

**IMPORTANT HOA NEWS INSIDE!**

MAY/JUNE 2026

# Caughlin

**RANCHER**

The Official Magazine of the Homeowners Association



**RANCHER COLE ESTILL AND HIS  
FIRE-FIGHTING FLOCK** story p. 6

**BECOMING A FIRE-WISE  
COMMUNITY** pp. 4 & 5

**CONCERTS ARE BACK!  
Full Events Calendar** p. 12

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



**Kelly Nichols**  
(775) 830-1535  
knichols@dicksonrealty.com  
NV lic#S.44171



**Chris Yochum**  
(775) 432-4020  
cyochum@dicksonrealty.com  
NV lic#BS.0146893.LLC



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



**M.C. Pierson**  
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mcperson@dicksonrealty.com  
NV lic#S.13004



**Lori Welsh**  
(775) 771-6574  
lwelsh@dicksonrealty.com  
NV lic#S.34943



**Mitch Klaich**  
(775) 250-9052  
mklaich@dicksonrealty.com  
NV lic#S.198289



**Mary Mentaberry**  
(775) 848-0361  
marymentaberry@dicksonrealty.com  
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Mike Ginsburg

## PRESIDENT'S CORNER

### BECOMING A FIREWISE COMMUNITY

We are taking meaningful steps toward becoming a certified Firewise Adaptive USA Community, through the National Fire Protection Association (NFPA). By partnering with the former City of Reno Fire Marshal, we are developing a thorough fire-risk assessment and a detailed evacuation plan designed specifically for Caughlin Ranch. This effort will give us access to valuable fire-prevention resources and expert guidance. Achieving Firewise designation not only enhances the safety and resilience of our community, but it may also create

opportunities for grant funding, help lower fire-insurance premiums for homeowners, and offer greater protection against policy cancellations. These long-term benefits make this initiative an essential investment in the future of our neighborhood.

### Sheep & Goats Helping With Defensible Space

To further reduce fire risk, we will be bringing in sheep and goats this summer to help manage vegetation along the Ranch's outer boundary. They are expected to be onsite for roughly six weeks, beginning in late May or early June. Please keep your dogs under control around the livestock, and continue to be mindful of our local wildlife when using our streets and pathways.

### SUMMER FLOWERS & SUMMER PROJECTS

As we move into spring, Randy and his crew are preparing to install the annual flowers at our community entrances. Their work helps set the tone for another beautiful spring and summer on the Ranch. While we all take pride in maintaining and improving our homes, it is important to remember that Caughlin Ranch is an HOA-governed community with rules and processes that apply to every homeowner. Before making any changes to your home or landscaping, you must obtain approval from the Architectural Control Committee (ACC). With multiple developments across the Ranch, each having its own specific guidelines, it's always wise to confirm requirements before beginning any project. When in doubt, contact the office for clarification. Many answers, along with the necessary forms, can also be found at [www.caughlinhoa.com](http://www.caughlinhoa.com).

Our staff is responsible for ensuring compliance with the HOA's rules, which includes touring neighborhoods to observe and document adherence. They are simply fulfilling their assigned duties, so please treat them respectfully and do not obstruct or harass them during inspections. Avoid the "forgiveness later" approach. Make sure you have approval before you start any project on your home.

### SAVE THE DATES!

Warmer weather on the horizon also means more events in Caughlin Ranch, including the community garage sale in June, the summer concert series in Village Green Park in July and a new event planned for the Farm Stand on Mayberry Drive in August (among others). I hope to see you at one of these or another community event planned for this year. Please refer to the full events calendar on page 12 for dates and details.

### Mike Ginsburg

President  
Caughlin Ranch Homeowners Association

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# Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

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CAUGHLIN RANCH  
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Reno, Nevada 89519

(775) 746-1499 P | (775) 746-8649 F  
Email: [admin@caughlinhoa.com](mailto:admin@caughlinhoa.com)

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FOR ADVERTISING INFO CONTACT:

Lisa Ericson — (775) 223-0008

Owner, CPM Services

[Lisa@CPMreno.com](mailto:Lisa@CPMreno.com)

[www.CPMreno.com](http://www.CPMreno.com)

PUBLICATION DESIGN:

Jim Schneider - (916)-941-6830

[info@rightangle.com](mailto:info@rightangle.com)



### ON THE COVER:

Cole Estill poses with a flock of sheep in Minden. Story p. 6.

Photo by Pete Rezac



**Lisa Nunley**  
GENERAL MANAGER

## FROM THE GENERAL MANAGER

# The Ranch is Coming Alive with Color!

Spring is in full force as I write this (in early April). The days have grown longer, and the community has come alive with color thanks to our landscaping crews who have already planted the spring flowers (which, surprise, arrived two weeks early!). Our seasonal landscaping

crews are back on board and working together with our dedicated year-round team, doing what they do best – making the Ranch look even more beautiful!

### Audit, Reserve Study & Strategic Plan

That's what's happening outside. Inside the HOA office we are working on a number of things. An annual item that was completed at the last Board Meeting was the approval of the 2025 Annual Audit. Once again, the Association received excellent audit results with an unmodified/clean audit. Many thanks to Sandy Wheeler and our accountant, Tim Cleary, for their hard work in preparing for the audit.

But wait, there's more on our task list. We are in the process of providing information to our reserve study specialist (Browning Reserve Group) so they may complete the annual reserve study update without a site visit. Every five years an onsite study is performed (that was last year), with a financial update completed each of the four years in between.

The Board of Directors has begun its review and update of the Association's Strategic Plan. Their next meeting is scheduled for late April. Updates on the Board's progress will be presented during the May 20th General Board Meeting.

### Firewise Committee & Protecting the Ranch

Another meeting set for late April is the Firewise Committee Meeting. Now that a committee has been established, and a meeting date confirmed that meets with the schedules of Tray Palmer (the Association's fire prevention specialist), representatives of the Reno Fire Dept, Truckee Meadows Fire Protection District, and the Nevada Division of Forestry, we can get going on setting the roles, guidelines and action plan for the Committee. Updates on the committee's progress, and ways you can become involved, will be provided via email blasts, posts to the website and in upcoming editions of the **Caughlin Rancher**. Something you can view on the website right now is the fully approved Community Wildfire Prevention Plan (CWPP). This plan was developed by Tray Palmer and approved by the Board and representatives of local fire prevention agencies.

Since we're talking about fire prevention, let's talk about sheep! They're coming back again this year! They are expected back sometime between June 1-10 and will be onsite, diligently working to clear defensible space, for

about 30-45 days. We ask for everyone's help to ensure this is another successful effort. That means, please give the animals space, ensure your pets are on leashes and pay attention to signage.

The foregoing are just some of the tasks we're working on this time of year. As a large-scale association, there is always much to know and do. To find out more, we encourage everyone to sign up to receive emails with community updates. Please visit [www.caughlinhoa.com](http://www.caughlinhoa.com) and download the Homeowner Email Authorization Form under the Homeowner Information/Homeowner Documents tab.

But for now, I hope you will take some time to enjoy the beauty that is Caughlin Ranch HOA. Stroll along the walking paths, sit on a bench and watch the wildlife, and don't forget to smell the flowers.

Warmly,

*Lisa Nunley*

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

General Manager

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*"Life is not measured by the number of breaths we take, but by the moments that take our breath away." - Maya Angelou*

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## Fighting Fire with Flocks

*How Cole Estill's sheep help protect Caughlin Ranch from wildfire.*

Written by Jessica Santina

This summer, while you and your Caughlin Ranch neighbors are beating the heat in your air-conditioned homes, remember that outside, a determined team of hundreds will be hard at work on the nearby hillsides, quietly protecting your neighborhood from fire danger ... hundreds of sheep, that is (and a handful of goats, too). It may look to a casual observer like a charming pastoral scene, but for rancher Cole Estill, owner of Victory Sheep LLC, there's nothing casual about it — he's operating one of the most effective tools Caughlin Ranch has for fighting wildfire.

### Grazing for Good

Since Estill approached the Caughlin Ranch HOA three years ago about the benefits of grazing his sheep here for fire prevention and weed control, the partnership has flourished, to the benefit of the entire community. Starting in June each year, he has brought a flock — primarily Rambouillet sheep, though about 10 percent are goats — to graze on approximately 250 acres of common area surrounding Caughlin Ranch. By steadily chomping down cheatgrass, crested wheatgrass, bitterbrush, and sagebrush, the animals remove the fuel that might otherwise allow wildfires to spread quickly toward homes.

Grazing is an ancient method, of course, with a modern sense of urgency. A century ago, such areas would have been routinely managed by livestock. However, several factors caused the slow shift away from such land-management techniques: the gradual move away from a rural, agriculture-based society to an urban one; fears about the ecological damage caused by overgrazing; increasing difficulties navigating the patchwork of private and public lands; and a growing desire for more pristine landscapes untouched by domestic



livestock. Together, they led us away from natural fuel-reduction methods and toward fire suppression, while fires have grown bigger in recent decades.

Not only have occurrences of wildfires increased dramatically since 1980, with five of the last 10 years exceeding the annual average (according to Truckee Meadows Tomorrow), but they've also become more intense and destructive; four of the five largest wildfires in our area's history have occurred in just the past seven years.

Fortunately, we've seen a return to grazing in recent years as the public has come to recognize its benefits in terms of reducing the invasive species that increase fire risk — the annual grasses that require very little water to grow and form thick, thatched, flammable mats on the ground. Grazing not only reduces the immediate wildfire risk these grasses pose, but because the animals eat both the grass and seeds, they also reduce future fire risks.

According to the Public Lands Council, “Livestock grazing reduces the risk of wildfire ignition by 45-50 percent,” and “Targeted grazing in high-priority landscapes reduces the burn probability by more than 80 percent.”

### Victory for Wildfire Prevention

The Estill family — Cole, his veterinarian wife Katie, their son, Heath, and a plethora of dogs of multiple breeds — is the team behind Victory Sheep LLC, which sits on 11 acres in Winnemucca. Cole is a fourth-generation rancher raised in the sheep and cattle industry, and his connections enable him to contract with other area sheep ranchers, as needed, to borrow their sheep for grazing or store his own with them between jobs. Lamb sales, he says, are his primary business, but anyone who watches the Caughlin Ranch grazing team at work this summer will be impressed by its scale.

*Continued on page 7*

In about mid-May (an early start due to an unusually short, dry winter), Estill's operation will roll into town with several semi-trucks and livestock trailers, delivering the flock from Winnemucca as well as vineyards in Ukiah, Calif., pasture lands near Meridian and Lodi, or another Nevada job site. One truck can haul about 200 animals, and in a busy year, Estill may bring well over 1,000 sheep to Caughlin Ranch to get the job done quickly, usually by late July.

He and his team of workers set up temporary corals and electric fencing around the common areas behind homes and along vulnerable edges of the community, as dictated by topography and accessibility to a portable water trailer. He explains that the animals are carefully confined in small paddocks, usually just a few acres at a time, so they can clean up vegetation thoroughly without kicking up excessive dust. "If you give them 20 acres and they spend seven days there, they're going to be walking back and forth on it, creating more dust," Estill explains. "Dust is a very valid concern for homeowners."

These small paddocks provide enough food for about 24 hours, during which time members of the crew are always present, living on site with the flock



for the duration of the project. "They're amazing," Estill says of his invaluable team. "I couldn't do it without my great crew."

Once the animals' bellies are full, the cleanup effort begins and the animals have enough energy to move to their next spot of land — and their next big meal. This method ensures the sheep don't wander, as they tend to do.

Continued on page 8

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Cole with his 4-year old Border Collie, Pickles

Safety is always a major concern, and the team constantly maintains fences and checks for weak spots, knowing that a single sheep on the roadway could cause injury to itself and drivers. That risk is reflected in Estill's insurance premiums and the meticulous attention his crew pays to keeping the animals where they belong. Meanwhile, signs are placed along popular trails, particularly on the west side near Alum Creek, alerting walkers and joggers that sheep are present and reminding dog owners to keep their pets under control.

Animals provide unique benefits beyond fire mitigation. They can get into areas that no lawn mower can access while reducing the risk of fire from mower engines, all while requiring less human labor. Plus, they naturally increase soil fertility in public lands by adding nutrients to the soil with their droppings and increasing water-holding capacity; plus, their presence reduces pest problems and improves vegetation by turning the soil with their feet.

So the next time you spot the flock above the neighborhood or hear their bleats on an evening walk, you can take comfort in knowing they're not just passing through — they're working to keep you and your home safe.

The advertisement features a large, sleek white Boeing aircraft flying over a landscape. The text 'ABOVE AND BEYOND' is prominently displayed in a stylized font. Below it, it says 'THE ULTIMATE INTERACTIVE FLIGHT EXHIBITION' and 'PRESENTED BY BOEING'. On the right side, there is a circular graphic containing the dates 'YOUR MISSION DATES MAY 30 - JAN. 10' and the 'THE Discovery' logo with the address '498 S. CENTER STREET DOWNTOWN RENO'. At the bottom, there are three boxes: 'CALL 775.786.1000', 'VISIT THE DISCOVERY.ORG', and 'FOLLOW US' with social media icons for Facebook, Instagram, and YouTube.



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Nevada experienced its warmest winter on record, and many areas saw very little lasting snow—leaving more dry vegetation on the ground than usual. These hotter, drier conditions increase wildfire risk, making awareness and preparedness more important than ever.

At NV Energy, your safety is our number one priority. That's why we work year-round to strengthen our system, reduce fire risk, and protect the communities where we serve, live, and work.

### How We Reduce Risk

To protect communities, we may use one or more of the following safety strategies:

- **Fire Season Settings**  
When fire danger is elevated, power lines in high-risk areas are switched to more sensitive settings. With these settings in place, the line will automatically shut off if something—such as vegetation or debris—comes into contact with it, reducing the likelihood of an ignition.
- **Public Safety Outage Management (PSOM)**  
A temporary, proactive shutoff during extreme fire risk to reduce the chance of equipment-related ignitions. These are forecasted in advance and customers will receive advance notification.

### Emergency De-energization

As a last resort, NV Energy may turn off power if an active wildfire is threatening our equipment. This helps reduce the risk of our equipment contributing to or worsening an existing fire. For public safety, these shutoffs must be taken quickly, so customers may not receive advance notice.

### How You Can Prepare

These tools are critical in reducing wildfire risk—and being prepared helps everyone stay safe and informed when outages occur.

- Update your contact information and sign up for alerts in MyAccount
- Create or refresh your household emergency kit
- If someone in your home relies on medical equipment, enroll in our Green Cross program at [nvenergy.com/GreenCross](http://nvenergy.com/GreenCross)
- Find additional outage preparation tips at [nvenergy.com/outageprep](http://nvenergy.com/outageprep)

Thank you for working with us to protect our communities. To learn more about our wildfire safety efforts, visit [nvenergy.com/PowerSafeNV](http://nvenergy.com/PowerSafeNV).



## Village Green Park Irrigation Improvement Project Completed Thanks to Teamwork and Dedication

During the month of March, Randy and his irrigation crew members took a significant step forward in enhancing efficiency, reliability, and long-term sustainability of the Village Green Park water system. The entire mainline that runs from the upper Village Greek Parkway entrance down to the parking lot was replaced, as were numerous lateral lines that feed the irrigation system and the water to the park restrooms.

The success of this effort was driven by Randy's pre-planning and experience-driven problem-solving, and the daily commitment by crew members Noe, Angel and Miguel. This three-member irrigation team worked tirelessly as they removed and replaced the 4-inch mainline and the feeder line to the park restrooms. Both Noe (who operated the backhoe) and Angel (who headed up the effort to lay in the new piping) were supported by Miguel who ensured they had everything they needed to get the job done. All three crew members showed great pride in their work, and their determination kept the project moving forward safely and on schedule.

Thanks to Randy and his crew's efforts, the Ranch now has a stronger, more efficient irrigation system that will serve Village Green Park well into the future.



Irrigation Crew (L. to R.) Angel, Miguel, Noe



## UPCOMING COOKING CLASSES

Visit [nothingtoit.com](http://nothingtoit.com) for dates and information

- May 6** Techniques 3
- May 7** Tacos & Tequilas
- May 8** Girls Night Out - Celebrity Inspired
- May 9** Chile Relleno W/S
- May 13** Techniques 4
- May 14** Springtime Vegan & Vegetarian W/S
- May 15** Basque Table
- May 16** Eggs for Brunch
- May 19** Teens Cook!
- May 19** Knife Skills W/S
- May 20** Kids Cook!
- May 20** Techniques 5
- May 21** Ramen & Asian Dumpling W/S
- May 22** Happy Hour Small Plates
- May 27** Techniques 6
- May 28** Pho & Asian Spring Rolls
- May 29** Tucci's Italy
- June 4** Taste of Thailand
- June 5** Grilling 101
- June 6** Summer Salads
- June 10** Stir-fry W/S
- June 11** Girls Night Out - Summer Kickoff
- June 12** Taste of Tuscany
- June 13** Artisan Bread W/S

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# 2026 CRHA Events Calendar

Event	Date	Location	Time
Shredding Day	Saturday May 16th	Village Green Park	9:00 am to 12:00 pm
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
Spring Bird Walk / Watch	Saturday 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
Concerts on the Green	Every Sunday in July July 5th, 12th, 19th, & 26th	Village Green Park Amphitheater	6:00 pm to 8:00 pm
Reno Food Systems Open House	Sunday, August 2nd	Farm Stand 3295 Mayberry Drive	5:00 pm to 7:00 pm
CRHA Annual BBQ	Saturday August 22nd	Village Green Park	Noon to 3:00 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 pm to 6:30 pm
42nd Annual Members Meeting & 2027 Budget Ratification	Wed. Nov. 18th	TBD	Beginning at 6:30 pm



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# Concerts on the Green at the Village Green Park

**NO HIGH-BACK  
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IN THE BOWL!\***

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

July 5: New Wave Crave



July 12: Mighty Mike Schermer



July 19: Margret's Funk Band



July 26: 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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# Curmudgeon Corner

A.K.A. Get off my  
lawn!



## What... you can't say Hello??



### And Sharing the Trail would be nice too!

As you all might know I'm active, some might say too active, but those people are usually the ones I've startled on the trail, so I don't take it personally. Between biking, running, and being yanked around by the dogs (who insist every Bunny and / or squirrel is an urgent situation), I get to experience just about everything Caughlin Ranch has to offer. And let me tell you, it's not always a peaceful nature stroll. Sometimes it's an adventure... sometimes it's a test of patience... and sometimes it's a reminder that I should really stretch more.

Most days on the Caughlin Ranch trails or along the Steamboat Ditch, things are wonderfully quiet. Maybe a

neighbor here or there, and if the dogs are lucky, another canine to exchange polite sniffs with. But then there are the other days when the people-watching is as fascinating as the wildlife.

For example, the people who don't respond when I say hi. I give a friendly wave, maybe even toss in a smile, and... nothing. Not a blink. Not a nod. Not even a grunt. I must assume they're listening to that rock and roll music so loud that they can't even see me or hear me? Either that, or they're so deep in thought they've temporarily exited this dimension and won't rejoin us until later.

And then there are the Side-by-Side Walkers. You know the ones—taking up the entire width of the path like they're transporting a large sofa. They're deep in conversation, blissfully unaware of the rest of us trying to

navigate around them. Approaching them feels like playing a slow-motion game of chicken, and I usually lose. Yes, I admit it: I'm the one who ends up jogging through the bushes or into the grass like some kind of startled deer.

So, here's my advice to the headphone warriors and the two-across trail drifters: let's share the trail. Pay attention to who's around you so you're not terrified when one of us quietly appears beside you. And most importantly, smile, say hi, maybe even wave. We're all neighbors out here... plus it's good cardio for your face.

*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 April*

- Seasonal crew is back; they started on 03.30.2026.
- Spring cleanup started 03.30.2026.
- Irrigation system is being turned on and repairs are in-process.
- Spring flowers arrived and are planted.
- Steamboat Ditch possibly opens on the 1st of May.
- Ten dead trees removed throughout the Ranch.
- Village Green monument sign refurbished and reinstalled.
- Inspecting and repairing all maintenance equipment (mowers, weed eaters, blowers, chainsaws, etc).
- Inspecting and repairing trucks and trailers.
- 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 is completed.
- Repair of outlet creek from gate 24 off Steamboat Ditch is completed.

### Village Green Park Playground Repairs:

- As of 03.23.2026, the Orbit Spinner manufacturer reports that production on the repair parts had begun; however, they are awaiting additional metal plates to be delivered for the base. The previous repair date was the week of March 23rd; the revised date is now by the end of April. There are about a dozen customers waiting for this part; we are second in the queue. Updated signage has been posted on the Orbit Spinner.



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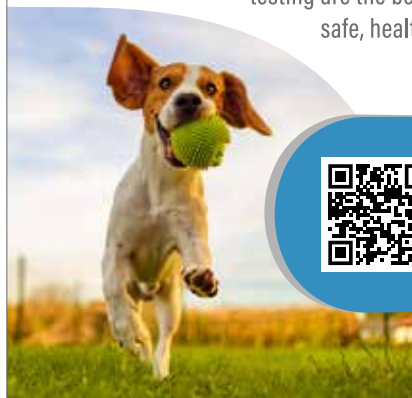
FOR YOUR HEALTH AND WELLNESS



Caughlin Ranch  
Animal Hospital

## SPRING IS HEARTWORM SEASON. **PROTECT THEM NOW.**

Heartworm disease is a serious—and preventable—condition spread by mosquitoes. Year-round prevention and routine testing are the best ways to keep your pet safe, healthy, and heartworm-free.



Enjoy 10% Off heartworm prevention\* when purchased at our hospital during April & May.

\*An up-to-date exam and heartworm test are required to purchase prevention.

Schedule your pets visit today!

(775) 312-2264 • 4792 Caughlin Pkwy, Suite 206, Reno, NV 89519

# 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

## A Message from TMWA about Assigned-Day Watering

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

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



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

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

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

Outdoor watering increases water use of the average residential customer by up to 10 times during the dry summer months. Beyond the clear

conservation benefit, assigned-day watering also helps to level off peak usage during the high-demand season.

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

## 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.

*Continued on page 17*



CALL OR TEXT 775-247-5890

PETE@PETEREZACPHOTOGRAPHY.COM



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All Western Mortgage  
jburke@allwestern.com  
**775-848-4166**



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.

Continued from page 16

### 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.**

At this time, all walking paths/trails within CRHA are open to the public per an 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.

### 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:

1. **All Exterior improvements/** modifications to homes and yards (front and back) require prior written approval from the Architectural Control Committee (ACC) before any work may commence.

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

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

2. **Signs.** “For Rent” and “For Sale” signs shall be purchased from the Caughlin Ranch HOA office.
3. **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!  
In addition, all yard clippings and landscaping debris must be “properly bagged.” Please do not blow your yard debris into the street or onto your neighbor’s property.
4. **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.

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 peacefully exist together in the ponds. The message is, let’s all just enjoy viewing the wildlife in their habitat.

### CRHA Website – Did you know?

- You can find the latest community information and updates at [www.caughlinhoa.com](http://www.caughlinhoa.com)
- You can sign up to receive community e-mail blasts
- You can find copies of Board Meeting Minutes and Financial Reports
- You can find copies of the current CC&R’s, R&R’s and other governing documents
- You can find the Common Area Maintenance Schedule
- You can find ACC plan review information and submittal documents
- You can find the Meetings and Events 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](mailto:admin@caughlinhoa.com) or 775.746.1499, and we will do our best to assist!

Continued on page 19



# 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
<b>CAUGHLIN RANCH HOA</b> 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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\*OFFER EXPIRES 8/31/26. MUST INSTALL BOTH SCREENS IN ONE VISIT.

## IMPORTANT NOTICES & REMINDERS CONTINUED

Continued from page 17

### CRHA Owner Orientation

#### WELCOME TO CAUGHLIN RANCH!

New Owner Orientation  
Via GoToMeeting

**May 14th @ 5:00pm / June 18th  
@ 5:00pm / July 9th @ 5:00pm**

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

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

**You can also dial in  
using your phone.**

United States: +1 (312) 757-3121

**Access Code:** 770-456-621

New to GoToMeeting? Get the  
app now and be ready when your  
first meeting starts: <https://global.gotomeeting.com/install/770456621>

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

Please visit our website at [www.caughlinhoa.com](http://www.caughlinhoa.com) for information, forms and resources that are available to owners.

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

### CAUGHLIN CARES

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

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

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.

Continued on page 20



## Unlock the Swing of Your Life!

**Train Like the Pros. Perform Like You Were Meant To**

Welcome to THE ONLY golf fitness experience in Reno built on the elite standards of the TITLEIST PERFORMANCE INSTITUTE (TPI)—where science, performance, and precision meet.

“I’ve gained flexibility and strength. No more back pain after 18 holes”  
- Sarah J.



10% of all proceeds donated to Grace Church’s “For the One” campaign dedicated to improving community mental health.

**Now Enrolling - Limited TPI Certified  
Golf Fitness Spots Available.  
SERIOUS PLAYERS ONLY.**

**No guesswork. Just personalized,  
proven golf movement training that fits  
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**Tired of nagging shoulder, back, or hip pain ruining your round?  
Frustrated by plateaus in your distance or consistency?  
It’s not your age—it’s your movement. We fix that.**

- ✓ The same training methodology used by PGA Tour pros—now available to you
- ✓ Build a swing your peers admire (and secretly envy)
- ✓ More distance, more accuracy, more rounds with less pain
- ✓ Unlock power, control, and flexibility others spend years chasing
- ✓ Feel stronger, looser, and more confident every time you step onto the tee
- ✓ A body that looks as sharp as your new short game



## THRIVE FITNESS

[golf.thrivefitnesscoach.com](http://golf.thrivefitnesscoach.com)

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

## IMPORTANT NOTICES & REMINDERS CONTINUED

Continued from page 19

### 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!

**Open to the Public**



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Daycare, After-school care & more!

**Kidz Zone - 9am-12pm, M-F**  
We watch your kids while you work out.

**1-MONTH TRIAL \$75\***  
SPECIAL RATES FOR CRHOA MEMBERS,  
SELECT EMPLOYERS & SENIORS  
Call Marlene at (775) 747-6006 or marlene@caughlinclub.com  
4100 Caughlin Pkwy • CaughlinClub.com  
\*First-time guests only. Expires 6/30/26



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## PATHS AND TRAILS

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

**Motorized vehicles, scooters, ebikes, etc. are not permitted to travel on the paths, trails or sidewalks in Caughlin Ranch HOA (this includes Village Green Park).**

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

## 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).

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## 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).**

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## Dive into Learning at Caughlin Club Kidz!



Ready to set sail on an early learning adventure?

Caughlin Club Kidz is now enrolling — and we’re making BIG waves in early childhood education!

Your little explorer will dive into hands-on learning, creative play, and a sea of fun in a safe, nurturing environment. Full-time and part-time programs available for ages infant to kindergarten.

*Let’s grow, learn, and make a splash — together!*



Spots are filling fast!

Call 775-747-6072 today.

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**2026 MEETING & OTHER IMPORTANT DATES**

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

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.

**MEETINGS**

**2026**

**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 5:00p.m. / Board General Business Meeting 6:00p.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](http://www.caughlinhoa.com)) for up-to-date information regarding Caughlin Ranch Meetings and Workshops. The Board of Directors' General Business Meeting Agendas are posted on the Caughlin Ranch website not less than ten (10) days prior to each meeting. Members may also call the Association office at: (775) 746-1499 or e-mail: [admin@caughlinhoa.com](mailto:admin@caughlinhoa.com) to obtain agenda copies. The CRHA office is located at 1070 Caughlin Crossing, Reno, NV 89519.

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

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

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

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

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

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

# EMERGENCY CARE That Stands Alone



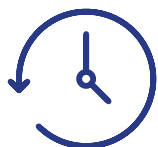
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*Your on-site treatment may include medications available right here.*



## CLOSE-TO-HOME CONVENIENCE

*Multiple ER locations throughout the Sparks-Reno area provide the care you need, where you need it.*



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



**AT McCARRAN NW**  
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. 264393761-4439469 4/26

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