1995, and I've never had an employer since!"

A Budding Career

Like any new business, Craig's work took a few years to develop a following and earn him a salary. He spent the first few years of self-employment picking up the odd graphic design job for loyal former agency clients. One of these, Chris Ault, the former athletic director of the Nevada Wolf Pack, called Craig with a last-minute request that became one of his most recognizable creations: redesigning the Wolf Pack logo. He almost hesitates to talk about the logo of the fierce, running wolf, in silhouette, that's still in use by the athletic program. "It's like an artist who writes one song that's a big hit,



Craig painting "en plein air" near Tuscarora, Nevada, 2019.

and they're not known for doing anything else for the next 40 years. But the Wolf Pack logo is mine," he admits, adding that even today, he has exactly one object bearing the logo: a t-shirt.

But it's the block prints he's been doing since 2020 that he's really attached to.

He began his fine-art career as an oil painter, even early on devoting time to plein-air work, which felt like a natural method for an artist whose subject matter was entirely outdoors: spending time alongside soaring mountains and deep canyons, lush meadows and rugged deserts, rushing rivers and still lakes. Plein-air painting not only enabled him to capture the feeling of a place as he experienced it, rather

Continued on page 6



Lake Tahoe 16"x12" Block Print

In them, Western landscapes come to life in vivid colors that feel as if they're physically protruding from the page, appearing more sculptural than painted, with meadows in sunny yellows and brilliant greens popping in technicolor against the purples of the deep, shadowy recesses between mountains. I'm reminded of the vintage WPA national park posters I've collected over the years that evoke the nostalgia of the 1930s and highlight the extraordinary color palette nature has to offer.

The response has been incredibly positive; in fact, the Nevada Museum of Art requested to carry Craig's work in its gift shop; he's one of only two local artists whose hand-pulled prints are available there. The medium presents tremendous opportunity and a source of creativity for him.

"I'm so fascinated with block printing, and I'm so into it, I haven't stopped, even after COVID came to an end," he says, adding what a benefit it is to live at Caughlin Ranch, where his beautiful natural surroundings keep him endlessly inspired. "I'm getting so much gratification doing it, so as long as that's the case, I'll keep doing it.

To view Craig's work, visit CraigMitchellArt.com.



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 June 2nd, 2025*

- Normal weekly maintenance has started
- Defensible Space maintenance has started
- Steamboat Ditch started up on May 13th
- Irrigation pumps turned on May 19th
- First fertilizing of turf complete
- Summer Flowers ordered
- New volleyball poles installed in VG Park
- Graffiti removal throughout the Ranch is ongoing
- All three Parks are inspected and cleaned on a daily basis

Projects:

- Building small rock wall behind Caughlin Club to control erosion along path
- Phase 2 of erosion project in Traditions / Planting new trees and installing new drip system
- Fence repair work along Caughlin Parkway will start soon
- Special tree pruning project of 5 large Jeffrey pines will begin soon
- Assisting with sheep grazing efforts in June through early July

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IMPORTANT NOTICES & REMINDERS

CRHA WEBSITE – DID YOU KNOW?

- 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!

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:

✓ WEDNESDAYS
✓ FRIDAYS
✓ SUNDAYS

EVEN ADDRESSES:

✓ TUESDAYS
✓ THURSDAYS
✓ 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 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.

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We are a locally owned solar company based right here in Reno, serving Northern Nevada. We do not knock on doors or make unsolicited calls. We earn trust the old-fashioned way, through honest conversations and long-term support.

If you are considering solar, we are here to walk you through it. No pressure, no commission, just expert guidance from people who live and work in your community.



“I set out to build something better — a company grounded in transparency, integrity, and real long-term value.”

– ERICK HASKELL

Owners Erick Haskell and Riley Cate both live in Reno and started Sagebrush Energy to serve our community.

If you’re interested in solar, you can reach out to Sagebrush Energy at SagebrushEnergy.com or call (775) 525-8175.

Our door is always open. Reach out any time.



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COMMUNITY REMINDERS:

1. **Signs:** “For Rent” and “For Sale” signs shall be purchased from the Caughlin Ranch HOA office.
2. **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.
3. **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.
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, RV’s and otherwise)** may not be parked within the community for more than 48 consecutive hours nor more than five (5) days in a 30-day consecutive period.
 7. **Walking Paths.** Please remember there are **no motorized vehicles permitted** on the walking paths within Caughlin Ranch HOA. This includes, but is not limited to, **electric**

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IMPORTANT NOTICES & REMINDERS

- bikes/scooters**, hover boards, mopeds, motorcycles, 4-wheelers, etc.
- Please be courteous to those around you, practice good etiquette if you are riding a bicycle, and always be aware of your surroundings.
8. **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 and 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 pods. The message is, let's all just enjoy viewing the wildlife in their habitat.

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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.
- Somersett 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.

VILLAGE GREEN PARK ART TOWN CONCERTS

Every Sunday in July, Caughlin Ranch HOA sponsors “Concerts On the Green” in the Village Green Park. Caughlin Ranch HOA operating funds pay for the musical entertainment, rental of the sound equipment and additional porta potties, staff to set up and clean up trash and traffic cones, and additional security service personnel. Other local businesses help support this event by their sponsorship via banner and booth advertising fees.

Continued from page 12

You can do your part as well by properly disposing of trash, leashing and cleaning up after your dogs, and packing out items you brought with you to the event. Thank you for respecting the landscaping and other park equipment. We want to be able to continue to sponsor the concerts and invite the local community to visit our beautiful park.

For more information, please visit the website at www.caughlinhoa.com.

CRHA Owner Orientation
WELCOME TO CAUGHLIN RANCH!
New Owner Orientation Via GoToMeeting
July 10th @ 5:00pm / August 14th @ 5:00pm / September 11th @ 5:00pm
Please join the meeting from your computer, tablet, or smartphone.
<https://global.gotomeeting.com/join/770456621>
You can also dial in using your phone.
United States: +1 (312) 757-3121
Access Code: 770-456-621
New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/770456621>

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

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

Once again, we welcome you to Caughlin Ranch HOA and look forward to meeting and assisting you soon.

CAUGHLIN CARES

Food Bank of Northern Nevada (FBNN) – Food 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.

Continued on page 14

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- July 10**
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- July 11**
Grilling Fish & Seafood
- July 12**
Artisan Bread W/S
- July 15**
Youth Summer W/S
- July 17**
Taste of Thailand
- July 18**
Grilling w/Local Beer
- July 19**
New Orleans Brunch W/S
- July 23**
Vegetarian Grill
- July 24**
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- July 25**
Youth Baking W/S
- July 30**
Summer Stir Fry
- July 31**
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IMPORTANT NOTICES & REMINDERS

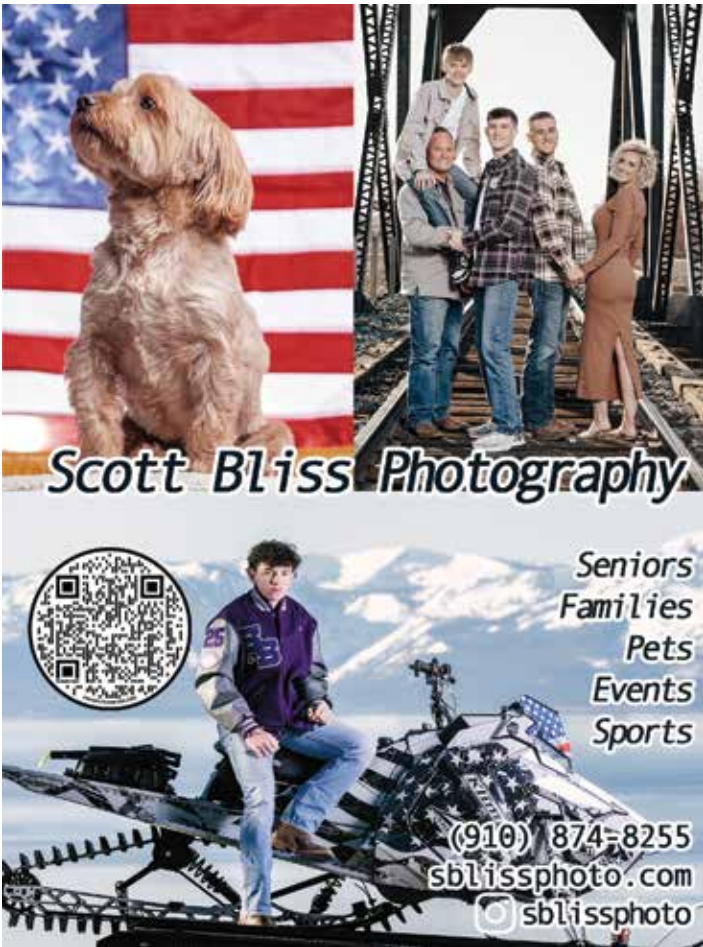
In 2024, food donations totaled 1,210 lbs (which equals 1,008 meals); \$827 in cash was donated since April 2024 (which equals 2,481 meals). Since 2012, Caughlin Ranch HOA has donated 9,575 lbs of food donations. This equals 7,979 meals!

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.



Scott Bliss Photography

Seniors
Families
Pets
Events
Sports

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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 (High School), Kids Kottage (K-12) and Newton Learning Center (K-12)

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.

Back to School Backpack & School Supplies Drive – NOW THROUGH JULY 31ST

Our goal is to supply children with a NEW backpack filled with school supplies for all three schools:

- **Project 150 (High School)**
- **Kids Kottage (K-12)**
- **Newton Learning Center (K-12)**

To participate, donate a backpack fully filled with grade-appropriate supplies. Supply lists will be posted on our website, www.caughlinhoa.com.

If you are pressed for time, you may drop off any type of school supplies to the Caughlin Ranch HOA office at 1070 Caughlin Crossing, Reno NV 89519 Monday-Friday 8am – 5pm

Or you may have your order delivered right to the office.

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!

CAUGHLIN RANCH EVENTS IN APRIL & MAY

SPRING WINE EVENT
April 24th
Skyline Kitchen & Vine



CROSS PEAK HIKE
May 17th
Led by Truckee Meadows Parks Foundation



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JUNE 16 - AUGUST 8 2025


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SCAN THE QR CODE TO VISIT OUR WEBSITE



SUMMER CAMP

WWW.SKIINGISBELIEVING.ORG
(775) 525-0995 • info@skiingisbelieving.org

Important Request to All Homeowners

RE: Email Form on Next Page

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@caughlinhoa.com.

Thank you,



Lisa Nunley, CMCA, AMS, PCAM
General Manager
Nevada Certified Supervising Community Manager

On behalf of the Caughlin Ranch HOA
Board of Directors



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.
- OR
2. ☐ **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: _____

E-MAIL ADDRESS FOR ELECTRONIC NOTICES (if selected): _____

HOMEOWNER SIGNATURE: _____ Date: _____

FOR OFFICE USE ONLY: Entered into system by: _____ Date: _____

1070 Caughlin Crossing, Reno, NV 89519 • (o) 775.746.1499 / (f) 775.746.8649
www.caughlinhoa.com

Revised April 2025

BE AWARE. BE PREPARED.

As we continue doing the work to make our system more resilient to extreme fire conditions, we also use three key strategies to safeguard our communities against the threat of wildfires. While these measures help to keep us all safe, they can lead to power outages. We want everyone to be aware and prepared.

1 | FIRE SEASON SETTINGS
Sensitive settings on power lines to reduce wildfire risk.

2 | PUBLIC SAFETY OUTAGE MANAGEMENT
Proactive de-energization ahead of extreme wildfire risk conditions.

3 | EMERGENCY DE-ENERGIZATION
Turning off the power when a wildfire gets too close to power lines to protect first responders and prevent secondary fires.

Visit nvenergy.com/PowerSafeNV to learn more about these strategies and how to be prepared for extended outages during this time of heightened fire risk.



This is what **we do**


GET TO KNOW Peter Broughton



Peter (R.) with his nephew Alex in Los Angeles.

Member of the Finance & Budget Committee

1. What made you want to get involved with the HOA and join this committee?

I've been a Caughlin Ranch homeowner for 20 years, and now that I'm retired, I wanted to volunteer to assist and learn more about the HOA.

2. What are your main duties as a member of the F&B Committee?

We review budgets, projects and many financial aspects affecting the Ranch. We simply provide advisory services to the Board; we don't make decisions.

3. What is your professional background?

I was an IT professional for over 30 years. I have a lot of project management, vendor relations and budget management experience.

4. Tell us where you were born, grew up and went to school.

I was born in the first state, Delaware. As a kid, we'd run into Joe Biden at Dunkin Donuts. I moved out west after high school, attending Sierra Nevada College, and then transferred to UNLV. From there my career took me to the Bay Area, LA, central England, Amsterdam and finally to Reno.

5. When and why did you move to Reno?

I moved to Reno in 1991 for a job. Funny story...I was hired by a software company to implement hotel & casino management systems. The owner of that company built and opened Caughlin Club, so I became a member all those years ago.

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

So, so much. Caughlin Ranch Elementary school, the park, the tennis courts, walking trails, etc. It's a great place to live and raise kids. The Association, transfer and document fees are extremely reasonable. The HOA is very cooperative, and I love the resale value that Caughlin Ranch offers.

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

I raised two great kids here in Caughlin Ranch. My daughter Katie received a Doctorate from UNR and currently works for the state overseeing Charter schools for Nevada. She spent a few years as a high school English teacher at Reno High, so some of the readers may know her. My son Andrew graduated with a degree in IT Cyber Security and oversees a technical support team. I currently have a year old 5-pound Toy Poodle puppy; and



Peter's Toy Poodle Sami

many see me walking her through the park and streets of Caughlin Ranch. Sami has a knack for stopping traffic due to her cute effervescence and energy! You can find me most days on the tennis courts at Caughlin Club.

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

I was lucky enough to be in two Bruce Springsteen videos. Watch and see if you can find me in Tougher Than the Rest, or the acoustic version of Born to Run! How did I get in the video? Through a chain of lucky events, I ended up with a front row center seat at the Sports Arena in LA. There were cameras that night on huge elevated "robotic arms", that shot the 2 videos during the live performance.

Another story to share... I was in attendance the night Kareem Abdul-Jabbar broke the NBA all-time scoring record. I was in Las Vegas at the Thomas & Mack stadium. Las Vegas did not have an NBA team, but The JAZZ signed a deal with T&M to play 9 games there the first year T&M was open. Guess which rookie on the bench jumped up, put himself in the game to feed him the ball and get the assist? Magic Johnson!

BACKUP POWER WHEN YOU NEED IT MOST

Wildfire Season is Coming, is Your Home Ready?

In Northern Nevada, wildfire season brings more than smoke. It brings uncertainty. NV Energy's unplanned outages can leave you without power for hours, sometimes days.

No internet. No refrigeration. No peace of mind.

That is why more homeowners are adding battery storage to their homes. A home battery allows you to stay powered up when the grid goes down. quietly, cleanly, and without relying on fuel. Unlike gas generators, solar-powered batteries make no noise, produce no emissions, and recharge every day from the sun.

And with federal incentives still in place, for now, this is one of the smartest times to explore your options.

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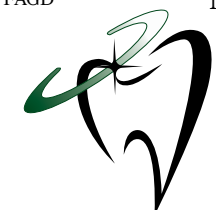
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MOST INSURANCE ACCEPTED

2025 CRHA COMMUNITY EVENTS

Back to School Backpack Drive

June 1st - July 31st
CRHA Office
8am-5pm

Concerts in the Park

July 6, 13, 20 & 27
Village Green Park
Amphitheater
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

Fall Community Garage Sale

Fri-Sun, Oct 3rd-5th
Individual homes/yards
7am-3pm

Oktoberfest

Thurs., October 9th
5-7pm
Location TBD



Angel Tree

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

Annual Members Meeting

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

Annual Homeowner Dinner

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



artown



CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

present

Concerts on the Green at the Village Green Park

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OSTER & AMAN LLP.
Attorneys and Counselors at Law

SIMPLE POWER
SOLAR

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.

NO HIGH-BACK
CHAIRS ALLOWED
IN THE BOWL!*

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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By William Shakespeare | Directed by Sara Bruner

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(Showcase Series: Through August 25)

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HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS 2025 MEETING & OTHER IMPORTANT DATES

Below are the dates for the 2025 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2025 Annual Members/2026 Budget Ratification Meetings. An updated meeting notice which will include the details on how upcoming meetings will be conducted (in-person and/or virtually) will be posted on the Caughlin Ranch website at: www.caughlinhoa.com.

MEETINGS

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.

Sept 29th
Board Agenda Workshop 4:00 p.m.
(Final 2026 Budget Review)

October 1st
Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.
(Approve 2026 Budget)

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.

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.

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.

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: 752.884.512.798.079 5/25

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a major life event, or simply maintain a
healthy lifestyle, Dan is the person to
help you succeed.”

—Mindy Seeno 7/10/24



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