

MARCH/APRIL 2026

Caughlin **RANCHER**

The Official Magazine of the Homeowners Association



**MEET REALTOR & VOCALIST
NANETTE FINK-EATON** story p. 6

**SAVE THE DATES!
2026 Events Calendar** p. 8

**BECOMING A FIREWISE
COMMUNITY** p. 5

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Mike Ginsburg

PRESIDENT'S CORNER

2026 STRATEGIC PLAN

2026 is off to a great start as we continue regular HOA business, prepare for our reserve study, update our strategic plan, and work to maintain a balanced budget. This year's renewal of Caughlin Ranch's strategic plan will emphasize long-term financial sustainability and strengthening wildfire prevention and preparedness. In the coming months we will start

the process of becoming a Firewise community. The recent Davis Fire and Palisades/Eaton Fires highlight the very real threat wildfires pose to our community. There is always more we can do to prepare homeowners, improve defensible space, and reduce overall fire risk. Stay tuned for more information and how you can get involved.

SNOW REMOVAL

As we all know, living in Reno and Caughlin Ranch we can get significant snow and ice throughout the community. Walkers are sometimes forced into the roadways until trails and sidewalks can be cleared. With a small winter crew, snow and snow removal on trails and sidewalks is not always the highest priority, though staff work diligently to address them as conditions allow. Be safe out there on snowy/icy days and we appreciate your patience.

PRE-APPROVAL FOR SPRING PROJECTS

Each spring in Caughlin Ranch, we look forward to blooming flowers, budding trees, and flowing creeks. Many homeowners also begin planning outdoor projects. If you intend to make changes to your yard or the exterior of your home, please remember to obtain **pre-approval from the Architectural Control Committee (ACC)**. Living in an HOA means following shared standards, and all exterior modifications must be reviewed and approved. Most requests are approved quickly, but starting work without approval can lead to costly corrections. Forms are available on our website or by contacting the office.

We encourage you to stay involved, attend meetings (in person or in your comfiest virtual meeting slippers), and help us keep Caughlin Ranch thriving. Stay updated at www.caughlinhoa.com, and remember—our office staff is always here to help.

Mike Ginsburg

President

Caughlin Ranch Homeowners Association

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 19, ISSUE 2

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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:

Nanette Fink-Eaton,
Rick Eaton, Bentley
& Louie. Story p. 6.
Photo by Lin Pruett.

FROM THE GENERAL MANAGER



Lisa Nunley
GENERAL MANAGER

Here we are - the month of March. There is much to say about this month. March is a month of transition – from winter to spring, with new beginnings, longer days, and the ever-popular March Madness.

For the Board and Staff of CRHA, we are already moving forward into the spring season

with the creation of the new Fire Adapted/Firewise Community Committee (approved at the January Board Meeting), a reboot of the Association's Strategic Planning, and plans for spring, summer and even some fall projects and events!

FIREWISE COMMUNITY COMMITTEE

At the January Board of Directors meeting, the Board not only appointed the Fire Adapted/ Firewise Community Committee (FAC Committee), they also approved the Community Wildfire Prevention Plan (CWPP) which was developed by Tray Palmer, the Association's fire prevention consultant. Now that the CWPP is approved, Tray is obtaining the required signatures from local fire agencies. Once he has all signatures, the plan will be posted to the website and an email will be sent out to everyone who has provided us with their email authorization form. (To receive emails with community updates, please visit www.caughlinhoa.com and download the Homeowner Email Authorization Form under the Homeowner Information/Homeowner Documents tab.)

The new FAC Committee will be meeting soon (if they haven't already) with the local fire agency representatives and Tray Palmer to establish the role, guidelines and action plan for the Committee. One thing I do know is that homeowners will have the opportunity to participate in the Firewise efforts. I'll provide an update and more details in the next Rancher edition (and most likely via an email blast).

WELCOME BACK GOATS & SHEEP – REDUCING WILDFIRE RISK

Speaking of Firewise efforts, one of our favorite spring/summer projects is when we welcome back the sheep to the common area surrounding the community. The Board approved the agreement with Victory Sheep at their January meeting. They will arrive in June again this year and are our best effort at reducing and mitigating the wildfire risk on the western slopes of the community. Our seasonal landscape maintenance crew will be joining us at the end of March. They, too, play a significant role in the reduction of brush and weeds in the Association's common area.

STRATEGIC PLAN

The Board of Directors will be meeting in late February to review and update the Association's Strategic Plan. The Board will look at the Mission and Vision Statements, as

well as Goals and supporting details. The entire plan is slated for review and possible revision, and then any changes will be presented for approval to the Board at an upcoming Board meeting. Stay tuned for updates.

The above are just some of the projects on our list for this spring/summer. Others include asphalt maintenance (Phase 4 of the plan), reserve study updates without a site visit, 2025 audit planning, 2027 budget planning, events such as Spring Wine in April, Shredding Day in May, Community Garage Sales and Spring Bird Walk in June, Farm Stand Event at Reno Food Systems in July, Concerts in the Park in July, and the list goes on. Be sure to check the website and this publication for the full list and any updates.

Whatever you have planned for this spring, may it bring you joy and fulfillment.

Warmly,

Lisa Nunley

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

General Manager

Nevada Certified Supervising Community Manager

"Spring is when you feel like whistling, even with a shoe full of slush." - Doug Larson

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Rockin' Realtor with Reno Roots

by Jessica Santana



Nanette as Cher with the band She Rock

Meet Realtor/Broker, Vocalist, and Caughlin Rancher Nanette Fink-Eaton

When Nanette Fink-Eaton was growing up on her family's dairy farm in Reno, she dreamed of becoming a musician. With encouragement from her parents, Norma and Robert Fink, to attend the University of Nevada, Reno, she entered college as a music major.

"I loved soul, Donna Summer dance music, rhythm and blues, country—I could sing them all," she recalls. "But when I got to college, the teachers informed me, 'We don't do all that here. We do opera.' I started crying!"

Despite the surprise, Nanette stayed with the program and developed a strong foundation across a wide range of musical styles. After college, she was hired as a personal assistant to talent manager Lois Zetter of Lemond/Zetter Movie Management, whose clients included John

Continued on page 7

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CHECK IT OUT!



Continued from page 6

Travolta, Mickey Rourke, and Patrick Swayze. The role offered her a close look at life in the entertainment industry. Ultimately, however, she realized the lifestyle—late nights and long stretches away from loved ones—was not the right fit.

Meanwhile, real estate was part of her family's DNA. Her mother, Norma, a formidable presence in Northern Nevada real estate, built and led Norma Fink Inc. Realtors in Sun Valley. Norma earned a reputation as a pioneer—famously going door to door on horseback gathering petition signatures to establish the Sun Valley Water Company. She held numerous leadership roles throughout her career and operated a thriving family business alongside her husband and daughters.

When Nanette sought her mother's guidance about her next career move, Norma suggested real estate—but with a condition.

"She said, 'You need to go work for another company for three years before you come work for me.' So I did—and it worked out nicely," Nanette says.

Building a Future

Nanette earned her real estate license in 1994. Following her mother's advice, she spent three years with another respected firm, Myers Realty, before joining the family business in 1997. Shortly thereafter, she completed a Master of Public Administration and Policy degree at UNR.

"With real estate, I get to meet a huge spectrum of people," she says. "I love people—I really do. Everyone has a story."

For Nanette, real estate is both analytical and creative. Listening closely to clients, understanding their goals, and charting a path forward fuels her passion for the profession.

Continued on page 9



Rick & Nanette in Rome 2023

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The advertisement features a vibrant, colorful design with a blue background, green palm fronds, and purple flowers. The text is written in a mix of bold, sans-serif and elegant, cursive fonts.

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The advertisement features a scenic landscape of a mountain range at dusk or dawn, with a full moon in the sky and a path leading through a forest. The text is overlaid on the image in white and yellow.

2026 CRHA Events Calendar

Spring Wine

Wed. April 16th
Skyline Kitchen
5:00 pm to 7:00 pm

Farm Stand - Reno Food Systems

July TBD
3295 Mayberry Drive
Sunday TBD

Garage Sales

Fri., Sat. & Sun.
June 5th, 6th, & 7th
Individual garages / yards
CRHA will advertise the event and compile the addresses of those participating
7:00 am to 3:00 pm

Shredding Day

Sat. May 16th
Village Green Park
9:00 am to 12:00 pm

Spring Bird Walk / Watch

Sat. June 27th
Meet at CRHA parking lot
8:00 am to 10:00 am

Operation Backpack (In-house)

July 1st thru July 31st - Tentative
Drop off - CRHA office
8:00 am to 5:00 pm

Artown Concerts in the Park

Every Sunday in July
July 5th, 12th, 19th, & 26th
Village Green Park Amphitheater
6:00 pm to 8:00 pm



Fall Bird Walk / Watch

Sat. Sept. 19th
Meet at CRHA parking lot
8:00 am to 10:00 am

Garage Sales

Fri., Sat. & Sun.
Oct. 2nd, 3rd, & 4th
Individual homes / yards
7:00 am to 3:00 pm



Oktoberfest

Thurs. Oct. 15th TBD
5:00 pm to 7:00 pm

Angel Tree

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

Annual Homeowner Dinner

Wed. Nov. 18th
TBD
5:30 to 6:30 pm



42nd Annual Members Meeting & 2027 Budget Ratification

Wed. Nov. 18th
TBD
Beginning at 6:30 pm

CRHA Annual BBQ

Sat. August 22rd
Village Green Park
Noon to 3:00 pm



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Continued from page 7

“I’m fascinated by this work,” she explains. “With each client, it’s a new adventure—listening to what they’re seeking and finding a path forward for their purchase. ‘Win-win’ may be overused, but it’s still my goal. I want everyone in a transaction to walk away whole.”

Over time, she earned her Realtor® designation through the National Association of Realtors®, subscribing to its strict Code of Ethics. She also obtained her broker and property management licenses and expanded her practice to include residential, commercial, and property management services.

After years working alongside her parents, tragedy struck when her mother passed away in a car accident in 2005. Though her father continued running the company for a time, his later passing marked the end of an era. Nanette eventually joined Reno’s Trans-Action Realty as a managing broker, where she remained for several years before launching her own firm, Real Estate

Continued on page 11



A poster for the band “She Rock” in which Nanette portrays Cher and Pat Benatar.



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- Tucci's Italy
- Sauces 1
- Sauces 2
- Taste of Tuscany
- Ravioli
- Mexican Brunch
- Tacos & Tequilas
- Chile Relleno W/S
- Stir-Fry Workshop
- Pho
- Baguette Workshop
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CAUGHLIN CARES

HOLIDAY RE-CAP – THANK YOU CAUGHLIN RANCH!

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.

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!

FBNN tracks donations from July 1 through June 30th, so an annual report of CRHA's 2025 donations will be available later this year.

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 2025, the Association supported 25 student Angels. School staff work 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.

Senior Angels – CRHA partners with Washoe County Senior Center in their Senior Angel program. This year we were provided with 22 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 2025 CRHA collected 751 pair of adult socks and 571 pair of children's socks for a total of **1,322 pairs of socks**. 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 – Held during the month of July

Our goal for this year is to supply children with NEW backpacks filled with school supplies for the following three schools - **Project 150 (High School), Kids Kottage (K-12), Newton Learning Center (K-12)**. In 2025 we collected nearly 50 backpacks plus grade-appropriate supplies to fill most of the backpacks. This was the first year CRHA held its own school backpack drive, and we look forward to next year when we know we will exceed the 50 backpack benchmark.

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!



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Continued from page 9

in Nevada, along with Real Estate in Reno, a brokerage employing licensed Realtors.

Nanette is also among roughly 1.4 percent of Nevada Realtors who hold a business opportunity broker license, allowing her to sell businesses—with or without the associated real property.

A Next-Generation Family Business

Nanette’s business partner is her husband, Rick Eaton, whom she met in 1998 at the start of her master’s program at UNR. On the first day of an environmental policy class, Nanette and her sister Darla noticed a solitary student seated in a large lecture hall. Nanette introduced herself. A friendship followed, then a courtship. They married in 2001 and welcomed their son, Marshall, in 2003.

Rick brings more than 40 years of law enforcement experience to the partnership, including service as a senior federal executive with the U.S. Justice Department and later the Department of Homeland Security. He was appointed Director of Homeland Security for Nevada by then-Governor Jim Gibbons and later served as a representative for the Homeland Security Information Network. In 2015, Rick transitioned full-time into the family business, overseeing administration, compliance, and marketing operations.

Their son Marshall, a gifted student who graduated high school early, earned his MBA from UNR at age 21 and now works in the Bay Area for aerospace company Astra Space, Inc. He is engaged to be married.

Another well-known member of the Fink-Eaton household is Louie, their pink-eared Goldendoodle. After moving to Caughlin Ranch in 2018, they tinted Louie’s ears to distinguish him from another similar-looking dog in the neighborhood. He has since become something of a local celebrity.

Though Nanette chose not to pursue music professionally, it remains central to her life. During the COVID-19 pandemic, at the request of the local Board of Realtors, she recorded herself singing “Silent Night” which was uploaded to Facebook and garnered more than 25,000 likes. Two years ago, she was invited to join She-Rock: Ladies of the 80s, a tribute band honoring iconic female rock vocalists. Today, she performs regularly at special events throughout the region, delivering energetic tributes to artists such as Cher and Pat Benatar.

While Nanette continues to rock the real estate world in Reno, she still knows how to rock a microphone.



Nanette with her 4 sisters and parents circa 1984. L. to R. Nanette, Marilyn, Natalie, Norma, Renee, Darla and Robert

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Curmudgeon Corner

A.K.A. Get off my
lawn!



This time in the Curmudgeon Corner I want to complain about speeding. As a long time member of the Caughlin Ranch board, we get to hear about our neighbors' concerns at the meetings. I would say the number one complaint we get is about speeding! This subject has been brought up for years, and we have always tried to find a solution. The only problem is Caughlin Ranch is both in the City of Reno and in Washoe County, so you have two jurisdictions you need to talk to. One possible solution could be speed humps like the ones you see down near the ponds, but the fire department and emergency services are not a fan because it also slows them down on the way to an emergency.

Stop Speeding Caughlin Ranch!



I have given this subject a lot of thought and I really think the main problem behind speeding is all of us! It appears it's super easy to get a car over the speed limit going downhill. And Caughlin Ranch is made up of all kinds of hills! Do you wear out the brakes or just let the car go? I'm thinking many people just let the car go and speeding is not important to them if they can get to their home faster. But don't do it in their neighborhood!

When I ride my bike down Caughlin Parkway I will look at my speed on the electronic speed signs and it appears that a lot of cars try to see how high they can get the number to read out. The other place I see a weird phenomenon is at the four-way stop sign at Village Green Parkway and Caughlin Parkway. It appears that from the stop sign to the McCarran stoplight is what some people feel is a drag strip. How fast can we get going before we get to the light?

The other problem I have with that four-way stop is that some people feel like it's a suggestion and not the law to stop. I don't know how many times I've seen cars just either lightly tap the brakes and proceed through the stop sign or not even stop at all. This occurs mostly in the early morning hours, when people must not think anybody else is around.

So, before we go putting in speed humps, more digital speed signs or police speed traps, let's just take it upon ourselves to go the posted speed limit (25 miles per hour). I'm willing to bet this will probably solve most of the problem.

Mike Ginsburg

CRHA President
Neighborhood Curmudgeon

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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 early February*

- Normal weekly maintenance is on-going.
- Seasonal clean-up of leaves (and more leaves) is taking place.
- Tree pruning is taking place throughout the Ranch.
- Removal of holiday lights
- Repair and repainting of various neighborhood monument signs in process.
- Inspections and repairing of all maintenance equipment (mowers, weed eaters, blowers, chainsaws, etc).
- Inspecting and repairing trucks and trailers.
- Ordering safety equipment (safety glasses, face masks, gloves, etc) in preparation for spring/summer season.
- Ordering uniforms for the upcoming season.

- Graffiti removal throughout the Ranch is on-going.
- All 3 Parks are inspected and cleaned daily.

Special Projects:

- Repair of leaking mainline in Village Green Park.
- Repair of outlet creek from gate 24 off Steamboat Ditch.

Village Green Park Playground Repairs:

As of 01.26.2026, the orbit spinner manufacturer is waiting for the specially designed ball bearings to be shipped from Germany. They are expected to arrive in approximately two weeks, and then one week to construct the new parts, and another week to arrange for the installation. The new estimated timeline for the orbit spinner repair is the end of February.



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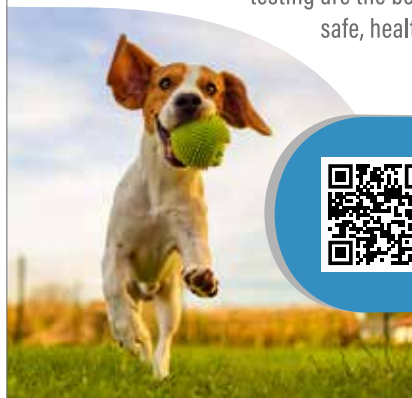
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IMPORTANT NOTICES & REMINDERS

TRASH & RECYCLING CONTAINERS

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



For prices and availability call 775-329-8822

CRHA SPEED LIMITS AND CROSSWALKS



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

PATHS AND TRAILS

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 e-bikes), 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.



At this time, 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.

Continued on page 15

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All Western Mortgage Inc. NMLS 14210 - <http://www.nmlsconsumeraccess.org>. 8345 West Sunset Road Suite 380 Las Vegas, Nevada 89113. All borrowers subject to credit qualifications. Not all borrowers will qualify as certain restrictions apply on all programs. The information contained in this material is not a guarantee to extend credit or lend. The parties are separate entities and not affiliated. A consumer is not obligated to use one or both. Terms and conditions are subject to change without notice - Equal Housing Lender.

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.

CRHA WATER AND IRRIGATION

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

OTHER COMMUNITY REMINDERS:

- 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.
- Signs:** “For Rent” and “For Sale” signs shall be purchased from the Caughlin Ranch HOA office.
- 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!
- Lot Maintenance.** Homeowners are responsible for the general maintenance of their lots, which includes removal of plant debris, trimming plants and trees that encroach onto the public right-of-way, and removal of noxious weeds.
- 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/

Continued on page 17



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 golf.thrivefitnesscoach.com

Call or Text Daniel, TPI-Certified Fitness Coach
925-895-7142
to schedule your complimentary evaluation



WHO SHOULD I CALL?

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!)



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IMPORTANT NOTICES & REMINDERS

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
- 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 Calendars
- 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!



CRHA Owner Orientation

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting

March 12th @ 5:00pm / April 9th @ 5:00pm / May 14th @ 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.

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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

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 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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To request a time at ER at McCarran NW if you have a non-life-threatening illness or injury, visit nmmc.com/ER or scan the code.*



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An Extension of Northern Nevada Medical Center

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. 264393604-4440663 12/25

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