



JANUARY/FEBRUARY 2026

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

**What's Happening
in 2026?** p. 5

Changes to the Board

p. 14

**Local Triathlete Attends
World Championships in
Australia**

p. 6

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Mike Ginsburg

PRESIDENT'S CORNER

A Message from the New HOA Board President

I am truly honored to serve as the new President of the Caughlin Ranch HOA Board. As a third-generation Reno resident, I've had a front-row seat to the city's growth. My wife Dana and I raised our three daughters in Caughlin Ranch,

where we've called home for 33 years. Where else can you see neighbors, deer, and the occasional overly confident goose all in the same morning?

Professionally I've spent the past forty-one years with NV Energy, currently as the Manager of New Business Design. I've also been involved with the Caughlin Ranch Board for many years, serving from 2003–2008 and again from 2019 to today. Apparently, I just can't stay away.

Community service has always been important to me. I am currently on the City of Reno Neighborhood Advisory Board for Ward 2, and as of last December, I wrapped up twelve years on the City of Reno Parks and Recreation Commission—where I happily spent many meetings reminding everyone that parks don't maintain themselves.

Dana and I have also been triathletes (Swim-Bike-Run) for the past 32 years. We've competed in 17 states and 6 countries, proving that nothing strengthens a marriage quite like asking, "Whose idea was this?"

I truly love living in Reno and more importantly in Caughlin Ranch. There is no better place in Reno to call home, and I'm committed to preserving what makes our community so special—our trails, common areas, and the beauty that keeps our home values strong.

We encourage you to stay involved, attend meetings (in person or in your comfiest virtual meeting slippers), and help us keep Caughlin Ranch thriving.

Wishing you all a very Happy New Year! Stay updated at www.caughlinhoa.com, and remember—our office staff is always here to help.

Let's make 2026 a great year at the Ranch!

Mike Ginsburg

President

Caughlin Ranch Homeowners Association

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 19, ISSUE 1

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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.



ON THE COVER:

A wintery scene at the ponds in Caughlin Ranch. Photo by Lisa Ericson.

FROM THE GENERAL MANAGER

Happy New Year AND WELCOME 2026!



Lisa Nunley
GENERAL MANAGER

Goodness. Seems like I was just getting used to writing 2025 and now we're moving onto 2026!

In the Nov/Dec edition of the Rancher, I listed a recap of some of the major projects and improvements that took place in 2025. It was a productive year, as is usual for the Board and Staff of Caughlin Ranch HOA (CRHA). What's next, you ask?

Plans for 2026. In addition to the regular and routine tasks that take place throughout the year, some additional projects anticipated for 2026 include (but are not limited to):

- Firewise Adapted Community. Work with our Fire Safety Consultant, Tray Palmer, and the State Dept of Forestry to complete the steps necessary to achieve Firewise Adapted Community status. A Board Subcommittee will be established during the January 28th Board of Directors Meeting, consisting of staff, board and homeowner members. If any homeowners are wanting to participate, please email gmnunley@caughlinhoa.com prior to the meeting.
- Defensible Space. The sheep will be returning to the common areas of CRHA!
- Neighborhood Entry Signage. Determine which entry signage monuments require refurbishment and/or replacement and select three to five from that list to update during 2026.
- Asphalt Maintenance. Annual assessment and potential work to be performed on walking paths and some private streets.
- Landscape and Maintenance.
- Repair the 4-inch mainline in Village Green Park to eliminate a slow/perpetual leak. This is a big project that will require the assistance of multiple crew members.
- Line and rock the creek output from Gate 24 from Steamboat Ditch. This will help reduce water loss and increase the amount of water available for irrigation.
- Continue with shrub replacements throughout the Ranch.

- Rules & Regulations Review and Revisions. Another deep dive into the Association's Rules & Regulations, including the ACS&G's will take place during the year for presentation to the Board for their approval in the September Board Meeting.
- Annual Elections. This past year's Board Elections provided the option for homeowners to vote electronically. This effort was a success with the Association saving approximately \$6,000-\$7,000 in printing/mailling costs. This will be on the Board's agenda to consider once again for the 2026 elections.
- Strategic Plan. The Strategic Plan was put on hold for the 2025 fiscal year. The Board will once again begin working on the review and revision of the Plan for the next five-year period.

The above lists some of the projects planned for 2026. Every day staff are here to serve the members of the community and support the Board of Directors as they work to protect, maintain, and enhance the assets of the Association. Meetings of the Board are held six times per year (Jan/Mar/May/Jul/Sep/Nov). All homeowners are welcome to attend the General Board Meetings and observe how your Board works together on your behalf. Please see the Notices & Reminders section to learn about the results from the recent Board election.

In closing, I would like to share a personal achievement with you. In early November I obtained CAI's Large Scale Manager (LSM) designation. This designation is earned by having more than 10 years' experience (I'm in year 20), and by completing more than 100 hours of course work. Participation on CAI committees (Legislative Action Committee and Education Committee), managing large scale associations, holding the PCAM designation, and an adherence to a code of ethics is also required. I am proud to have earned this designation (one of 140 worldwide), and even more proud that it represents the community I manage.

On behalf of the Board, its Committees and Staff, I wish you the best of all things for the new year!

Lisa Nunley

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

General Manager

Nevada Certified Supervising Community Manager

***"You are never too old to set another goal or
to dream a new dream."***

— C.S. Lewis



Dana and Mike Ginsburg Attend World Triathlon Championships October 17th in Wollongong Australia.

By Mike Ginsburg

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As our plane started down the Reno/Tahoe runway, I turned to my wife Dana and declared, "And the adventure begins!" We left on Saturday night and arrived Monday morning in Sydney, and Sunday October 12th had apparently been erased from the calendar. Australia was already seventeen hours ahead of Reno, which meant we had effectively time-traveled into the future. Sadly, I didn't come back with lottery numbers.

Flying home was even more impressive. We left Brisbane at 10 a.m. Thursday and landed in Reno at 9 a.m. Thursday, an hour before we took off.

The Race

This was the seventh time Dana has made it to the World Triathlon Championships, and she's taken us all over the world. People usually ask me "Do you do triathlons too?" Yes, I do and for the past 32 years Dana has been faster than me! On the rare occasion I finish ahead of her, the car ride home feels a lot longer than 14 hours to Sydney. Throughout the year, I will usually place in local races and qualify for nationals, but it's there where my season usually comes to an end and Dana's continues.

At the World Championships, my role is Sherpa. I handle logistics, carry bags, and cheer loudly. Having done triathlons myself, I'm good at reading race maps and positioning myself for the best photo ops. Plus, the destinations don't hurt—this time we were in beautiful Wollongong, Australia, a coastal gem with beaches that look Photoshopped.

Continued on page 8

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- Jan. 14** Kids Cook
- Jan. 21** Weeknight Mediterranean
- Jan. 22** Cast Iron Cooking
- Jan. 23** Date Night- Fondue
- Jan. 24** High Altitude Baking W/S
- Jan. 28** Winter Vegan & Vegetarian W/S
- Jan. 29** Taste of Thailand
- Jan. 30** Tucci's Italy
- Jan. 31** Sauces Workshop
- Feb. 4** Techniques 1
- Feb. 5** Taste of Tuscany
- Feb. 10** Techniques 1
- Feb. 11** Kids Cook
- Feb. 13** Couples- Love Bites
- Feb. 14** Valentine's Day Brunch Workshop
- Feb. 14** Couples- Love Bites
- Feb. 17** Knife Skills
- Feb. 18** Techniques 2
- Feb. 19** Chinese Takeout Favorites
- Feb. 20** Gumbo, Jambalaya & Beignets
- Feb. 21** New Orleans Brunch Workshop
- Feb. 27** Girls' Night Out- Spanish Table
- Mar. 4** Techniques 3
- Mar. 5** Taste of Rome

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Continued from page 7

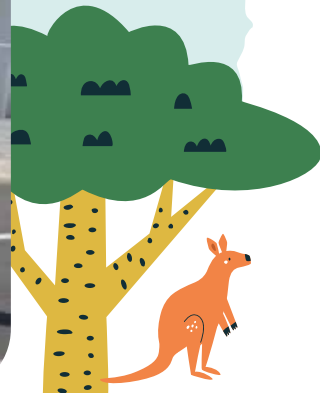
This is a standard distance triathlon also known as Olympic. 1 mile swim, 24-mile bike and 6.2-mile run. The swim started in a protected bay and then proceeded to the open ocean before returning to the start area. which made it easy as a spectator to follow along. The bike was a three-loop course with one hill. That was easy work for Dana since we train in Caughlin Ranch; all our training rides end uphill. The only catch with the bike portion is we don't take Dana's bike with us on the trip — she rents one. The run portion was a two-loop course through the streets of Pontevedra. There were thousands of spectators along the course cheering on the athletes, which made the multiple loop course even more exciting for the spectators and athletes.

Dana had her best finish ever at this year's race, placing seventh in her age group out of 43 participants. (Even on a rented bike!)

Post-race, we flew north to Cairns to check off a bucket-list dream: the Great Barrier Reef. Nature delivered in high definition—a 15-foot crocodile, a wallaby, wild parrots, and my personal favorite, a six-foot black-tip reef shark. A friendly snorkeler pointed it out, and of course, I swam toward it. Dana's eyes got so wide I thought she might start a new personal best underwater. Luckily, the shark veered off into the blue abyss—probably sensing I wasn't edible enough.

This past August in Milwaukee Dana qualified for next year's world which will be held in Ponte Vedra, Spain. The only problem is we were there three years ago for Worlds and we're not sure if we want to go back and see the same place. The side trip would be to the Azore Islands where my grandfather was born, so maybe?

Stay tuned for next year's adventures from the road.





Thank you to Christy Funk and her grandkids Luke & Emily who bring us Angel Tree gifts every year! The kids even sang a rendition of "Santa Claus is Coming to Town" upon delivery!



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Thank You

Mike Heffner

At the November 19th Annual Meeting, the Board, Staff and Homeowners relayed their sincere thanks to Mike Heffner for his many years of service to the Association, both as a Board Member and as the Chairperson of the Finance & Budget Committee. He was presented with a framed photo of his favorite Caughlin Ranch cottonwood tree.

Mike, along with his wife Barbara, moved to Caughlin Ranch in 2001. He joined the Board in 2010 and served through 2015.

He has been a member of the Finance & Budget Committee for at least 10 years. A primary accomplishment was his oversight of the Water Project in 2012, which has saved the Association close to 2 million dollars to date.

He is leaving us in good hands as he has been working with Marty Kwitek to "take over the reins." He encourages other homeowners to become involved and volunteer.

Been a while?



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Get to Know Katie Lund

CRHOA Administrative
Assistant



1. What is your title and when did you join the CRHOA?

I joined the CRHOA team in August 2025 as our full-time administrative assistant.

2. What was your professional background before starting work here?

I worked for many years as a pharmacy technician at Renown. In 2020 I switched careers to office management and bookkeeping.

3. What are your main duties in this position?

I greet homeowners in person and over the phone. I help address their concerns or direct them to another team member that can. I work with the other members of the staff to keep the office running smoothly by performing a variety of tasks. I'm excited for my role here at CRHOA to continue to grow and develop as time goes on.

4. What do you like most about the job so far?

I love getting to know our wonderful community. I find a lot of joy in helping with our many community events and outreach programs.

5. Where are you originally from?

I'm a Nevada native. I love living here! With our amazing hiking trails, beautiful lakes and gorgeous sunsets, I wouldn't want to live anywhere else.

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

I have 3 children, all boys. My oldest son graduated from UNR in 2024 and is off living his best adult life. My 2 younger children are still at home and keep me busy with their various activities. When I have time for myself, I enjoy spending it outdoors. I love to hike, paddle board and camp.

7. Tell us something else about yourself.

In 2023 I had a friend's daughter ask me to officiate her wedding. Since then, I have officiated and MC'd a total of 3 weddings.

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LANDSCAPE & MAINTENANCE UPDATE

By Randy Lisenby,

Landscape & Maintenance Superintendent

NV CONTRACTOR'S LICENSE #0081131

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

- Normal weekly maintenance on-going.
- Seasonal cleanup of leaves (and more leaves) is taking place.
- Final round of Defensible Space work in process.
- Holiday lights were installed and will be removed in January.
- Steamboat Ditch turned off on October 1st.
- Irrigation pumps switched over to TMWA on September 26th, and the irrigation systems were shut down beginning November 12th.
- Seasonal crew's last day was November 21st.
- A large dead Jeffery pine in Alum Creek corridor was removed. An 8-foot Jeffery pine was planted to replace the removed Jeffery pine.
- Graffiti removal throughout the Ranch is on-going.
- All three Parks are inspected and cleaned on a daily basis.

Projects :

- Rubber mulch refresh for Village Green Park playground is completed.
- Small rock wall behind Caughlin Club to control erosion along path is completed.
- Fence repair work along Caughlin Parkway is completed.
- Village Green Park Play Equipment Update: Repairs to the Village Green Park "globe," damaged due to vandalism, are being coordinated with the manufacturer. The manufacturer has had to rework the repairs and then do special safety testing. That part of the process is complete. Parts have now been ordered and will be shipped from Europe. Arrival of parts and repairs are anticipated for late January 2026.

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IMPORTANT NOTICES & REMINDERS

HOLIDAY DECORATIONS & LIGHTS

What a sight to behold throughout Caughlin Ranch HOA (CRHA) this holiday season! Thank you to those who brightened up your neighborhoods with decorative displays! Just a reminder that all holiday decorations and lighting must be removed by the last full weekend in January.

WELCOME NEW AND RETURNING CAUGHLIN RANCH BOARD MEMBERS!

At the Annual Members Election Meeting on November 19th, four (4) CRHA homeowners were seated to the Board of Directors, three (3) two-year terms and one (1) one-year term. Three are returning members, Steve Bremer, Al Dennis and Mike Ginsburg, and the other is new member, Jeanne Naccarato! Welcome! In addition, Allen Black was appointed to the Board to fill the remaining one-year position recently vacated by Thomas Keiffer.

The Board selected their officers during the Organizational Meeting (following the Annual Meeting). They are Mike Ginsburg, President; Al Dennis, Vice President; Steve Bremer, Treasurer; and Jon Ericson, Secretary. Directors for 2025 are Allen Black, Harvey Miller, and Jeanne Naccarato.

SNOW REMOVAL – IT'S SNOW JOKE!

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

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

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

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

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

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

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

POND SAFETY

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

TRASH & RECYCLING CONTAINERS

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

For prices and availability call 775-329-8822

CRHA SPEED LIMITS AND CROSSWALKS

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

PATHS AND TRAILS

Please remember there are **no motorized vehicles permitted** on the walking paths, trails or sidewalks within Caughlin Ranch HOA (CRHA) nor in Village Green Park. This includes, but is not limited to, **electric bikes/scooters**, hover boards, mopeds, motorcycles, 4-wheelers, etc.

Bicyclists, skateboarders, and other non-motorized wheeled transports are reminded to yield to all foot traffic on the paths and trails. Please be courteous to those around you, travel slowly and cautiously and be aware of walkers, joggers, strollers, and dogs (who must be on leashes).

To report unsafe riding (such as speeding ebikes), you may contact the Reno Police Dept at 775.334.2677 (non-emergency number), or the Reno Police Dept Front Desk at 775.334.2175.

As information, all walking paths/trails within CRHA are open to the public per a 1987 Agreement with Washoe County. And all CRHA streets are open to all CRHA homeowners.

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

DOGS

When walking dogs within the CRHA community, the City of Reno, Washoe County and Caughlin Ranch HOA all require that dogs must be kept on a leash and controlled by a person capable of controlling the dog. If dogs are found to be off leash, owners will be asked to either leash the dog or leave the community. To report loose, dangerous/nuisance dogs, please call Washoe County Animal Control at 322-dogs (3647).

There are "Doggie Stations" with bag dispensers and trash containers located throughout the common areas. Thank you to everyone who picks up after their pets and helps keep this community beautiful! We appreciate you.

Continued on page 15

CRHA WATER AND IRRIGATION

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

COMMUNITY REMINDERS:

OTHER COMMUNITY REMINDERS:

1. **Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch HOA office.
2. **Yard Maintenance and Yard Debris.** Even during the dormant months, there is debris that accumulates from trees losing their leaves and needles. Thank you for keeping it cleaned up!
3. **Lot Maintenance.** Homeowners are responsible for the general maintenance of their lots, which includes removal of debris, trimming plants and trees that encroach onto the public right-of-way, and removal of noxious weeds.
4. **All Exterior improvements/modifications** to homes and yards (front and back) require prior written approval from the Architectural Control Committee (ACC) before any work may commence.

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

The ACC meets twice per month (except in November and December when they meet once per month). Visit caughlinhoa.com or contact the office for more information.

5. **Fence Maintenance.** Please take the time to inspect your fences and make the necessary repairs. Before making any changes to your fencing (altering the type of fence, staining/painting, etc), please contact the office for fence requirements which may be specific to your neighborhood.
6. **Trailers (Campers, 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.
7. **CRHA Ponds.** CRHA ponds are not for swimming, wading or fishing. Please be respectful and do not permit your pets to chase or harass the birds or other wildlife in or around the ponds. Also, a reminder that the fish provide an important service to the community by keeping the mosquito population at bay; they are not meant for recreational fishing. There are also turtles, crawdads and other such critters that cohabitate peacefully in the ponds. The message is, let's all just enjoy viewing the wildlife in their habitat.

CRHA WEBSITE – DID YOU KNOW?

- You can find the latest community information and updates at www.caughlinhoa.com
- You can sign-up to receive community e-mail blasts
- You can find copies of Board Meeting Minutes and Financial Reports

Continued on page 16



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IMPORTANT NOTICES & REMINDERS

Continued from page 15

- 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!

STAY INFORMED WITH SMART911 EMERGENCY ALERTS

A new emergency alert system called Smart911 is now being used in Reno, Sparks and unincorporated Washoe County to help keep you safe during emergencies like wildfires and floods. You can enroll by clicking the link below.

If you live in Reno, Sparks, or unincorporated Washoe County, you may have already received, or will soon get, a notice in your sewer bill about Smart911. You have automatically been opted in for Smart911 using the contact information from your sewer account.



What Smart911 Does

- Smart911 sends emergency alerts that are specific to your area, such as evacuation orders or shelter-in-place notices.
- You can get these alerts by cell phone, landline, or email, depending on what contact information is on your account.
- These alerts are more targeted than the general emergency messages you might see on TV or hear on the radio.

Manage Your Alerts

- Enroll or Opt-out by clicking the link below.
- Update or add more contact information or share important details, like medical conditions or mobility issues, to help first responders assist you better. Just sign up for a Smart911 account on the same website.

To enroll, opt out or update your emergency alert preferences, visit the washoecounty.gov website.

Continued on page 17



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**Scan the QR code to register for
your 1st Girl Scout Meeting at the
Caughlin Athletic Club!**



OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting

January 8th @ 5:00pm / February 12th @ 5:00pm / March 12th @ 5:00pm

Please join the meeting from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/770456621>

You can also dial in using your phone.

United States: +1 (312) 757-3121

Access Code: 770-456-621

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/770456621>

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

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

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

CAUGHLIN CARES

Food Bank of Northern Nevada (FBNN) - Collection barrels are located in the lobby of the Association's office year-round. When full, we contact FBNN and they pick up and provide us with empty barrels so we may fill them up again!

During events throughout the year (Wine Tasting, Shredding event, Annual BBQ, etc) we collect non-perishable, non-expired food donations as well as cash donations that are given directly to FBNN.

A giving update will be provided in the next Caughlin Rancher.



Angel Tree Gift Giving Program for Children and Seniors –

The 2025 effort was another success story. Stay tuned for an update in the next Caughlin Rancher.

Project 150, Kids Kottage & Washoe County Senior Center -

Socktober – During the month of October, CRHA collected new socks to be distributed to Project 150, Kids Kottage and Washoe County Senior Center. We received a total of 773 pairs of socks for men, women and children. Thank you Caughlin Ranch community!

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CAUGHLIN RANCH HOA OKTOBERFEST

October 16th, 2025
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ANNUAL HOMEOWNER MEETING & MEMBER DINNER

November 19th, 2025
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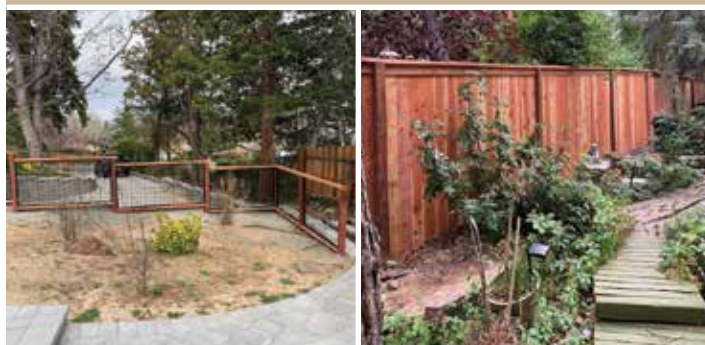
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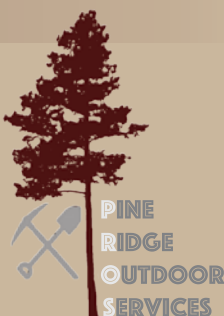
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Our Nevada Stories Launches Online Story Gathering Program

- Celebrate Nevada Day 2026 by Sharing Stories of Life in the Silver State -

As part of the Semi-quincentennial anniversary of the founding of the United States of America, and with the generous support of the NV Energy Foundation, the Nevada Division of Museums and History and Nevada Arts Council have teamed up to collect stories from Nevadans for the first statewide oral history archive. This historic archive will be curated as an audio time capsule comprised of stories of multiple generations and perspectives.

State of Nevada Folklorist Brad McMullen will be gathering stories about Nevada from in-person interviews and an online portal – Their Story. The audio and video clips will then be used to create a podcast series launching in 2026. The content will

also be used in State Museum exhibits and kept in a statewide archive in perpetuity.

The online submission system is open and ready for submissions and may be accessed from the America250 Nevada website, America250Nevada.org. In addition to the online portal, those interested in telling their unique stories within an interview process are invited to contact Brad directly at bmcullen@nevadaculture.org.

For more information on America250 Nevada's other initiatives, Nevada Gives and the Civic Seal Scholarship program, visit www.America250Nevada.org. While there, web visitors can find America250 Nevada events in their area.



WHO SHOULD I CALL?

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

QUESTION OR CONCERN	CONTACT/AGENCY	PHONE NUMBER/WEBSITE
Emergency (Fire, Ambulance, Police)		9-1-1
Non Emergency Police – City; File Police Report	Reno PD Non-Emergency	775.334.2677; Reno.gov
Issues regarding city roads or right-of-ways	Reno Direct	775.334.INFO (4636)
Issues regarding county roads or right-of-ways	Washoe 3-1-1	3-1-1 or 775.328.2003
Washoe County Law Enforcement	Washoe County Sheriff	775.328.3001 Washoesheriff.com
Nevada Road Conditions	Nevada Dept of Transportation (NDOT)	511; NVRoads.com
Downed trees on power lines; Other electrical service questions	NVEnergy	775.834.4444
Trash or recycling pickup questions	Waste Management	775.329.8822; WM.com
City Sewer Service	City of Reno Sewer	775.334.2095
Water Service	Truckee Meadows Water Authority (TMWA)	775.834.8080
Washoe County Utility Services		775.954.4600
Stray animals, animal noise complaints, lost & found pets, etc.	Washoe County Animal Services	775.353.8900 Office 775.322.DOGS (3647) Dispatch Washoecounty.gov/animal
CAUGHLIN RANCH HOA Assessment payments; report common area maintenance concern; questions about the master association	Caughlin Ranch HOA	775.746.1499 Caughlinhoa.com
Community Patrol (onsite 4 days per week) Report unauthorized activities in common areas (ex: dogs off leash, harassment of wildlife, fishing in ponds, loud disturbances, etc.)	ESI	775.247.6738 (while onsite) 775.626.3000 (Dispatch)
Irrigation Leaks	Caughlin Ranch HOA	775.746.1499 (no emails please!)

Below are the dates for the 2026 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2026 Annual Members/2027 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

2026

January 16th

Board Orientation/Training Workshop
11:00 a.m.

January 26th

Board Agenda Workshop 4:00 p.m.

January 28th

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

March 19th

2025 Audit Review with Finance &
Budget Committee 2:00 p.m.

March 23rd

Board Agenda Workshop 4:00 p.m.

March 25th

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

May 12th

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

May 18th

Board Agenda Workshop 4:00 p.m.

May 20th

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

July 27th

Board Agenda Workshop 4:00 p.m.

July 29th

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

August 20th

2027 Budget Review Workshop with
Finance & Budget Committee 4:00 p.m.

September 28th

Board Agenda Workshop 4:00 p.m.
(Final 2027 Budget Review)

September 30th

Executive Session 5:00 p.m. /
Board General Business Meeting
6:00 p.m. (Approve 2027 Budget)

Nov 5th

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

Nov 16th

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

Call 2026 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 18th

Re-convene 2026 Annual Members
Election & 2027 Budget Ratification
Meeting at 6:30 p.m.

A brief Organizational Meeting will
immediately follow the 2026 Annual
Members Election/2027 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 NRS 116.31083 (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 NRS 116.31085 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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In an emergency, call 911 or go to the nearest emergency room.



*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. 264393761-4439423 11/25

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