



IMPORTANT HOA NEWS INSIDE!

SEPT/OCT 2026

Caughtlin

RANCHER

The Official Magazine of the Homeowners Association

CULTIVATING COMMUNITY
Reno Food Systems'
Community Farm

story p. 6

JOIN THE BOARD!
Self-nomination forms inside

SAVE THE DATES!
Fall Community Events

p. 22

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NV lic#BS.13130



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



Kylie Keenan
(775) 846-9726
kkeenand@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
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

Caughlin RANCHER

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CONTACT INFORMATION

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION:

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Reno, Nevada 89519

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

OFFICE HOURS:

Monday–Friday 8 am to 5 pm

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FOR ADVERTISING INFO CONTACT:

Lisa Ericson — (775) 223-0008

Owner, CPM Services

Lisa@CPMreno.com

www.CPMreno.com

PUBLICATION DESIGN:

Jim Schneider - (916)-941-6830

info@rightangle.com



Mike Ginsburg

PRESIDENT'S CORNER

Concerts a Big Hit Once Again

As we wave a fond (and slightly sweaty) goodbye to summer, it's time to celebrate everyone who helped make our "Concerts on the Green" series a huge hit! As part of the Artown festivities, the Caughlin Ranch HOA hosted live music every Sunday at our beloved little amphitheater in Village Green Park. Record-breaking crowds showed up once again—clearly our community will never turn down good music, tasty food trucks, or an excuse to sit outside pretending we're at a much fancier festival.

Planning for next year's concerts will kick off early in 2027. If you or someone you know has a business that would love the exposure of sponsoring our event—with a booth right in the park—send them our way. Our sponsors are the reason we can keep the music playing!

Board Elections are Here — We Need You!

Now that fall is rolling in, this is crunch time for the Board and staff. We're diving into the 2027 budget, prepping for the annual Board election, and gearing up for the Annual Meeting—complete with a delicious Italian dinner at Pinocchio's. Yes, business and pasta can mix.

And speaking of the Board... WE NEED YOU! There are several positions up for election, and we know this community is bursting with talented, insightful, and occasionally opinionated residents (don't be shy—we see you). If you've ever wondered how the HOA works or think you have ideas to make it even better, now's your moment. The forms are in this issue of The Rancher—just fill them out and turn them in.

Keep Motorized Vehicles Off Trails & Grass!

A few reminders as we head into leaf-crunching season: motorized bikes, scooters, and skateboards are not allowed on trails or grassy areas. Pedestrians, ducks, geese, and wandering daydreamers simply can't compete with a zooming e-vehicle. If you're starting a fall yard project, please check with the Architectural Control Committee before making changes. It's much easier to get pre-approved than to hear the dreaded words, "You'll need to redo that."

Some Reminders ...

Lastly, please keep an eye on speed limits, keep dogs leashed, and enjoy the cool weather and beautiful colors. The Ranch has been busy with trail work, sheep grazing, street repairs, fresh paint, and landscaping—thank you for your patience as we keep our community beautiful.

Until next time, enjoy fall in Caughlin Ranch!

Mike Ginsburg

President

Caughlin Ranch Homeowners Association

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All articles and advertisements are the opinions and views of the author, and do not reflect the opinions or views of the Caughlin Ranch Homeowners Association, the Board of Directors, or the Caughlin Ranch staff in their capacity as employees of the Caughlin Ranch Homeowners Association.



ON THE COVER:

Joleen Cook (L.) and
Lyndsay Langsdale
(R.) pose with the
farm's resident dog,
Lefty. Story page 6.
Photo by Pete Rezac.



Lisa Nunley
GENERAL MANAGER

FROM THE GENERAL MANAGER

Is It Fall Yet??

It's a special type of torment, I think, to be required to write an article for the Fall edition of the Rancher when it is 102 degrees outside. It is 102 degrees outside. It is early August as I write this and, fortunately, the A/C is on and it's a comfortable 72 degrees here in the office. So, I can easily

imagine a cool fall breeze with the sound of crinkly leaves skittering across the parking lot.

A Re-Cap of Summer Activity

But before we talk about all things fall, let's recap what has been happening here at the Ranch during these late summer months.

Landscape crews have continued being busy performing defensible space work, assisting with the Village Green Park and other improvements, installing new plants, carrying out regular maintenance of the common areas, repairing and maintaining irrigation, and doing all the things that keep Caughlin Ranch HOA looking, well, downright picturesque.

A few other common area projects this year included:

- A complete replacement of the mainline in Village Green Park.
- Village Green Park is receiving a "facelift" with multiple improvements. The baseball diamond has been refreshed, a portion of the slope along the upper pathway has been rocked and new trees installed, the playground cabin received a new roof and coat of paint, and the worn out shrubs in the planter beds in the parking lot have been refreshed with new plants. At the July board meeting, the board approved a proposal to have the tennis courts repaired and resurfaced. We're hopeful this will be completed before the winter months.
- On-going tree pruning and tree removals continue throughout the Ranch.
- Outlet creek from gate 24 off Steamboat Ditch was repaired.
- The sheep and goats were welcomed back again this year, and they did a great job while they were here in June and July! The Board of Directors approved a contract with the same rancher who has previously brought his sheep and goats to graze portions of the Association's common areas for fire fuels mitigation purposes. We hope you enjoyed seeing them here just as much as we did.
- Asphalt maintenance of walking paths to take place in early fall.

Inside the HOA office we continue with our daily tasks such as assessment collection, compliance efforts, AR/AP, ACC coordination, Firewise Community coordination (see the update on page _____), homeowner communications, board meeting facilitation, community events preparation, and the list goes on.

It's Budget Time

We also know fall is fast approaching because it's budget development time. The Finance & Budget Committee and the Board of Directors will meet on August 20th to review the draft 2027 budget. The Committee will provide their recommendations to the Board who will conduct their final review and approval of the 2027 Annual Operating and Reserve Budgets during their September 30th General Board Meeting. The final budget will most likely include an assessment increase. This increase was anticipated given the increased costs of goods, services, utilities and payroll. Details of the 2027 budgets and anticipated assessment increase will be sent out in the 2026 Annual Meeting and 2027 Budget Ratification Notice which is sent to all homeowner members in late October. The Annual Meeting and Budget Ratification meeting will be held on November 18, 2026, following the Annual Members Dinner tentatively scheduled to be held at Pinocchio's Reno. We look forward to seeing you there!

It's Election Time

Once again this year, CRHA will be working with a third-party vendor to facilitate electronic/online voting for the Association's annual board elections. Please see the brief article in this edition for more information.

Speaking of the Annual Meeting, this edition includes everything you need to know about how to submit your name to be placed on the ballot for the Board of Directors. Please consider supporting your community and put your name on the ballot to run for the Board!

As always, there's a lot happening here at the Ranch! 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 special people of Caughlin Ranch, annual elections, and (most importantly) upcoming CRHA Events!

May the fall season bring you warmth and joy and all things beautiful -

Lisa Nunley

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

General Manager

Nevada Certified Supervising Community Manager

*"Every leaf speaks bliss to me,
fluttering from the autumn tree."*

— Emily Brontë

Architectural Control Committee Report

January 1 - June 30, 2026

To provide CRHA members with more information about the operations of Caughlin Ranch HOA, the Architectural Control Committee (ACC) provides the following recap of its actions and decisions for the period January 1, 2026, through June 30, 2026.

Beginning January 1, 2026, through June 30, 2026, a total of 202 applications were submitted and reviewed by the ACC. Of those submittals, 182 applications were approved as submitted, 11 were returned to the property owner with a request to resubmit with additional information, and 9 were denied.

Less than five percent of all applications submitted during the first six months were denied. And, in most cases, the applicants revised their plans and resubmitted them to the ACC for consideration.

The ACC meets twice per month on the 2nd and 4th Thursdays, except for November and December when they meet once per month.

If you wish to make any changes to the exterior of your property, including landscaping changes, please visit the website at caughlinhoa.com, under the Plan Review tab, and download the application. You may also contact Kim Teepe, the Association's ACC Coordinator, at kim@caughlinhoa.com, and she will walk you through the process to submit your request.

ACC APPLICATIONS JAN 1 - JUNE 30, 2026

Total Applications Submitted	Total Approved	Returned for More Info	Total Denied
202	182	11	9



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Cultivating Community

Reno Food Systems' Community Farm

Written by Jessica Santina
Photos by Pete Rezac

If you blink, you might miss the entrance to Reno Food Systems (RFS), the community farm on the corner of Mayberry and West McCarran near Caughlin Ranch. Only a little metal gate with a sign and an abundance of cheery, flowering native plants mark the entrance. Everyone's welcome. Follow the little path inside, and you'll immediately discover a wealth of offerings for community members that can nourish their bodies, minds, and spirits.

Seeds of an Idea

Before RFS ever existed, Jeff Bryant, former executive director of Urban Roots farm in West Reno, had an idea for growing the next generation of farmers in Nevada: the Polygrarian Institute, a 501(c)3 organization he established in 2016 to train farmers and promote farming. But when he left for a full-time role elsewhere, he needed someone to take over the nonprofit; he knew just the young farmer for the job: Lyndsey Langsdale, former owner of Lost City Farm, a one-acre Reno urban farm that had just been forced to close due to development.

"We went for a beer, and he said, 'Do you want to take over this nonprofit I just started?' And I said, 'Absolutely not. Never. Thanks for the beer, but that sounds horrifying,'" Langsdale laughs.

Ultimately, a handful of people went on to take the helm of the nonprofit, including Jolene Cook, a food and wellness specialist who at the time worked at Reno's Great Basin Community Food Co-op. She would eventually go on to become Reno Food System's director of community outreach.

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A Gift of Land

While most of the original 6,000-acre Caughlin Ranch property had been developed into the master-planned community we have today, those 30 acres on the corner of Mayberry and McCarran had been preserved by Betsy Caughlin Donnelly to ensure that some portion of it would remain undeveloped, open to the public, and protected for agricultural purposes. In the early 1990s, Donnelly donated that land, under the requirement that these conditions be upheld, to Washoe County, which had maintained it ever since.

In 2017, Washoe County Regional Parks and Open Space, which managed the 30 acres, was stretched too thin, due to limited staffing, to properly manage the Caughlin land; it agreed to award the Polygrarian Institute a five-year lease so that the nonprofit's team could take over the day-to-day maintenance of the property in a way that aligned with the land's designated usage. The team seized the opportunity and eventually extended its lease.

The founders changed the nonprofit's too-academic-sounding name to Reno Food Systems and opened a five-acre public demonstration farm on the newly leased property, where it would grow vegetables and offer internships to aspiring young farmers. But they needed a farm manager. Langsdale, despite her reluctance, still seemed like the ideal choice.

"Mike [Hafey, one of the founders,] said 'Just come to the property at sunset and stand in the field, then tell me you don't want to do this,'" Langsdale remembers. "And I did that, and something about this field at sunset is really special."

That plus the assurance that RFS would not be another casualty of development finally convinced Langsdale to come on board as executive director and farm manager. The team wrote for and received a \$15,000 grant to fund the farm's growth and maintenance.

RFS officially broke ground on the five-acre parcel and became an operational farm in 2018, offering educational programs and hiring its first three farmer interns, as well as a farm stand, where the produce and nursery seedlings grown would be sold to

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Continued from page 7

community members or donated to food pantries. Eventually, through two separate leases with Washoe County, RFS went on to manage all 30 acres, which includes the five-acre farm and the 15-acre pasture behind the farm where livestock graze.

And on this land, RFS fulfills an ambitious mission to fulfill four program areas: Land Stewardship, Food Equity, Education and Outreach, and Arts and Healing.

RFS Blossoms

In the five years since RFS began operating here, its growth has been extraordinary. “I claim that we’re the most diverse farm in Nevada,” Langsdale says.

Currently, under its Land Stewardship program, RFS grows 120 culinary and medicinal herbs; 25 to 30 different annual vegetable crops; fruit-bearing shrubs; roughly 100 fruit trees; and an assortment of pollinator and native perennial plants, including flowers. All are sold at the three-season farm stand, which the nonprofit strives to keep affordable and is open every Sunday from 3 to 7 p.m. Community members can also wander around the farm, enjoying the tranquility of blooming plants, or pay an \$8 U-Pick charge to pick their own flower bouquets. Volunteers are always invited to help out, and the public is welcome to ask for gardening advice or explore its on-site lending library full of gardening books.

Cook, who has always been passionate about holistic wellness and nutrition, sees the farm as an endless opportunity to educate the public about the various offerings at the farm — namely fresh produce, but also nursery perennials, native plants, and dried and fresh herbs — and how to use them, and, more broadly, about how our local food system works and what can viably grow here.

Ten percent of Washoe County is food insecure, Cook says, explaining that RFS gave 10,000 pounds of food last year to area food pantries and low-income seniors as part of its Food Equity program. The farm



donates one-third to one-half of what it produces each year to food pantry distribution outlets. And through its Together We Thrive initiative, RFS also prepares roughly 100 meals and snacks each week, delivering them to the Biggest Little Free Pantries.

Thanks to a grant from the City of Reno to reduce food insecurity and sponsorship from AARP, whose focus is helping people age well, Cook and other team members support seniors in a variety of ways—hosting monthly senior community gardening, nutrition, and cooking education workshops, through its Education and Outreach program. Another series of community gardening workshops is entirely free and open to all community members. And the farm welcomes school children for class field trips.

The same grant funding also enabled RFS to partner with the City of Reno to create a community garden at Paradise Park in north Reno, situated near fixed-income senior housing facilities. Seniors are given the opportunity to grow and tend their own plants, with RFS guidance. Some of that produce is donated to Reno Housing Authority as well as a free produce pantry that takes place every fourth Wednesday of the month during the growing season.



After noticing the healing power of the garden during stressful times — especially the pandemic — RFS established its Arts and Healing program, opening the farm up to the community as a space for creativity and healing.

“We do a whole Artown series of art at the farm,” Langsdale says. “We’ve had different group therapy sessions coming to meet here. We have an orchard in the back where there are big trees and lots of shade, and we



Bottom line: You're always welcome here, literally—the farm never closes.

“We’re trying to build a community food system, which involves way more than farming,” Langsdale says. “So we keep the gate unlocked. This is a public space, which is different from other farms. The second you put a lock on a gate, you’re excluding people. You’re saying, ‘This is for certain people, not for you.’ And from our perspective, knowing how to grow food is something that everybody needs to know and have access to ... To enable people to see active farming happen is our way of expanding our food system and getting people to understand how this works.”

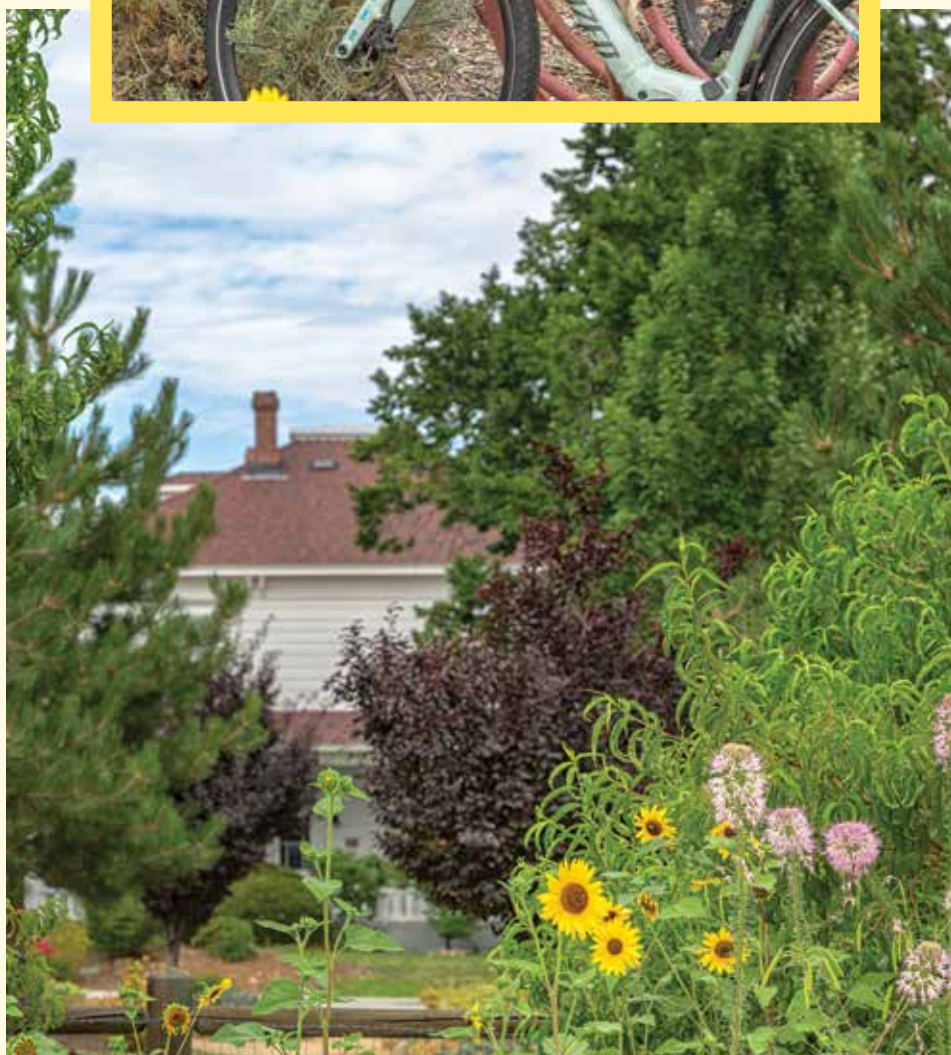
To learn more about RFS, visit www.renofoodsystems.org.



allow groups to meet there for free and use it for whatever they want.”

Even unofficial groups — multigenerational families who want to see the flowers or pet the animals — are welcome. In summer, Urban Roots farm hosted its kids’ camp at RFS. The farm even hosts a weekly yoga session in its orchard (just bring your mat to prevent bark splinters).

Most recently, RFS took out a lease on the Washoe County-owned pasture space behind the Caughlin Donnelly Park, which Caughlin Ranch residents frequently use as a public park for walking their dogs, riding bikes, and more. In alignment with its mission, RFS is working to regenerate the land, which had previously been overgrazed, by cultivating a riparian buffer zone with native plants to mitigate heat, increase biodiversity, and benefit the animals that will, eventually, be rotationally grazed on it. Additionally, through partnerships with several organizations, RFS volunteers conduct three community cleanups a year on the land, and it will rehabilitate the flood irrigation features on the property to more efficiently utilize Truckee River water and improve water quality. Langsdale wants to reassure the community that the land will remain open for public access, just like the rest of RFS.



IMPORTANT NOTICES & REMINDERS

CRHA SPEED LIMITS AND CROSSWALKS

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

PATHS AND TRAILS

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

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



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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.

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.

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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 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 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.

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Continued from page 11

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
- 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!

Continued on page 13

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Continued from page 12

CRHA Owner Orientation

WELCOME TO CAUGHLIN RANCH!

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**September 17th @ 5:00pm /
October 8th @ 5:00pm / November
12th @ 5:00pm**

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install/770456621](https://global.gotomeeting.com/install/770456621)**

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

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

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



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
- Find additional outage preparation tips at 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.

It's Board Election Time Again. Consider Getting Involved!

2026 Annual Election and 2027 Budget Ratification Meeting Notifications & Requirements

NRS 116 REQUIRES NOTICE be given to each unit's owner of their eligibility to serve as a member of the executive board (aka: board of directors). Such notice shall be given not less than 30 days before the preparation of a ballot. The 2026 Annual Election and 2027 Budget Ratification packet will contain several documents and notifications, the majority of which are required by NRS.

To fulfill eligibility notification requirements, the Candidacy Disclosure Statement provided by the NV Real Estate Division is included in this edition as part of the Board Candidate Nomination Form (BCNF). This Caughlin Rancher edition is scheduled to be received by local unit owners on or around September 8th. The BCNF must be returned by 4:00 p.m. on Wednesday, October 14th for candidates' names to be placed on the secret ballot (if a ballot is required). This process is explained further in the Annual Election Solicitation that follows.

Please take the time to review the 2026 Annual Election and 2027 Budget Ratification packet as soon as it arrives in late October. If a Secret Ballot is included, the deadline to return the secret ballot will be 11:00 a.m. on Monday, November 16th. (A Meet the Candidates Forum may be held at 5:00 p.m. on Thursday, November 5th).

This year, annual elections will be held electronically for homeowners who have provided the Association with their email authorization. Annual election/meeting packets will be sent electronically to those homeowners, and via U.S. Mail for those homeowners who prefer to receive a hardcopy and vote via the three-envelope process. More information regarding the electronic elections process will be sent by the vendor who will be facilitating the process.

If an election is needed, the 2026 Annual Election and 2027 Budget Ratification Meeting will convene at 12:00 p.m. on Monday, November 16, 2026, for the sole purpose of opening and tallying the remaining hard-copy secret ballots and verifying the receipt of the electronic ballots (and will recess once the ballots are counted). Whether there is an election or not, the 2026 Annual Election and 2027 Budget Ratification Meeting will be held at 6:30 p.m. (following the Annual Members' Dinner) on Wednesday, November 18, 2026. The meeting is tentatively scheduled to be held at Pinocchio's Reno and RSVP's are required.

NRS 116.31034 states in part: "7. If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is less than the number of members to be elected to the executive board at the election, the executive board may fill the remaining vacancies on the executive board by appointment of the executive board at a meeting of the executive board held after the candidates are elected pursuant to subsection 5. Any such person appointed to the executive board shall serve as a member of the executive board until the next regularly scheduled election of members of the executive board. An executive board member elected to a previously appointed position which was temporarily filled by board appointment pursuant to this subsection may only be elected to fulfill the remainder of that term."

NRS 116.31034 has provisions that became effective on October 1, 2015. "A person may not be a candidate for or member of the executive board or an officer of the association if: (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the board of directors or is an officer of the association; (2) the person stands to gain any personal profit or compensation of any kind from a matter before the board of directors of the association.

NRS 116.31031 "Power of executive board to impose fines and other sanctions for violations of governing documents; limitations; procedural requirements; continuing violations; collection of past due fines; statement of balance owed. 1. Except as otherwise provided in this section, if a unit's owner or a tenant or an invitee of a unit's owner or a tenant violates any provision of the governing documents of an association, the executive board may, if the governing documents so provide:(a) Prohibit, for a reasonable time, the unit's owner or the tenant or the invitee of the unit's owner or the tenant from: (1) Voting on matters related to the common-interest community. ..."

Therefore, please be advised that any CRHA member who has outstanding assessments, fines, and/or construction penalties may not be eligible to cast a vote in an association election.



CAUGHLIN RANCH HOMEOWNERS' ASSOCIATION

2026 ANNUAL ELECTION SOLICITATION AND 2027 BUDGET RATIFICATION

Caughlin Ranch HOA (CRHA) is soliciting Association Members to serve on the CRHA Board of Directors beginning in November 2026. If you are interested in serving your community, please complete and return the attached 3-page Board Candidate Nomination Form (BCNF) to the Caughlin Ranch office via mail, fax, e-mail or hand-delivery.

Address: 1070 Caughlin Crossing, Reno, NV 89519

Fax: 775-746-8649

E-mail: admin@caughlinhoa.com

The completed BCNF must be received in the Caughlin Ranch HOA office no later than 4:00 p.m. on Wednesday, October 14, 2026. Please contact the Caughlin Ranch office to confirm your BCNF was received. (Caughlin Ranch staff cannot be held responsible for documents which are not received.)

The completed BCNF forms will be sent to all CRHA Members in the 2026 Annual Election and 2027 Budget Ratification Meeting Packet.

There are four (4) positions open for the 2026 Election, all two-year terms. The Board Members whose terms expire in November are: Allen Black, Al Dennis, Jon Ericson and Harvey Miller. A total of seven (7) Board Members serve the Caughlin Ranch HOA community.

If more than four (4) candidate forms are received by members who are eligible to serve, the BCNFs and a secret ballot will be sent to all CRHA Members on or about Monday, October 19th. A Candidate Forum may be held at 5:00p.m. on Thursday, November 5th prior to the ballot deadline of Monday, November 16th at 11:00a.m.

If four (4) or fewer eligible candidates return a completed BCNF, no election or Candidate Forum will be held. CRHA Members will be advised in the 2026 Annual Election and 2027 Budget Ratification Meeting Packet that the Board Candidate forms received are enclosed and those candidates will be seated on the Board of Directors at the close of the 2026 Annual Election and 2027 Budget Ratification Meeting on November 18, 2026.

Board Members cannot be compensated for their time, there is no assessment discount, they are required to attend at least 3 meetings every-other-month in a calendar year, are expected to serve on at least one standing committee, and may be asked to serve as a liaison to a standing committee and/or as an Officer of the Board. They are required to agree to comply with all applicable federal, state and local laws and regulations, and the CRHA governing documents. They will be further required to be kept informed of laws, regulations and developments relating to common-interest communities, which means attending at least one (1) three-hour seminar each year.

Please consider providing the following voluntary information:

E-mail address: _____ Contact No: _____

Occupation: _____

Mailing address (if different): _____

Thank you for your interest in serving on the Caughlin Ranch HOA Board of Directors. Please contact General Manager Lisa Nunley at: gmnnunley@caughlinhoa.com or (775) 746-1499 if you require further assistance.

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

BOARD CANDIDATE NOMINATION FORM

This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for Caughlin Ranch Homeowners' Association has been scheduled for 11/18/2026. There will be 4 vacancies, Four (4) 2-year Terms. If you are a unit owner interested in running for the association's board of directors, please complete and submit the following information:

YOUR NAME _____

ADDRESS OF UNIT OWNED _____
(Street) (City) (State)

ELIGIBILITY (place 'T' for true, 'F' for false on the lines below):

- _____ I do not reside in a unit with, am not married to, am not domestic partners with, or related by blood, adoption or marriage to another person who is also a member of the executive board or is an officer of the association.
- _____ I do not stand to gain any personal profit or compensation of any kind from a matter before the executive board.
- _____ I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- _____ (Master Association) I do not perform the duties of community manager for the master association, or any association that is subject to the governing documents of a master association, nor does my spouse, parent or child, by blood, marriage or adoption.
- _____ In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit.
NOTE: If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

If you are deemed eligible, your name will be placed on the ballot and your disclosures (page 2) will be distributed to each member of the association. In order to complete the nomination process, you *must* complete and submit page 2 of this form.

The executive board has determined to use the "duly elected" process described below:

*NRS 116.31034(5)... "If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section; and (b) The nominated candidates shall be deemed to be **duly elected** to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15."* In this scenario, candidates may reside with or be related to another board member, unless one of them owns 75% or more units in the community and together these owners would constitute a majority of the board.

YOUR SIGNATURE _____ **DATE** _____

RETURN COMPLETED FORM TO Caughlin Ranch HOA, 1070 Caughlin Crossing, Reno, NV 89519
BY October 14, 2026 by 4:00 PM **(late or incomplete submissions will not be accepted).**

If you are deemed eligible and would like to communicate **campaign material**, other than the one page Candidate Informational Statement, directly to units' owners at your own expense, you can request to receive a list of mailing addresses in the community (not to include any names): in paper format at a cost not to exceed 25¢ per page for the first 10 pages and 10¢ per page thereafter; by compact disc at a cost of not more than \$5; or by email at no cost. At the time of request, you will be required to provide a signed written statement stating that you will not use the list of addresses for any purpose other than communicating campaign material. If you refuse to sign this statement, the association or its agent may refuse your request for addresses.

BOARD CANDIDATE NOMINATION FORM

This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.

A meeting of the units' owners must be held at least once each year, at which time ballots will be opened and counted to determine those elected to the executive board, or candidates will be deemed to be duly elected to the executive board. The annual meeting for Caughlin Ranch Homeowners' Association has been scheduled for 11/18/2026. The unit owner listed below submitted his/her nomination form and was deemed eligible to serve on the association's board of directors:

CANDIDATE NAME _____

As required pursuant to NRS 116.31034(9), please see the candidate's disclosure statements below:

REQUIRED DISCLOSURES

Please disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest if you were to be elected to serve as a member of the executive board:

Please disclose whether or not you are a member in good standing, meaning that you have no unpaid and/or past due assessments or construction penalties due to the association:

Not being in good standing or having a perceived conflict of interest does not make a candidate ineligible pursuant to Chapter 116. Pursuant to NRS 116.3103(1), however, "officers and members of the executive board are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation," and pursuant to NRS 116.31031(9), a member of the executive board cannot participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association.

Candidates further have the option to complete and submit a **Candidate Informational Statement** along with this form to provide voting members with additional information as to their qualifications and reasons for running. The informational statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information (see next page). Unless otherwise requested, this statement will be sent to unit owners before the election, at the association's expense.

BOARD CANDIDATE NOMINATION FORM

This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.

CANDIDATE INFORMATIONAL STATEMENT

Candidates have the option to use this space to tell units' owners a little bit more about themselves and why they should be elected to sit on the association's board of directors. This statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information. If completing by hand, please make sure the information is legible.

CANDIDATE NAME _____



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 August*

- Seasonal crew started 3/30/26.
- Normal weekly mowing schedule is on-going.
- Defensible Space clean ups are on-going.
- Fertilized for the second time this season.
- The sheep arrived on 06/02/26, completed their work and departed on 7/20/26.
- Crews refreshed the baseball diamond in VG Park.
- Irrigation system checked and adjusted weekly.
- Irrigation pump system checked and adjusted weekly.
- Replaced one of the irrigation pumps (Pump C).
- Summer flowers were planted in all the usual places.
- Amphitheater painted and 8 pine trees added for Concerts on the Green.
- A new fence was installed at the horseshoe pit area in VG Park.
- Removed 10 dead trees throughout the Ranch.
- Added 2 more trash cans and doggie stations.
- Graffiti removal throughout the Ranch is ongoing.
- All 3 Parks are inspected and cleaned daily.

Special Projects:

- Refreshing the VG Park landscaping.
- Remediation and replanting of common area near entrance to Whispering Canyon following a vehicle accident by street paving vendor.
- Upcoming for Fall/Winter:
 - Proposal requested from Bear Mountain Arborist to clean out tree canopies; 1-week project with 8 crew members. Proposal to be presented at September meeting.
 - Stump grinder purchase needed to address tree stumps in common areas. Proposal to be presented at September meeting.

Village Green Park Playground Repairs:

- The Orbiter play equipment in VG Park was repaired on June 30th.
- Log cabin playhouse in VG Park has a new roof and paint.
- Zipline repair proposal has been approved and now waiting for supplier to ship.

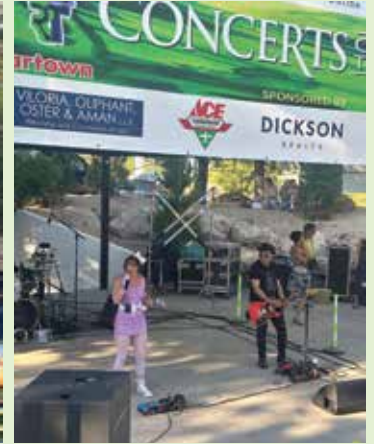


Photo by Lisa Ericson

MUSIC ON THE GREEN A BIG HIT IN JULY!

THANK YOU TO THE CAUGHLIN RANCH EVENTS COMMITTEE
AND ALL THE SPONSORS FOR MAKING IT HAPPEN!

Our concert series in conjunction with Artown was a big success again this year. We held a concert every Sunday in July from 6-8pm at the Village Green Park Amphitheater. Thousands showed up to enjoy the music and food trucks.



RENO FOOD SYSTEMS MAYBERRY FARM OPEN HOUSE FOR CAUGHLIN RANCH RESIDENTS

Dozens showed up for this new event on Sunday, August 2nd. Attendees were able to take a tour and learn all about what's happening on the farm while also enjoying ice cream and refreshments.



★ **ELECT** ★

JENNY DIANE HUBACH

★ **RENO MUNICIPAL COURT JUDGE, DEPT. 1** ★

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as an attorney practicing
in our courts system



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as Judge Pro Tem

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Vote JENNY DIANE HUBACH

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2026 CRHA Events Calendar

Event	Date	Location	Time
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	Pinocchio's	5:30 pm to 6:30 pm
42nd Annual Members Meeting & 2027 Budget Ratification	Wed. Nov. 18th	Pinocchio's	Beginning at 6:30 pm



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QUESTION:

Can I fish in the ponds in the Caughlin Ranch Homeowners Association?

ANSWER:

NO! Fishing is not permitted in any of the ponds owned and managed by the Caughlin Ranch Homeowners Association.

The rule states: “Hunting, boating, swimming, ice skating, and walking on the ice of common area ponds shall not be permitted within the Community. Fishing of any kind shall not be permitted. Trapping of any fish, crustaceans, turtles, or wildlife, etc., shall not be permitted.”



WHY?

- **Ecological Purpose:** The fish in the ponds serve an important job by controlling the local mosquito population.
- **Safety:** The ponds are muddy/mucky and people, especially smaller humans, may become stuck if they wade even a short distance into the ponds.
- **Coexisting Wildlife:** Ponds are home to fish, turtles, koi, and crawdads that are meant to be viewed in their natural habitat rather than targeted for catch or removal. Be kind – just enjoy observing the wildlife that visit the Ranch.



COOKING CLASSES

Sept. 3	Paella
Sept. 9	Weeknight Sheet Pan & Skillet Meals
Sept. 10	Tucci's Italy
Sept. 15	Teens Cook!
Sept. 16	Kids Cook!
Sept. 16	Knife Skills
Sept. 19	Cooking for One or Two
Sept. 23	Taste of Southern Italy
Sept. 24	Taste of Portugal
Sept. 25	Taste of Thailand
Sept. 26	Sauce Workshop

UPCOMING CLASSES

Ravioli
Paris Brunch
Sushi
Autumn Soups & Breads
Pho & Spring Rolls
Taste of San Sebastian – Pinxtos
Artisan Bread
Taste of Tuscany
Ramen & Asian Dumplings
Pie Workshop
Taste of Northern Italy
Entertaining with Appetizers
Date Night – Pre Holiday

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

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)!

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. In December 2025 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.

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Attorneys and Counselors at Law

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CARES

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)**. This year we collected more than 40 backpacks plus grade-appropriate supplies to fill most of the backpacks. This is the second year CRHA has held its own school backpack drive, and we hope to continue the tradition and exceed our goals next year.

In closing, please consider participating in the Caughlin Cares program. We have multiple opportunities throughout the year for you to give to those who need some extra help. Thank you!

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Curmudgeon Corner

A.K.A. Get off my lawn!



WILD KINGDOM?

As I've mentioned in past Curmudgeon Corner ramblings, you all know I'm pretty active—some might even say overly active, but I choose to hear only compliments. Between biking, running, and being dragged around by the dogs (they insist it's "walking"), I've had a front-row seat to the full Caughlin Ranch experience. And let me tell you, sometimes it feels less like a neighborhood and more like a mildly chaotic nature documentary where I'm the underprepared host.

Take the Steamboat Ditch Trail, for example. Over the years, I've seen enough wildlife to qualify for honorary park ranger status. There was the time I spotted what I thought was a large dog about 50 feet ahead. I glanced left to find the owner, glanced right to check the dog again, and—surprise! — It was a bear. A very large bear. A bear who, thankfully, seemed far more interested in being a bear than in whatever I was doing. That

was the day I realized my vision may need some professional attention.

Then there was the "small dog" I watched gracefully leap across the ditch. Adorable, I thought—until it wasn't. Because small dogs don't usually have tufted ears and the attitude of a seasoned predator. Nope. Bobcat. And as I passed, it crouched and stared at us with the kind of intensity that made me pick up the pace just enough to not look like prey but not enough to seem rude.



We've had plenty of deer encounters too, but my all-time favorite moment was when my six-month-old puppy, still figuring out her legs and the general concept of existing, ran full speed into the side of a baby fawn. Both froze, eyes wide, like two kids caught misbehaving—then bolted in opposite directions. I think they're both still embarrassed.

But the real magic? Fall. I would stack Caughlin Ranch's autumn colors against any state—yes, all of them. From the ditch trail, the whole place turns into a patchwork of reds, golds, and oranges so beautifully it stops me mid-run. And just as I'm having a peaceful, reflective moment, the dogs remind me that squirrels exist and off we go again.

Mike Ginsburg

CRHA President
Neighborhood Curmudgeon



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Below are the dates for the 2026 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2026 Annual Members/2027 Budget Ratification Meetings. An updated meeting notice which will include the details on how upcoming meetings will be conducted (in-person and/or virtually) will be posted on the Caughlin Ranch website at: www.caughlinhoa.com.

MEETINGS

2026

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) 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.



Have you ever been walking the trails of Caughlin Ranch and heard the Cheeseburger bird?

Nine Girl Scouts from Troop 369 set out on the Caughlin Ranch Bird Walk on June 27th to earn their Animal Observation Badges and discover the birds of our area. Also along for the hike were Troop leaders Candace Powell and Emily Zimmerman, plus several Caughlin Ranch residents.

Led by Doctoral candidate, Ivan Provinciano, from the University of Nevada, the first bird Ivan pointed out was the Black-Capped Chickadee. Ivan explained that the cheeseburger call we hear is actually the call of the male Black-capped Chickadee. Their distinct, two-to-three-note mating whistle sounds remarkably like someone shouting the word “cheeseburger” And since the scouts continued to call it the Cheeseburger bird, by the end of the hike, Ivan was also referring to it as the Cheeseburger bird!

As with any hike, snacks, and juice boxes were provided to keep energy and hydration levels managed during the two-hour nature adventure. Our next stop was a nesting box on a pine tree. The girls were excited to be able to look into one of the nesting boxes where there were wren eggs. Ivan explained that his research involved studying urban and rural wren nesting boxes to determine the impacts on the bird populations. The scouts also learned that their favorite white duck in the pond was actually a member of the mallard family.

Ivan was a great teacher and the girls thanked him for answering their numerous questions about the birds of Caughlin Ranch.

Article and photo by Jeanne Naccarato





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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.

And at the July Board Meeting, the Board approved the Fire Wise Committee Charter.

All Homeowners are encouraged to participate by requesting an 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.



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WHO SHOULD I CALL?

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

QUESTION OR CONCERN	CONTACT/AGENCY	PHONE NUMBER/WEBSITE
Emergency (Fire, Ambulance, Police)		9-1-1
Non Emergency Police – City; File Police Report	Reno PD Non-Emergency	775.334.2677; Reno.gov
Issues regarding city roads or right-of-ways	Reno Direct	775.334.INFO (4636)
Issues regarding county roads or right-of-ways	Washoe 3-1-1	3-1-1 or 775.328.2003
Washoe County Law Enforcement	Washoe County Sheriff	775.328.3001 Washoesheriff.com
Nevada Road Conditions	Nevada Dept of Transportation (NDOT)	511; NVRoads.com
Downed trees on power lines; Other electrical service questions	NVEnergy	775.834.4444
Trash or recycling pickup questions	Waste Management	775.329.8822; WM.com
City Sewer Service	City of Reno Sewer	775.334.2095
Water Service	Truckee Meadows Water Authority (TMWA)	775.834.8080
Washoe County Utility Services	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!)

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Caughlin Ranch Homeowners Association

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