



IMPORTANT HOA NEWS INSIDE!

JULY/AUG 2026

Caughlin

RANCHER

Magazine of the Homeowners Association

**CONCERTS ON THE GREEN
and Other Events**

p. 17

FIRE WISE COMMITTEE UPDATE

p. 11

**GM LISA NUNLEY
On-site Manager of the Year!**

p. 6

REPORT IRRIGATION LEAKS Call (775) 746-1499 anytime.

The *Connections* You Make Matter.

Your Neighborhood Experts For Over 50 Years



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



Isadora Wilson
(775) 770-0620
iwilson@dicksonrealty.com
NV lic#S.0201065



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



Diana Renfroe
(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
(775) 742-9442
mcpiercion@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
NV lic#S.172467

BOARD OF DIRECTORS

PRESIDENT
MICHAEL GINSBURG

VICE PRESIDENT
AL DENNIS

SECRETARY
JON ERICSON

TREASURER
STEVE BREMER

DIRECTOR
HARVEY MILLER

DIRECTOR
JEANNE NACCARATO

DIRECTOR
ALLEN BLACK

CONTACT INFORMATION

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION:
1070 Caughlin Crossing
Reno, Nevada 89519

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

OFFICE HOURS:

Monday–Friday 8 am to 5 pm

PUBLICATION PRODUCED BY



IN COOPERATION WITH THE
CAUGHLIN RANCH HOMEOWNERS
ASSOCIATION

FOR ADVERTISING INFO CONTACT:

Lisa Ericson — (775) 223-0008

Owner, CPM Services

Lisa@CPMreno.com

www.CPMreno.com

PUBLICATION DESIGN:

Jim Schneider - (916)-941-6830

info@rightangle.com



Mike Ginsburg

PRESIDENT'S CORNER

THE SHEEP ARE BACK!

We are experiencing another year of sheep grazing, maybe you have come across them on a walk or just out and about our great community. If you want to view the sheep or they just happen to be in your backyard, please remember to stay clear, watch for the electric fencing (You will only do that once!) and keep your dogs under control.

CONCERTS, BBQ AND MORE!

The summer concert series in the Village Green Park are back again this year and if anything like last year they will be packed. Please check out this year's line-up on page 17 of this publication — there's something for everyone! Remember to bring your blankets and/or low back chairs and stake out your spot. You can bring your own picnic dinner or enjoy something from the food trucks.

After the concerts are over in July, we have more fun community events scheduled, the annual homeowner's barbecue and a new event at the Farm Stand on Mayberry Drive in August, Oktoberfest celebration and the Annual Members Dinner in November. (see the full list of events in the calendar on page 16). At these events we like to giveaway raffle prizes. The money we raise from these raffles goes towards our "Caughlin Cares" charities while also giving away some great prizes. If you own a business and/or would like to donate some raffle prizes, please contact the HOA office at 775-746-1499.

WANT TO HELP YOUR COMMUNITY?

Ever had the dream of being on the Caughlin Ranch Board of Directors! We are always interested in adding members to the board who want to keep the Ranch running smoothly and looking beautiful. Elections are this fall. If you are interested in joining the Board, or one of our committees, please let us know.

SLOW DOWN AND ENJOY IT ALL!

Take a drive or ride up Caughlin Parkway on a weekend in the summer and you will see a line of parked cars by the ponds. People come to Caughlin Ranch to take photos for weddings, family photos and to enjoy our beautiful ponds and walking paths. People don't always look before stepping out of their cars or between parked cars. Please slow down, watch for pedestrians, and keep an eye out for our wildlife families (ducklings and goslings aren't known for their speed!). Stay safe and enjoy the great weather!

Mike Ginsburg

President

Caughlin Ranch Homeowners Association

IN THIS ISSUE

» President's Corner	3
» From the GM	4
» Sierra Nevada Ballet events.....	5
» Reno Gleaning Project.....	5
» Cover Story: Lisa Nunley	6
» Important Notices & Reminders	8
» Handy Phone List	10
» Fire Wise Committee Update	11
» Curmudgeon Corner	14
» Landscape & Maintenance Update	15
» CRHA Events Calendar	16
» Concerts on the Green.....	17
» Email Sign-up Form	20
» Meeting Dates	22

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:

GM Lisa Nunley poses by a Caughlin Ranch waterfall.

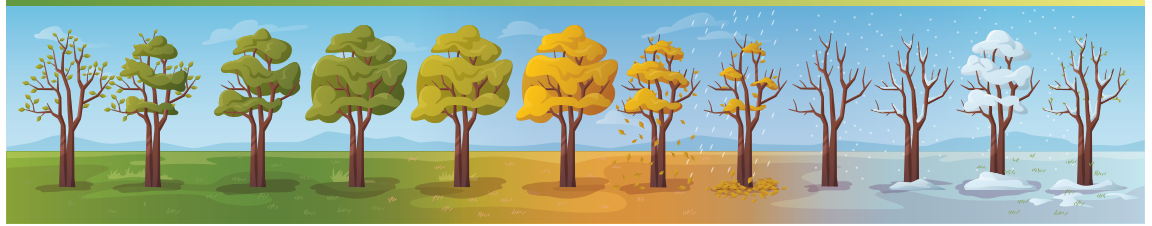
Story page 6.

Photo by Pete Rezac



Lisa Nunley
GENERAL MANAGER

FROM THE GENERAL MANAGER



Is it Spring? Is it Winter? Is it Summer?

I don't know about you, but it has been difficult to tell what season it has been the past few months! By the time you read this, however, it will most definitely be Summer!

And Summer at Caughlin Ranch HOA (CRHA) is always memorable.

WILD FIRE MITIGATION

The sheep and goats returned to Caughlin Ranch HOA (CRHA) during the last week of May, and they are busy reducing the wildland fire fuels in the community's common areas, especially those areas adjacent to U.S. Forest Service land. They will be onsite for 30-45 days in various locations. We need everyone's help to ensure this is another successful effort. **What can you do?** Give the animals space, ensure your pets are on a leash, especially if you are anywhere near the grazing areas, and please pay attention to signage.

On this topic, the CRHA Board has appointed a Fire Adapted Community/Fire Wise Committee. This committee is made up of homeowners, board members and staff and are working on tasks to move the Association forward with a goal of becoming a Fire Wise community. A brief committee update report is located on page 11. Please take a moment to read what members of your community are doing to help mitigate the fire threat to your neighborhood and how you, too, can help!

A few other items of interest are:

- The Association's office staff continues in its efforts to update the email authorization list. If you haven't already done so, please be sure to fill out a new Email Authorization Form (located in this publication) and return it to the HOA office. We are looking to decrease mailing costs, especially with the Annual Mailer in early November, and increasing our numbers on our email list will definitely help!
- The Board of Directors recently approved the annual reserve study updates (without a site visit). This is an important piece of the annual budget preparation. Many thanks to the Finance & Budget Committee for meeting to review and recommend approval of the studies.

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

In closing, please take some time to read through this edition of the Caughlin Rancher. You will learn about "Important Notices & Reminders," meeting dates, landscaping updates, interviews with the people of Caughlin Ranch, and upcoming CRHA Events!

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

Best,

Lisa Nunley

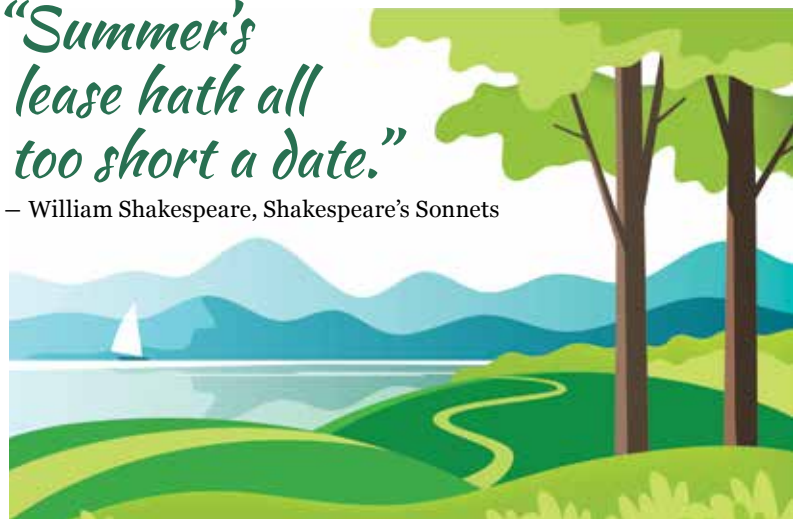
Lisa R. Nunley, CMCA, AMS, LSM, PCAM

General Manager

Nevada Certified Supervising Community Manager

*"Summer's
lease hath all
too short a date."*

– William Shakespeare, Shakespeare's Sonnets



ARE YOUR TREES PRODUCING MORE FRUIT THAN YOU CAN EAT?

CHECK OUT THE

RENO GLEANING PROJECT



ABOUT

The Reno Gleaning Project picks excess ripe, edible fruit not used by its grower. Tree caretakers may contact us at the first sign of ripeness. We will arrange to collect fruit on a first call, first served basis. Don't wait too long, fruit that is firm is best for donation!



DONATE

Donate to local non profits that feed the community. A large tree can produce 200-1500lbs of beautiful fruit. We support the work of The Boys and Girls Club, the Eddy House, Big Brothers Big Sisters, Bristlecone, Hands of Hope, Food Bank, Reno Initiative for Shelter and Equality, Saint Vincents, Reno Sparks Gospel Mission, Community Health Alliance and many more.

HELP

You can help! Grow for The Reno Gleaning Project! Water, prune and clean under your tree. TMWA has resources to help you care for your tree! Is your fruit almost ready to eat? Request a glean! Click the request service button and fill out the form. The Reno Gleaning Project will receive your request and assign the next available picker.

REQUEST PICKING

Requests accepted up until September 15th

For more information visit renogleaningproject.org



Sierra Nevada Ballet

CALENDAR EVENTS



For more information on all events, go to: www.sierranevadaballet.org

Free Artown Performance at Bartley Ranch – July 5, 2026

Enjoy stunning dance, new contemporary works, and a performance by international tap star Sam Weber during Sierra Nevada Ballet's FREE concert at Bartley Ranch on July 5th. This incredible performance features Cami Thompson and the Cami Thompson Trio, a sneak peek of their 25th Anniversary season, musicians from the Steinway Piano Society, and more.

Coppelia – July 25 – Aug 1, 2026

Sierra Nevada Ballet presents Coppelia, a hilarious classic ballet about a man who falls in love with his invention. This flagship production of SNB's 25th season is based on E.T.A. Hoffman's story and tells a tale of sneakery, imaginary magic, and drifting love. Choreographed by Rosine Bena and Ananda Bena-Weber, Coppelia features beautiful sets and costumes, and a cast of over 40 dancers. Three performances only:

July 25, Pioneer Center for the Performing Arts, Reno.

July 27, Sand Harbor, Lake Tahoe Shakespeare Festival.

August 1, Carson City Community Center.

For more information go to: hello@sierranevadaballet.org.

Sierra Nevada Ballet is a 501c3 organization

On the Home Front

HOA General Manager Lisa Nunley is committed to listening, problem-solving, and strengthening this close-knit community.

Written by Jessica Santina



Lisa at her desk in the HOA office



Lisa with her parents in Seal Beach in 2016

For a lot of people, the term “HOA” evokes images of arbitrary rules and nasty-grams sent from some office across town. But here at Caughlin Ranch, General Manager Lisa Nunley is quietly rewriting that narrative. Drawing on a long career in real estate and community associations, she focuses on listening, problem-solving, and seeing big projects — from defensible space grazing with sheep and goats to building bridges (literally and figuratively) — through to fruition, all while keeping homeowners at the heart of every decision.

Movin’ On Up

The youngest of four children and a Southern California native, Nunley’s career in neighborhood housing stretches back to the early ’90s, when she and her former husband moved to Santa Barbara and she took an on-site position at a Section 8/202 cooperative — a community designed for low-income seniors, many of whom had disabilities. Nunley and her husband lived on site for seven years — she as administrator, he in charge of maintenance.

But Nunley has had family connections in Reno for many years, even spending a bit of time living in the area in the early ’80s, so in 2000, she felt drawn to return. Once here, she took a position with NAI Hale Day Gallagher Commercial Properties, an area real estate brokerage, which helped her to obtain her real estate license and commercial property management certificate. That was followed by a stint with the developer of Somersett Owners Association in West Reno — and that’s where she started learning, and loving, the nuances of homeowner associations.

It was during her time with Somersett when she met Michele Attaway, a local Realtor who at the time was part of the Somersett real estate development team. It was Attaway who saw something special in Nunley and suggested she obtain her Community Association Manager (CAM) license. That led to a 14-year career with Associa, a large national firm that oversees community homeowner associations all over the country. She thought she’d finish her career with Associa until the position of Caughlin Ranch HOA General Manager became available in 2021. Hopeful she would be considered, she submitted an application and was hired in December 2021.

Part of the Community

Since joining Caughlin Ranch HOA nearly five years ago, the aspect of her work that she loves most is the close relationships she shares with the HOA’s small staff, the board, and the homeowners in the 30 neighborhoods comprising Caughlin Ranch HOA. Unlike many other HOAs, which are managed by people in off-site offices who rarely have even stepped foot in the communities they manage, Caughlin Ranch HOA is a different breed.

“We’re unique primarily because we’re self-managed; we have our own employees, whereas so many other associations in town are managed by management companies, which have vast portfolios,” Nunley explains. “When I was at Associa, for example, I had up to 11 associations at one time. I don’t think you can give the good customer service you want to offer that way. You’re just doing the minimum because you’re spread so thin.

“And people here can just come in, Monday through Friday, 8:00 to 5:00. We have a 24-hour answering service for emergencies. All the members of the board live here. And, of course, it’s so beautiful here, but it’s so spread out, with neighborhoods by the river all the way up along the foothills, so it’s very diverse. Sometimes it’ll be dry and sunny in one place and snowing in another.”

All of this means that every day, Nunley’s job is different from the day before. Although she works throughout the year to manage the budget, make sure the HOA is in compliance with NRS statutes, and works with the Board to protect and enhance property values, she may also be seen walking the community, preparing for Board meetings or even helping organize the many popular community events. She also spends time corresponding with homeowners, either by email or phone, or interacting with them when they drop by to discuss payments or home or community concerns.



With family at a Cleveland Browns game in 2022

In fact, Nunley and her staff make a point to always remember that every email, phone call, and “issue” is coming from someone’s home. “When people [reach out to us], it’s about something that’s personal to them,” she says. “I take great pleasure when someone calls or comes in and they’re upset, and I can sit with them and listen to them, and by the time they leave, hopefully they’re not upset anymore. That’s really satisfying.”

Another satisfying part of this job for Nunley is seeing major projects come to fruition. One of these is visible this summer: the flocks of sheep and goats that have been brought in to clear the acres of defensible space in the interest of fire prevention (see our cover story, “Fighting Fire with Flocks,” in our May issue). Another is the new bridge built over Alum Creek, to replace the deteriorated concrete walking path over the creek. Because it was built over a U.S. waterway, multiple government entities had to be involved in the project — a monumental undertaking.

For her hard work and accomplishments, Nunley was recently recognized by the Nevada Chapter of Community Associations Institute (CAI) with the 2025 Northern Nevada On-Site Manager of the Year award. She also serves on the CAI’s Nevada Legislative Action Committee and the Northern Nevada Education Committee.

But when she’s not at Caughlin Ranch, Nunley and her second husband of 19 years, Delbert, live in Spanish Springs and enjoy spending time together, traveling and wine tasting (a passion for them both) and watching sports (“I’m a lifelong Dodgers fan, and a Cleveland Browns fan by marriage,” she says). She also makes time whenever she can to spend time with her best friend since 1980, Nancy Jo; her own Reno-based nephews, all of whom serve people in their communities — one is a social worker, one is an MD, and the other an epidemiologist; and with Delbert’s daughter, Jennifer, and her family in Ohio (she is extraordinarily proud of her two granddaughters, Mallory and Alyssa).

And Nunley still looks forward to coming to work each day. “This is a career, not just a job,” she says. “And I’ve never had a day when I’ve gotten up and thought, ‘Oh, I don’t want to go to work.’ Which is telling, and some days aren’t easy, but we all pull together and get through it.”



Lisa receiving her CAI award in February of this year

LAKE TAHOE Shakespeare FESTIVAL

MACBETH
Shakespeare's Towering Tragedy
By William Shakespeare | Directed by Sara Bruner

Through August 23
(Showcase Series: Through August 24)
Sand Harbor
Lake Tahoe Nevada State Park

The HEART of ROBIN HOOD
A Timeless Tale of Adventure
By David Farr | Directed by Jaclyn Miller

LakeTahoeShakespeare.com | 800.747.4697

Generous Support Provided By:

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

Continued on page 9

AAHA ACCREDITED
The National of Veterinary Accreditation

BEST of SIERRA NEVADA
GOLD WINNER
HEND | LAKE TAHOE | CARSON CITY

Dr. Moore and Dr. Johnson proudly serving the community with care and expertise for over 40 years.

MONTE VISTA ANIMAL HOSPITAL
EST. 2020

Exceptional Care. Always.

Montevistaanimalhospital.com | 9790 S. McCarran Blvd., Reno | 775-870-1800

YOUR PARTNER IN EVERY PHASE OF HOME OWNERSHIP

HELPING YOU INVEST, LIVE AND GROW IN CAUGHLIN RANCH

jburke@allwestern.com
775-848-4166

Jennifer Burke
Mortgage Advisor | NMLS 1625265
All Western Mortgage

AWM | ALL WESTERN MORTGAGE

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.

IMPORTANT NOTICES & REMINDERS CONTINUED

Continued from page 8

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.

At this time, all walking paths/trails within CRHA are open to the public per an Agreement with Washoe County. And all CRHA-owned 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.

It's Margarita Season!
Buenos Grill
Baja-Style Taqueria
Open 7 Days
Happy Hour Daily 3:30-5:30
775-787-8226 BUENOSGRILL.COM
AT MAYBERRY LANDING (MAYBERRY & M^CCARRAN)

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.

Continued on page 12

SKINGISBELIEVING
SPORTS & COMMUNITY SERVICE
SUMMER CAMP
RENO & CARSON
JUNE 8 - AUGUST 7

- TENNIS
- GOLF
- FOOTBALL
- SWIMMING
- ROPES COURSE
- WATER POLO
- VOLLEYBALL
- FENCING
- YOGA
- ROCK CLIMBING
- COMMUNITY SERVICE
- OUTDOOR EDUCATION

CAMPS AVAILABLE FOR AGES 5-14

WWW.SKINGISBELIEVING.ORG
775-525-0995
INFO@SKINGISBELIEVING.ORG



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	Washoe County	775-954-4601 #1
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!)



PHANTOM
SCREENS

The invisible screen door that appears only when you need it
Let the fresh air in—Keep the bugs out!

Retracting screens to fit almost any size and type of door including:

- Single Doors
- French Doors
- Motorized Screens
- XL Captured Edge Screen for Large Openings

ARGENTA PHANTOM SCREENS
Call Doug at (775) 250-4392 | www.phantomscreens.com
*OFFER EXPIRES 9/30/26. MUST INSTALL BOTH SCREENS IN ONE VISIT.



Motorized Screens

Buy 2 Screens & Save \$40!*



XL Captured Edge Screen

Fire Adapted Community/Fire Wise Committee Update



The Fire Wise Committee was appointed at the Board's January Board Meeting, with a few additional members added since then. A meeting with the committee, staff and local fire prevention representatives was held on April 29, 2026. Goals and an action plan were discussed, and steps are being taken to move forward with obtaining the Fire Wise designation. The Fire Adapted Communities application is nearly complete.

All Homeowners are encouraged to participate by requesting a property inspection from the Reno Fire Dept (if you live in the City of Reno) or Truckee Meadows Fire Prevention District (if you live in Washoe County). Requests may be relayed through the office by emailing gmnunley@caughlinhoa.com. Include your name, address, email address and phone number. GM Nunley will send your request to the Reno Fire Dept or TMFPD.

Please visit the website to view the board-approved Community Wildfire Prevention Plan (CWPP) for information specific to Caughlin Ranch HOA and to view the Evacuation Plan included near the end of the document. This plan was developed by Tray Palmer (former Fire Chief of the Reno Fire Dept and the HOA's wildfire prevention specialist) and approved by the Board as well as representatives of local fire prevention agencies.



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 into your busy lifestyle.

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

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

Continued from page 9

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 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

Continued on page 13

THE TRUSTED LAW FIRM OF NORTHERN NEVADA

VILORIA, OLIPHANT, OSTER & AMAN L.L.P.
Attorneys and Counselors at Law
775.284.8888 | www.Reno.Law

IMPORTANT NOTICES & REMINDERS CONTINUED

Continued from page 12

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
- 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

**July 9th @ 5:00pm / August 13th @ 5:00pm /
September 17th @ 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>

Continued on page 19



Mind
Over
Movement

 Pilates Studio
Strength • Focus • Balance

Summer Membership
3 Months Unlimited Classes
Save \$100
Book online

6135 Lakeside Drive, Ste. 103
MindOverMovement.com | (775) 287-4188

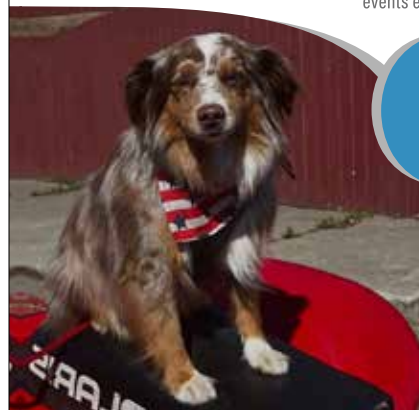
FOR YOUR HEALTH AND WELLNESS



Caughlin Ranch
Animal Hospital

FIREWORKS & THUNDERSTORMS CAN BE STRESSFUL FOR PETS

Loud noises, flashing lights, and unexpected storms can cause serious anxiety for many dogs and cats. The good news? You don't have to wait until your pet is terrified to help them. Safe and effective options are available to make stressful events easier for both you and your pet.



FREE FIRST EXAM

First Exam Free When Scheduled
by September 1st, 2026
Offer valid for new clients only.

SIGNS OF STRESS MAY INCLUDE:

- Hiding
- Pacing or trembling
- Excessive panting or drooling
- Barking or whining
- Trying to escape

Call today to schedule an appointment to discuss anxiety management and medication options before fireworks season and summer storms arrive.

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

Curmudgeon Corner

A.K.A. Get off my
lawn!



Love Thy Neighbor



We've all heard the phrase "love thy neighbor," but

let's be honest — sometimes simply knowing your neighbor is a solid first step. Neighbors can be incredible assets. They're the folks closest to you when you need a hand, a tool, a cup of sugar, or someone to let the dog out when you're stuck at work. And if you're out of town, a good neighbor is better than any security system — they'll notice if a moving van pulls up while you're supposed to be sipping margaritas on a beach.

In my line of work with new development, I see firsthand how important neighbor relationships really are. You'd be amazed how many dream homes get delayed — or completely landlocked — because two neighbors

never had a simple conversation about an easement. A five-minute chat could save months of frustration, legal fees, and a few gray hairs.

We see the same thing in our Caughlin Ranch board meetings. Most complaints come down to one neighbor being irritated with another: tree branches over the fence, paint colors, noise, or just plain lack of communication. And then, of course, there are the neighbors who never emotionally graduated from high school. You know the type — the ones who treat gossip like a competitive sport. They gather in little clusters, swapping stories, spreading half-truths, and creating drama faster than you can say "group text."

If you've ever been the target of that kind of neighbor, you know how exhausting it can be. Once someone decides that tearing others down makes

them look better, there's no stopping them. But here's the good news: you don't have to buy into any of it.

Go meet your neighbors. Have a real conversation. Learn who they are instead of relying on someone else's "creative storytelling." My bet? You'll find that most people are genuinely good — quirky, sure, but good. And they're your neighbors. Getting to know them strengthens not just your street, but our entire community.

So, let's look out for one another. Let's communicate. Let's be the kind of neighborhood people brag about living in. After all, we're already in the best one around, we might as well act like it.

Mike Ginsburg

CRHA President
Neighborhood Curmudgeon

**ABOVE
AND
BEYOND™**

THE ULTIMATE INTERACTIVE FLIGHT EXHIBITION

PRESENTED BY **BOEING**

**YOUR MISSION DATES
MAY 30 – JAN. 10**

THE Discovery
Terry Lee Wells Nevada Discovery Museum

**498 S. CENTER STREET
DOWNTOWN RENO**

CALL **775.786.1000**

VISIT **THEDISCOVERY.ORG**

FOLLOW US



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 June*

- Seasonal crew started on 3/30/26
- Started normal weekly mowing schedule on 5/4/26
- Defensible Space cleanups started on 5/6/26
- The sheep arrived 5/26/26
- Refreshed the baseball diamond in Village Green Park
- Cleaning up and refreshing after mainline repair in Village Green Park
- Irrigation system is on throughout the Ranch and is checked and adjusted weekly
- Irrigation pump system is on and checked and adjusted weekly
- Steamboat Ditch opened April 30th
- Spring flowers have been planted
- Removed 20 dead trees throughout the Ranch
- Repaired Village Green monument sign
- Added 2 more trash cans with doggie bags stations
- Graffiti removal throughout the Ranch is ongoing
- All 3 Parks are inspected and cleaned daily

Special Projects:

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

Village Green Park Playground Repairs:

- As of 05.27.2026, the Orbit Spinner manufacturer reports that production on the repair parts is almost completed and they anticipate shipping to Caughlin Ranch HOA in mid-June with repairs completed by the end of June.

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.



The Solace Tree
Center for Loss, Grief, and Support
a 501(c)3 non-profit organization

- Adult Zoom Meetings
- Community Bereavement Response and Support
- High school and college internships
- Child/Teen Grief Camp
- Grief Education and Training
- Child/Teen Support Groups
- Family consultation and support for illness and cancer care
- Peer support groups
- Suicide support groups
- Volunteer Training

Celebrating 24 Years of Grief Support

DONATE • SUPPORT • VOLUNTEER

www.solacetree.org • 775-324-7723



**CAUGHLIN RANCH HOA
GET TOGETHER**

at the
MAYBERRY DRIVE FARM STAND

3295 Mayberry Drive

Date: TBD

Mix and mingle with your neighbors while enjoying refreshments, touring the farm, or buying some locally grown produce! Parking is available along Mayberry Drive, but walking/biking is encouraged!

Reno Food Systems Farm Stand is open to the public every Sunday, 3-7pm from April to October featuring locally grown produce, vegetable starts and nursery plants. Dried and fresh herbs and select teas. U-Picks, farm animal visits and more! renofoodsystems.org

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

Look for e-blasts to come with date and time. For more info:
(775) 746-1499 or
events@caughlinhoa.com

2026 CRHA Events Calendar

Event	Date	Location	Time
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	TBD	Farm Stand 3295 Mayberry Drive	6:00 pm to 8:00 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	Skyline Kitchen & Vine	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



Complete Automotive Repair

- Expert Air Conditioning Service & Repair
- Tires, Brakes and Alignments
- Shuttle Service
- Scheduled Maintenance
- Complete Automotive Service

We have the same day friendly service
with experienced and trained mechanics
all in a clean facility.

Gregsgarageinc.com
775-324-0911 410 East 6th Street





artown

&

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

present

Concerts on the Green at the Village Green Park

Sponsored by

DICKSON
REALTY

VILORIA, OLIPHANT,
OSTER & AMAN LLP.
Attorneys and Counselors at Law

ELECT
JENNY DIANE
HUBACH
RENO MUNICIPAL COURT
DEPT. ONE



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

NO HIGH-BACK CHAIRS ALLOWED IN THE BOWL!*

July 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.*

Your Trusted Real Estate Advisors

50 Years Combined Experience
Serving Caughlin Ranch

DICKSON
REALTY



BARTLETT
Kathie
775.741.5675
NV Lic# S.60976



MINOR
Marilyn
775.742.1280
NV Lic# S.41280

EXPERIENCE MATTERS



Welcome to Aspen Pediatrics!



NOW ACCEPTING NEW PATIENTS



Rotem Elitsur-Fitzpatrick MD



Krista Colletti MD



Meredith Reynolds MD



Fannie Fang MD



J'Nae Soule PNP, CLC



Sarah Stanko MD

4797 Caughlin Pkwy • (775) 322-1880 • aspenpediatrics.net



FREE WHITENING FOR LIFE!

Get a complimentary teeth whitening kit, a \$350 value, with completed new patient exam, cleaning and x-rays. Keep your 6-month recare visits and you will receive additional whitening gel annually for the rest of your life as our patient! Call us today or use our online appointment request form to schedule your appointment.



DIVINE
 DENTAL SMILE

Monica Lee, DDS

6310 MAE ANNE AVE. RENO, NV 89523

775.787.2600 • www.divinedentalsmile.com

MOST INSURANCE ACCEPTED

IMPORTANT NOTICES & REMINDERS CONTINUED

Continued from page 13

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 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.

From July 2025 to April 2026, CRHA food donations totaled 1,101 lbs of food (which equals 917 meals)!

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.

These are just a couple of the programs that Caughlin Cares donates to. We also have the Angel Tree program in December and a sock drive in October. 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!



UPCOMING COOKING CLASSES

Visit nothingtoit.com for dates and information

- July 10** Mediterranean Grill
- July 15** Summer in Provence
- July 17** Grilling Fish & Seafood
- July 18** Culinary Boot Camp
- July 22** Youth Summer W/S
- July 23** Youth Summer W/S
- July 24** Date Night - Italian
- July 29** Cast Iron Cooking
- July 30** Japanese Grill
- July 31** Gumbo, Jambalaya & Beignets
- Aug 1** Summer Baking W/S
- Aug 6** Grills Night Out - Summer Entertaining

W/S=Workshop

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

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

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



Dear Caughlin Ranch HOA Members:

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

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

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

AUTHORIZATION TO SEND NOTICES VIA ELECTRONIC MAIL

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

OR

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

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

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

MEMBER NAME: _____

CONTACT NO’S. Home: _____ Mobile: _____

CAUGHLIN RANCH STREET/PROPERTY ADDRESS: _____

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

HOMEOWNER SIGNATURE: _____ Date: _____

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

Important Request to All Homeowners

RE: Email Form

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

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

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

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



SENIOR PICTURES
WITH
PERSONALITY



CALL OR TEXT 775-247-5890
PETE@PETEREZACPHOTOGRAPHY.COM



BE AWARE. BE PREPARED.



This is what we do
NV Energy

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](https://www.nvenergy.com/GreenCross)
- Find additional outage preparation tips at [nvenergy.com/outageprep](https://www.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](https://www.nvenergy.com/PowerSafeNV).

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

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)

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.

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.



ABOVE THE EXPECTED

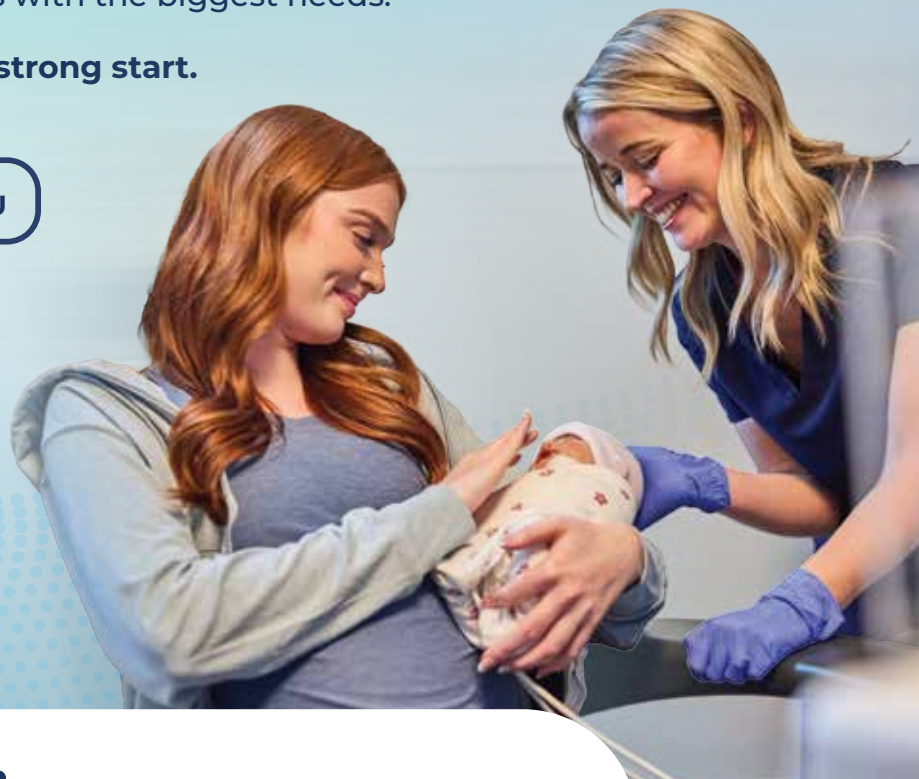
**LEVEL III NICU WITH ADVANCED CARE,
FOR OUR TINIEST PATIENTS.**

Sierra Medical Center, An Extension of Northern Nevada Medical Center, now features a Level III NICU for premature and newborn infants facing a variety of health challenges.

We've combined advanced technology with neonatologists onsite 24/7 to care for our tiniest patients with the biggest needs.

Because every infant deserves a strong start.

Learn more at NNSIERRA.COM/NICU



**Sierra
MEDICAL CENTER®**

An Extension of Northern Nevada Medical Center

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. 264393761-4439720 6/26



THRIVE FITNESS

FEEL STRONGER. MOVE BETTER. LIVE FULLER.

AGING IS INEVITABLE. WEAKNESS IS NOT.



At Thrive Fitness, you get a trainer who works exclusively for you:

- 16 years of experience training adults 40+
- Functional Aging Specialist
- Corrective Exercise Specialist
- Titleist Performance Institute Certified
- Certified in Dr. Stacy Sims' menopause-specific training protocols – built for women navigating perimenopause and menopause
- Private, boutique gym – no crowds, no intimidation
- Every workout tailored to you, every single session
- Personalized programming designed to maximize your results



"I cannot say enough positive things about working with Daniel. As a woman dealing with a severely bad back and diabetes, I was hesitant to start any exercise program. But from day one, Daniel took the time to understand my unique health challenges and crafted a personalized fitness plan that was safe, supportive, and incredibly effective. Daniel has truly changed my life."

- Allison Miller



"Daniel is an incredibly skilled trainer who walks his talk and thoroughly understands how to train mature bodies effectively and efficiently."

- Meredith Martin



"I started working out with Daniel after getting tired of living with my autoimmune disease. I was 258 pounds when I started, now I'm 215."

I thought I couldn't do it. Daniel showed me I could."

- Mitchell Bodnar

Private Fitness Coaching for Caughlin Ranch Adults Who Expect More



Call Daniel to Schedule Your Free Strength Vitality Blueprint Today!

775-386-2160 · www.THRIVEFITNESSCOACH.com