

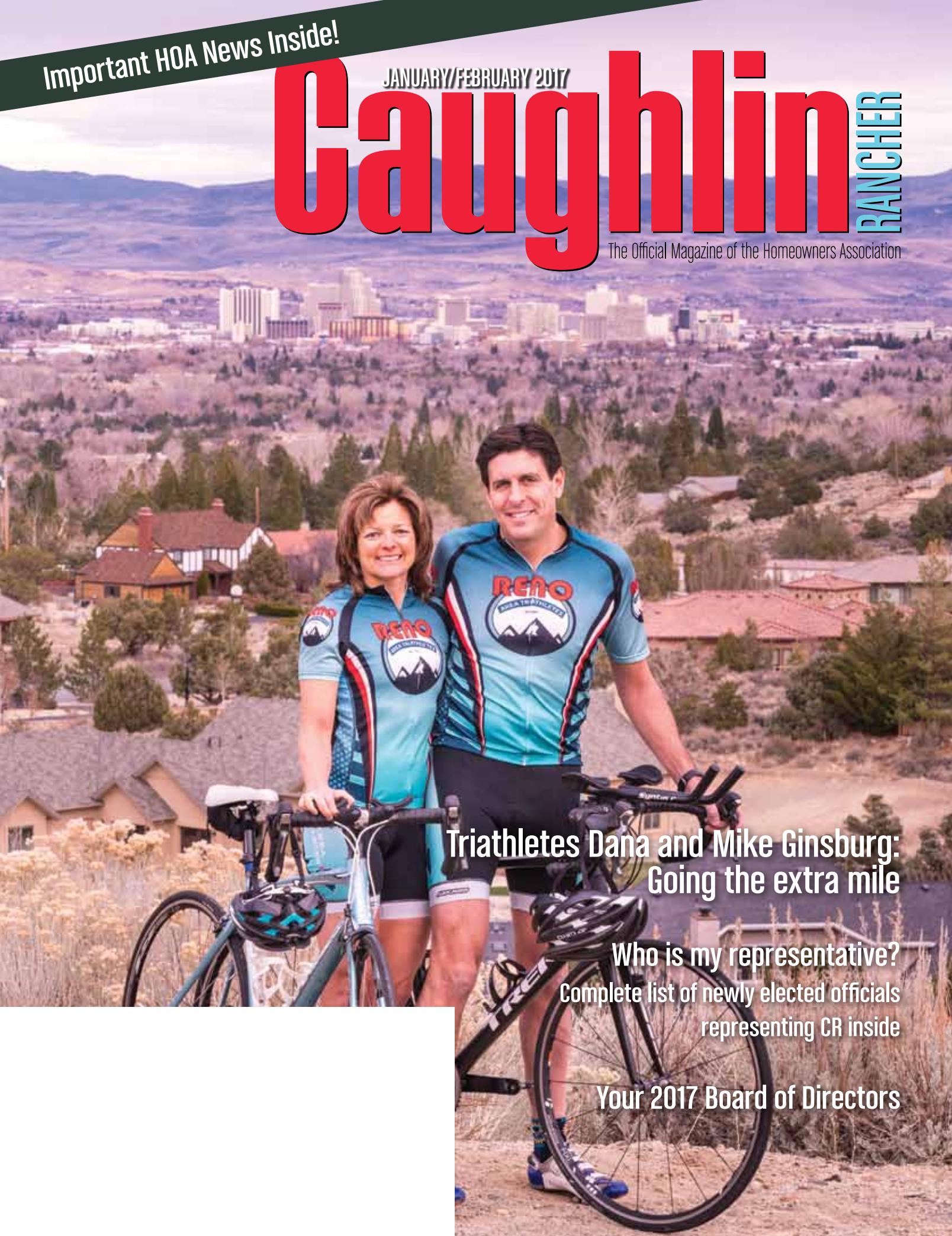
Important HOA News Inside!

JANUARY/FEBRUARY 2017

Caughlin

RANCHER

The Official Magazine of the Homeowners Association



**Triathletes Dana and Mike Ginsburg:
Going the extra mile**

**Who is my representative?
Complete list of newly elected officials
representing CR inside**

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VOL. 10, ISSUE 1

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ON THE COVER:

Dana & Mike Ginsburg
with downtown Reno
in the background. Story
page 6. Photo by Mark
Hammon.

Caughlin Ranch By The Numbers

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35 Homes
for Sale in
Caughlin
Ranch

61 Homes in
Caughlin Ranch
Sold in The Last
Six Months

Average Days
on Market:

Under \$600K,
81 Days On Market
165 Days On Market,
Over \$600K

10 Pending
Listings

9%
Appreciation

\$447,900
2016 Median
Sold Price

vs. \$409,000
2015 Median
Sold Price

21 of the 61 were
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PRESIDENT'S CORNER



Tony Termini
President

Happy New Year! Don't give up on ALL your resolutions just yet.

Just in case you haven't already committed yourself to some resolution for the New Year, I thought I would pass on to you some interesting thoughts regarding New Year's resolutions from StatisticBrain.com.

According to the website, last year the top ten resolutions were (in order):

- 1) Lose weight
- 2) Get organized
- 3) Spend less, save more
- 4) Enjoy life to the fullest
- 5) Stay fit and healthy
- 6) Learn something exciting
- 7) Quit smoking
- 8) Help others in their dreams
- 9) Fall in love
- 10) Spend more time with family

My favorite among these is number eight, but let's not get ahead of ourselves here. I'll come back to that later.

Now, according to StatisticBrain.com, 45% of all Americans make New Year's resolutions. Of those, only 8% are successful at achieving them. Nevertheless, people who explicitly make New Year's resolutions are ten times more likely to attain their goals than people who don't explicitly make them. So, I highly recommend that you make one resolution!

From the list, number one is the most realistic. But, if you want or need to lose a few pounds, don't join a gym. Start walking the trails around the ranch. It's lovely this time of year. And, the mornings are very calm and quiet, especially when it's 8 degrees out.

Number two is well-meaning, but really, if you weren't born with a Day Planner in your hand, then you really ought to give up on this one. People who are not natural organizers should rejoice in the fact they are profoundly interesting in some other great way. So, all of you looking at number two as your resolution should nix this idea.

Three, four, and five are clichés. First off, money has no value if it isn't used. And, Americans are working longer in life, so there's plenty of time for you to save somewhere down the road. And, if things don't work out, return the favor and move in with your kids. Four and five are not just sound bites from the mid-1970s, they are also mutually exclusive. Champagne, caviar, and foie gras (heck, Budweiser, cheeseburgers, and fries) pretty much define living life to the fullest...and that just doesn't jibe with fit and healthy. So, my advice is that you give up on these three resolutions.

I'm okay with number six. But, I'll fold that in with number eight.

Hey, for all you smokers out there—more power to ya! I'm all in on a concerted effort to do whatever you want on this one.

Okay, I'm skipping number eight for about 69 more words (really, go ahead and count).

Please don't tell anyone, but I have a tendency to cry when watching RomComs. So, I'm tearing up as I write this about number nine. You should do it.

On number ten, all I will say is that the holidays just ended.

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Who really wants to spend any more time with their family right now? Nix this resolution too and focus on number eight.

Before I go into detail on number eight (and toss in the connection to number six), let me digress for a moment and tell you all what a joy it is to be the President of your Board. It is one of the most intellectually stimulating and personally enriching volunteer positions I have ever had. It is a truly gratifying role (Did I mention that there are always cookies and candy in the HOA office and that we get free food at meetings? That part's neat too)! And, it is my dream to share this experience with as many of you as possible. And, here's where you can help!

I want to encourage all of you to embrace the true meaning of New Year's resolution number eight and help me in my dream! My dream is to have a handful of thoughtful, caring homeowners step up and get involved in the governance of our great community. I would love to talk with every single one of you who has ever considered running for the Board or volunteering on a committee. And, I'd like to have a ready roster of concerned citizens that could be called on to help when a vacancy occurs on one of our committees, or the Board itself.

So, if your New Year's resolution is to learn something

exciting (see, I told you I'd fold number six into this), then that's all the more reason to get involved in the HOA.

Happy New Year everyone!

— *Tony Termini*
PRESIDENT

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What Finish Line?

Triathletes Dana and Mike Ginsburg prove that the couple who races together stays together

By Jessica Santina

Plenty of married couples share hobbies as a way to connect—photography, maybe, or cooking. But longtime Caughlin Ranchers Dana and Mike Ginsburg connect through competition. They've been doing triathlons for the last 23 years. For them it's more than just a hobby—it's a lifestyle, a means for aging gracefully and a badge of honor.

Plus, they both kick serious triathlon butt.

GIVING IT A TRI

Dana, 51, is a USA Triathlon 15-time All-American who has qualified to be on the International Triathlon Union (ITU) world championships team twice. And though Mike, 53, humbly admits he's not the "fierce competitor" his wife is, his own record includes finishing in the top quarter in his age group and periodic appearances on the podium.

Together they have raced in nearly 200 triathlons over 23 years.

They haven't always performed athletically at this level. Though they met while working out at Sports West in Reno, their athletic exploits were primarily limited to the gym.

"I didn't do much when I was younger," says Dana. "Just soccer, did a little running. I think when aerobics became a thing back in the 80s, I started getting into it. I liked the fitness aspect of that, so I became an aerobics teacher."

These days she's a group fitness instructor and trainer at Saint Mary's Fitness Center and a fitness instructor at Sports West. Her roster of weekly classes is somewhere around 17. That's in addition to her own workouts.

Mike, on the other hand, is Supervisor of New Business Design at NV Energy, where he's worked for 32 years. He served as a board member of the Caughlin Ranch HOA for six years.

Continued on page 10

Mike and Dana at the finish of the 2016 Vancouver 5150 triathlon.



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The two were married in 1990 and soon after started their family and moved to Caughlin Ranch. They were parents of two girls when Dana was encouraged by a friend to try a triathlon.

Mike and Dana in the transition area at the National Championships in Milwaukee Wisconsin.

“We were at the gym, working out on the StairMasters, and she started telling me how she was doing a triathlon. And I was like, ‘You mean that big thing in Hawaii?’” Dana recalls. “But then she said it was just the Pyramid Lake Sprint Triathlon, which was a half-mile swim, a 12-mile bike ride and a three-mile run, and I was like, ‘Oh, cool, I could do that!’”

Though she’d always worked out, she hadn’t really had a goal up to that point, she says. “I just went to the gym and went through the motions. So I decided to do the triathlon, and then I got Mike doing it.”

After watching his wife’s first successful triathlon at Pyramid Lake, Mike was convinced he could handle it too. There was only one problem: He didn’t know how to swim.

Though he could stay afloat, he was 32, preparing for a triathlon, before he actually learned to swim in order to complete his first race. And not only did he complete it, but he and Dana were now hooked.

THE NEXT LEVEL

The Ginsburgs quickly stepped up their level of competition. In 1999, only five years after their initiation into triathlons and with three young daughters, the couple entered IRONMAN New Zealand.

IRONMAN races are what’s called “full distance.” Participants swim 2.4 miles, bike 112 miles and then run a marathon distance of 26.2 miles.

“The training is the hardest part of IRONMAN,” Mike says. “You have to basically train the distance all the way through. So you’re swimming two miles, bicycling for hours, running a marathon, just to train ... Plus you’re trying to work jobs. Grandma had to watch the kids. That’s why you just don’t see husbands and wives doing IRONMAN together—because somebody always has to be with the kids.”

Both enjoy the sense of accomplishment that comes with checking IRONMAN off their bucket lists, and with respectable times at that, but neither is interested in repeating it. Triathlons come in varying distances—the Ginsburgs prefer Olympic-distance triathlons, which consist of a much more manageable 1-mile swim, 25-mile bike and 6-mile run. Those distances, while still fairly challenging, are considerably easier to train for, and it enables them to do several races a year, sometimes in successive weeks.

The Ginsburgs have competed in triathlons in 15 states and four countries. Together, they’ve competed 13 times in the USA Triathlon National Championships, plus the 2005 ITU Championships in Hawaii and the Chicago Triathlon twice. Additionally, Dana has completed the Vineman full-



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distance triathlon in Santa Rosa, two ITU World Triathlon Championships (taking 17th out of 48 last year in Cozumel) and the Auburn Triathlon, where she won overall for women in 2015 and took third in 2016.

Mike brags that Dana takes the fastest women's time on the bike. Meanwhile, swimming, the sport he only learned in his 30s, is now Mike's best leg.

"I can beat her out of the water, but she kicks my butt on the bike," he laughs.

One benefit to having lived and raised their children at Caughlin Ranch is that it's been a boon to their training regimen.

"I've run every trail and neighborhood street in Caughlin Ranch," says Mike proudly. "It's excellent for training, with all the hills. Plus, we love being so close to the trees and streams and pathways."

SPREADING THE LOVE

Though the competitions have kept them fit and healthy into their 50s, it's involved sacrifices. The couple tends to only travel for races. And they laugh remembering their teenage girls' grumpy faces on Christmas mornings over their parents' insistence on running before opening presents.

The couple is passionate about inspiring others to try triathlons. The two took over leadership of the Reno Area Triathletes club 15 years ago, and Mike serves as president. He says people often discover triathlons in their 30s and 40s as a way of getting out of the exercise rut. "It's three sports, so people aren't doing the same things every day," he says.

And as a fitness instructor, Dana believes it's important to serve as a role model for those she teaches.



The Ginsburg Family (left to right) Dana, Whitney, Danielle, Mikayla and Mike.

"I think people get bored going to the gym, doing the same old thing," she says. "This gives them a goal that isn't just about losing

weight ... It gets us off the couch, helps us not to age so fast. And in my class, I want people to be like, 'If that older woman can go do all these triathlons, I can do it too.'"

Jessica Santina is a Northern Nevada freelance writer and editor, as well as a first-year writing instructor at the University of Nevada, Reno. Find more of her work at JessicaSantina.com. As a mother whose weekly exercise features walking and yoga, Jessica is nothing short of astounded by the Ginsburgs' boundless energy.



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From your *Caughlin Ranch Homeowners Association*

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As animal care and control professionals, they deal firsthand with issues that affect the health, safety and welfare of people and animals in our community. Dog bites, stray and injured pets and unwanted litters are a few of the most common problems.

By being proactive and using education to help stimulate positive change, they can mitigate many issues within our community.

Animal Services has developed lessons on the following topics:

- **Responsible Pet Ownership** (Pet health, microchipping, spay/neuter, etc.)
- **Dog Bite Prevention** (Dog body language, how to greet a dog, what NOT to do)



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- **Disaster Preparation for Your Pets** (Safety check list, pets in disaster, plan ahead)
- **What Does Washoe County Regional Animal Services Do?** (Public safety and animal protection, outreach, lost and found)

They would be interested in presenting one or more lessons to people in our area. The valuable information is delivered in an upbeat and educational way.

Please call them to set up a presentation or tour of their facility. They can be reached Monday through Friday at 775-353-8917 or you can email Karen Stark at: KStark@washoecounty.us.

2016 STATE AND LOCAL ELECTIONS

Here are the legislators that represent the residents of Caughlin Ranch:



Senate District: 15 | *Legislator:* Heidi Gansert-R

Assembly District: 25 | *Legislator:* Jill Tolles-R

Board of Regents District: 10 | *Member:* Rick Trachok

Reno City Council Ward 1 | *Member:* Jenny Brekhuis

E-mail: BrekhusJ@reno.gov

Washoe County District 1 | *Member:* Marsha Berkbigler

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U.S. House of Representatives

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Member: Catherine Cortez-Masto-D

Since 2017 is a legislative year, you may want to contact your legislators to voice your support or opposition of a proposed bill. To view Bill Draft Requests (BDR's) associated with common interest communities (HOA's), please visit: http://www.cai-nevada.org/sub_category_list.asp?category=135&title=2017+BDR's+to+Watch.

POND SAFETY

PLEASE do not attempt to walk, shuffle, or crawl upon an icy pond; the ice may not be thick enough to support the weight. Also, many of the ponds are still flowing below the surface which means the pond will not freeze solidly. PLEASE keep your children away from the ponds. The recent storms have increased the flow of water and compromised the embankments making them much more unstable and unsafe.

ICE AND SNOW

Residents are required to keep the sidewalks abutting their homes safe for walkers by clearing ice and snow as-needed. Neither Caughlin Ranch, the City of Reno nor Washoe County will clear sidewalks. Caughlin Ranch does clear the sidewalks leading to/from the elementary school which are not bordered by homes.

PLEASE be a good neighbor by helping your neighbors in need. Many of our elderly residents cannot safely move about in icy conditions, let alone shovel snow.

If you are elderly or disabled and in need of assistance, please contact GM Olson at: (775) 746-1499. She will arrange to get you the help you need.

NEW SIGNAGE

CRHA recently posted additional signage warning not to feed the wildlife; this includes ducks and geese. We also posted additional signage to warn of the dangers of icy ponds. PLEASE heed the signage.

Humans can cause more harm to wildlife than help by offering food from unnatural sources. The CRHA Rules & Regulations state:

“30. Feeding and harassment of wildlife shall not be permitted within the common areas.”

THE FINANCE & BUDGET COMMITTEE NEEDS YOU!

Do you have relevant education and/or experience in business and financial management? Do you have a few hours 5 to 6 times a year to volunteer your valuable time? If so, Caughlin Ranch needs you! We have the need for up to two individuals to join the F&B to share their knowledge, experience and insights. Appointments will be made at the January Board Meeting.

If you are interested in serving, please contact GM Olson at: manager@caughlinhoa.com. She will be happy to provide you with a copy of the F&B Charter and the tentative 2017 F&B Meeting Dates to assist in your decision making. Remember, it takes a village!

WASTE MANAGEMENT AND ANIMAL-RESISTANT CONTAINERS

The Washoe County Commissioners recently approved an amendment to the Waste Management Franchise Agreement that allows for the distribution and collection of animal-resistant containers by Waste Management (WM) in bear-prone areas of Washoe County. Prior to this, WM had only serviced animal-resistant containers purchased by individual owners. Single-stream recycle containers will also be distributed by Waste Management to replace the small bins.

This is great news, but more needs to be done. Only approximately 300 homes in Caughlin Ranch are located within unincorporated Washoe County. The majority of the homes are within the City of Reno. GM Olson has contacted Caughlin Ranch's City Council Member Jenny Brekhus in an effort to get the city

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to work out a similar deal with WM to offer animal-resistant containers to City of Reno residents in bear-prone areas.

If, and only if, you have an animal-resistant container in service, are you permitted to place your container curb-side the evening before pick-up. Standard containers may not be placed out for pick-up prior to the morning of pick-up. All containers shall be placed out-of-site no later than the evening of pick-up day.

If you are verifiably disabled or 70-years of age or older, WM offers a "side-yard" service free of charge regardless of the type of container you may have. The driver will exit the vehicle and retrieve the container from a designated area accessible to the driver. The container will be returned to the same location. Please contact GM Olson at: (775) 746-1499 if you are in need of this service.

2017 BOARD OF DIRECTORS

In September, CRHA solicited for three Board Members to replace the Directors whose terms expired at the Annual Meeting in November. CRHA Board Members may serve for up to 3-years. However, there are no term limits. Since we did not receive a Candidate Statement back from anyone in the community, we asked the outgoing Members; Janice Browne, Al Dennis and Pat Thorne to please consider serving on the Board once again. All three graciously agreed to "re-enlist." As a result, Al and Pat will each serve another 3-year term while Janice will serve through November 2017 when the term of her seat expires.

Tony Termini, Michele Attaway, Mike Haley and Joan Mullen are all returning to the Board in 2017. Michele and Janice's seats will expire at the 2017 Annual Meeting.

CAUGHLIN RANCH SPEED LIMITS & CROSSWALKS

We are asked repeatedly to remind residents of the speed limits within CRHA. The main thoroughfares are 25 MPH MAXIMUM. When you drive over the speed limit you are risking the lives of others. The few minutes you could potentially save may be at the cost of another's life. PLEASE DO NOT SPEED IN CAUGHLIN RANCH.

The speed limit in Caughlin Creek/DeerCreek is 15 MPH MAXIMUM. New signs reminding drivers have been posted. Residents are concerned with children at play and walkers; drivers should be just as concerned and vigilant. PLEASE DO NOT SPEED IN CAUGHLIN RANCH.

We are also regularly asked to remind drivers not to ever enter a sidewalk when a pedestrian is present. It is illegal to drive through a crosswalk when a pedestrian is present. You may think, well they're on the other side, I can't hurt them. WRONG! Pedestrians and pets can be frightened when they hear a car driving through a crosswalk with them present. It is an unsafe and illegal practice. PLEASE DO NOT ENTER CROSSWALKS WHILE PEDESTRIANS ARE PRESENT.

MAILBOX & PACKAGE THEFTS

Unfortunately, unsavory individuals have been seen roaming Caughlin Ranch stealing mail from mailboxes and packages from door steps. Lockable mailbox inserts can be purchased on-line; Architectural approval is not required.

Although more common during the holidays, you should always be very cautious placing outgoing mail into your mailbox; especially checks. Also, bank and credit cards have been stolen from mailboxes; the activity was tracked to the Sacramento area. Please report suspicious persons and stolen property to the appropriate authorities and any mailbox thefts to the U.S. Postal Service.



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Non-Profit Seeking Jewelry Donations for March 9 Event

“True Colors: Old Treasures, New Futures,” an annual sale of vintage, costume and fine jewelry and accessories, will take place Thursday, March 9, from 5:00 to 8:00 p.m., at the Atlantis Resort Casino Spa. Admission is \$10 or a package of diapers, and includes a glass of champagne. The annual event is a fundraiser for the Women and Children’s Community Center of the Sierra.

The committee will be collecting donations through the end of February. If you have something to donate or would like to host a jewelry drive, please contact Francine Burge at francine.burge@gmail.com.

Accepting donations at the Caughlin Ranch HOA office at 1070 Caughlin Crossing on Wednesday, February 1st, from 10am-3pm. Tax receipts will be provided.

The Women and Children’s Center of the Sierra helps women escape poverty in order to provide a better life for themselves and their families. For more information, visit www.waccs.org.

2017 ASSESSMENTS

	RATIFIED 2017	QUARTERLY INCREASE	YEARLY INCREASE	YEARLY ASSESSMENT
Class A	\$193.56	\$10.96	\$43.82	\$774.24
Class B	\$290.33	\$16.43	\$65.74	\$1,161.32
Class C	\$579.50	\$32.80	\$131.21	\$2,318.00
Class D	\$386.53	\$21.88	\$87.52	\$1,546.12
Class E	\$263.73	\$14.93	\$59.71	\$1,054.92
Commercial (per SF)	\$0.0366	varies	varies	varies



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5 Real Estate Myths, Debunked!

by Jeannie Cassinelli & Amanda Gunter, Dickson Realty

MYTH #1: We are in a “real estate bubble.”

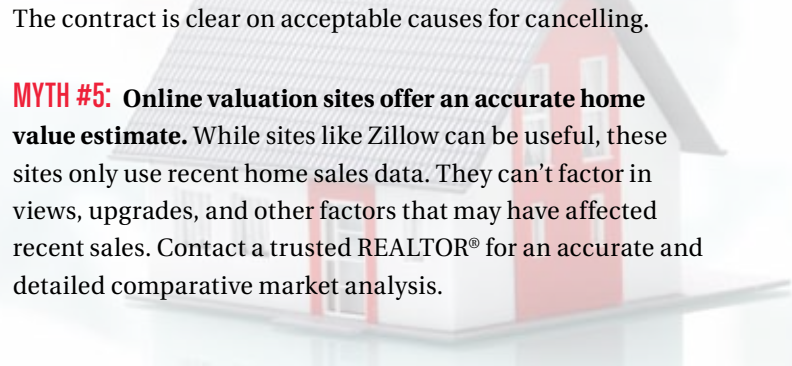
Not true, according to numerous experts on the matter.

MYTH #3: Pricing your home with “room for negotiation.”

Pricing your home over the amount a trusted REALTOR® suggests could be the kiss of death for your listing. Today’s buyers have more information at their fingertips, so they know when a home is overpriced. They will likely skip or never even see a listing that is \$25,000 overpriced. A home priced well will get the most attention from buyers.

MYTH #4: A contract can be broken if buyer finds a better home or seller gets a better offer. The contract is meant to be binding, but there are a few contingencies that allow a buyer to cancel escrow without forfeiting the earnest money deposit. The contract is clear on acceptable causes for cancelling.

MYTH #5: Online valuation sites offer an accurate home value estimate. While sites like Zillow can be useful, these sites only use recent home sales data. They can’t factor in views, upgrades, and other factors that may have affected recent sales. Contact a trusted REALTOR® for an accurate and detailed comparative market analysis.



Appreciation in the Reno/Sparks area is currently just 87% of the high of 2005. When you look at a chart of median home prices over the last 14 years (view chart at <http://www.ilovecaughlin.com/unrstudy>), we are exactly where we should be at a healthy appreciation rate of 1% per quarter, or 4% per year. In addition, the irresponsible credit has gone by the wayside—we are seeing substantially less flips, short sales, and foreclosures.

MYTH #2: The repair allowance in the contract is all the sellers will be expected to pay for repairs. If the buyer has included inspection contingencies with a requested repair allowance, you can expect possible negotiations after inspections are performed. If through negotiations you cannot come to terms, and the contract is terminated, you as a seller must disclose to future buyers the conditions found by the inspector. This is when you want to have a good agent on your side to help with the negotiations.



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Landscape & Maintenance Update

By Randy Lisenby, Landscape and Maintenance Superintendent



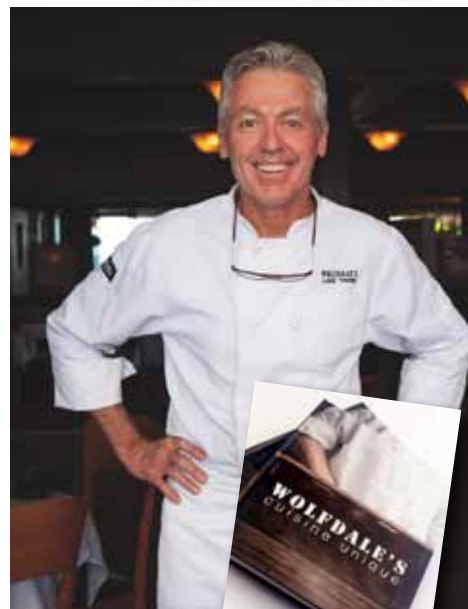
- Irrigation system is shut-down
- Holiday lights and decorations installed (and will be removed by February 1st)
- Leaf clean-up is on-going
- Cleaning of drains and culverts in between storms is on-going
- Seasonal crew's last day was November 18th
- Evergreen Water Conservation Project; completed
- Common Area Sprinkler Re-Alignment Project; 1st Phase completed
- Crest Park Remodel; in-progress:

- Remove old play apparatus; completed
- Remove existing ground surface; completed
- Assemble new play apparatus; completed
- Install new Pour-in-Place Surface; pending

The park will remain closed until all work is completed.

- Fall Tree Planting; completed replacing 40 new trees throughout Caughlin Ranch
- Tree trimming will be on-going over the course of the winter

Damage to some of the lower greenbelt common areas has occurred due to excessive rain and flooding events. Staff will be working to stabilize these areas in between storms in an effort to minimize flooding and vegetation loss. A comprehensive clean-up will commence as soon as the weather permits in the spring.



Douglas Dale

Upcoming COOKING CLASSES

- Jan. 18 Techniques Series Begins!
- Jan. 21 Culinary Boot Camp
- Jan. 24 Cooking for Health & Fitness
- Jan. 25 Winter Soups, Chilis & Chowders
- Jan. 26 Taste of Thailand
- Jan. 27 Chinese Takeout Favorites
- Feb. 2 Douglas Dale
- Feb. 4 Eggs Benedict Workshop
- Feb. 6 Kids Cook!
- Feb. 9 Killer Slow Cooker Recipes
- Feb. 10 Girls' Night Out – Chocolate
- Feb. 11 Wild Game Cooking
- Feb. 11 Couples – Love Bites
- Feb. 18 Artisan Bread Workshop
- Feb. 24 Raghavan Iyer – Flavors of India
- Feb. 25 Smashed, Mashed, Boiled & Baked
- Mar. 2 Cheese Making Workshop
- Mar. 3 Gumbo, Jambalaya & Beignets
- Mar. 10 Rosetta Costantino – My Calabria
- Mar. 16 Clint Jolly – Yucatan Flavors

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2016 Angel Tree

125 gifts delivered to area children & seniors

For the 5th year in a row we asked the residents of Caughlin Ranch for 100 Angel Tree gifts for underprivileged children in our community. But this year, we added 25 Angels for area seniors.

Thanks to Gloria Presta in the CRHA office for coordinating the entire operation, including getting the word out, helping shop & wrap presents and working with Roy Gomm Elementary (who delivered gifts to needy children at Alice Smith Elementary) and Washoe County Senior Services (who delivered to area seniors).

THANK YOU CAUGHLIN RANCH!



CAUGHLIN RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

2017 Meetings & Other Important Dates

The following are the proposed 2017 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, Annual Budget Ratification and Election Meeting, and the 2018 Board and Staff Customer Service/Training Retreat.

Board Workshops begin at 4:00 p.m. The purpose of each Workshop is to review the agenda items for the next regularly scheduled Board of Directors General Business Meeting; no decisions are made at these Workshops. Board Executive Sessions will be held prior to the Board's General Business Meetings.

The State of Nevada requires at least two general business meetings of the Board be held after regular business hours. The Board of Directors may choose to conduct one or more meetings during regular business hours in 2017. An updated meeting schedule will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com.

Homeowners are welcome to attend the Workshops, Meetings and Events. Executive Sessions are conducted with Board Members only. The listed meetings will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno unless otherwise noted.

January 23rd
Jan. 25th

Board Agenda Workshop 4:00 p.m.
Executive Session 5:15 p.m.

March 20th
March 22nd

Board General Business Meeting 6:00 p.m.
Board Agenda Workshop 4:00 p.m.
Executive Session 5: 15 p.m.

May 22nd
May 24th

Board General Business Meeting 6:00 p.m.
Board Agenda Workshop 4:00 p.m.
Executive Session 5: 15 p.m.

July 24th
July 26th

Board General Business Meeting 6:00 p.m.
Board Agenda Workshop 4:00 p.m.
Executive Session 5: 15 p.m.

August 21st
Sept. 25th

Board General Business Meeting 6:00 p.m.
2018 Budget Workshop 4:00 p.m.

Sept. 27th

Board Agenda Workshop 4:00 p.m.
(Final 2018 Budget Review)
Executive Session 5:15 p.m.
Board General Business Meeting 6:00 p.m.

Nov. 2nd

(Approve 2018 Budget)
Candidate Forum; Meet the Candidates 5:30 p.m.
(if necessary)

Nov. 13th

Annual Ballot Deadline 12:00 noon (if necessary)
Annual Ballot Count Meeting 1:00 p.m. (if necessary)

Nov. 15th

Board Agenda Workshop 4:00 p.m.
Executive Session 5:45 p.m.
Annual Members Budget Ratification and Election Meeting 6:30 p.m.

December 8th
& 9th (Tentative)

Board General Business Meeting immediately following Annual Members Meeting
Board & Staff Customer Service/Training Retreat (off-site) 8:30 am to 5:00 pm; CRHA Office closed on Friday, December 8th

Dates and times are subject to change. Please visit the Caughlin Ranch website for up-to-date information regarding Caughlin Ranch Meetings and Events. The Board of Directors' General Business Meeting Agendas are posted on the Caughlin Ranch website and in the brochure box to the right of the entry door at 1070 Caughlin Crossing at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or e-mail: gloria@caughlinhoa.com to obtain agenda copies.

NOTICE: NRS 116.31083 provides that each Notice of a Meeting of the Executive Board of the Caughlin Ranch Homeowners Association ("Association") must state the time and place of the meeting and include a copy of the Agenda for the meeting or the date on which and the locations where copies of the agenda may be conveniently obtained by the units' owners. Agendas are available at the Association Office at 1070 Caughlin Crossing, Reno, NV 89519, seven (7) calendar days before a scheduled meeting. You are also notified of the rights of a unit's owner to: (a) Have a copy of the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, and, if required or by the executive board upon payment to the association of the cost of providing the copy to the unit's owners or in electronic format at no cost. (b) Speak to the association executive board, unless the executive board is meeting in executive session. (c) A copy of the audio recording of the minutes or a summary of the minutes of the meeting provided to the unit's owner. Any comments made may potentially become permanent record of the minutes.

PROTECT YOURSELF: ALWAYS HIRE A LICENSED CONTRACTOR

Did you know it is against the law to contract in the state of Nevada without a contractor's license? Did you know that homeowners forego many of their rights when they contract with an unlicensed contractor?

That's why Nevada State Contractors Board (NSCB) recommends homeowners hire only licensed contractors. They have passed trade and law exams, have demonstrated financial responsibility, carry workman's compensation insurance, and are bonded. Furthermore, homeowners who hire licensed contractors may be eligible for NSCB's Residential Recovery Fund, which awards up to \$35,000 for damages incurred up to four years after a project is performed.

When it is time to hire a contractor for home repair or maintenance work, protect yourself by following these guidelines:

- Ask for and verify the contractor's license on NSCB's website, www.nscb.nv.gov. The site notes the license's status and any disciplinary action the Board has taken against the contractor.
- Obtain at least three bids before signing any contracts. Obtain and follow up on references from each.

- Ensure the contract is detailed, down to the color of the paint, number and size of tiles, types and number of plants on landscaping projects, etc.
- Demand a payment schedule be included in the contract. Pay for the work as it is completed. Limit down payments to 10 percent of the total project cost or \$1,000, whichever is less.
- Pay with a credit card or check rather than cash. Always obtain receipts for payments made.

If something goes wrong with a project—a payment dispute or workmanship issue, for example—contact NSCB or fill out a complaint form online. Homeowners have four years from the time they sign the contract to file a complaint against licensed contractors.

Homeowners may also file complaints against unlicensed contractors, and NSCB encourages homeowners to report unlicensed contracting activity and solicitations. Call NSCB's Unlicensed Contractor Hotline at (702) 486-1160 or (775) 850-7838.

This article was submitted by the Nevada State Contractors Board (NSCB), protecting contractors and consumers in Nevada since 1941.



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2017 *River Run Meeting Dates*

RIVER RUN HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Dale Garrett, Acting President/Vice President
Rick McDermid, Secretary
Robert (Bob) Moor, Treasurer
Suzy Dugger, Director

Frederic "Fred" Bersot, Director
Dennis Dombroski, Director

The State of Nevada requires at least two general business meetings of the Board be held after regular business hours. Executive Sessions will begin at 4:00 p.m. except in May and November when they will begin at 5:00 p.m. Board Meetings in January, March, July and September will begin at 4:30 p.m. The May Annual Members Election and Board Meeting along with the November Members Budget Ratification and Board Meeting will begin at 5:30 p.m. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

Homeowners are welcome to attend Members and Board of Directors Meetings. Executive Sessions are conducted with Board Members only unless an owner has requested or was invited to attend to discuss their delinquent account and/or alleged violation(s). The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

January 26	Executive Session & Board of Directors Meeting
March 23	Executive Session & Board of Directors Meeting
May 25	Executive Session, Annual Members Election & Board of Directors Meeting
July 27	Executive Session & Board of Directors Meeting
September 28	Executive Session & Board of Directors Meeting
November 30	Executive Session, Members Budget Ratification & Board of Directors Meeting

Meeting dates and times are subject to change. The Board of Directors' Meeting Agendas are posted in the brochure box at the River Run pool house and in the brochure box to the right of the entry door at 1070 Caughlin Crossing at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or e-mail: kim@caughlinhoa.com to obtain agenda copies.

COMMUNITY REMINDERS

- 1. Trash & Recycle Containers:** Shall not be placed out any sooner than Tuesday morning and shall be stored out-of-sight by Tuesday evening.
- 2. Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch office.
- 3. Parking:** In the designated parking areas is strictly limited to guest parking; residents are required to park in their garages.
- 4. Speed Limit:** The maximum speed limit on all River Run streets is 15 MPH.
- 5. Community Manager:** Kim Teepe; kim@caughlinhoa.com, (775) 746-1499.



GET TO KNOW YOUR ACC CO-CHAIR, GUY GRIMSLEY

The Architectural Control Committee (ACC) provides architectural guidelines and standards for all of Caughlin Ranch. If a resident wants to make changes to the exterior of their house or landscaping, their plans must first be reviewed and approved by the ACC.

1. How long have you lived in Caughlin Ranch? Where did you live before, and why did you decide to move here? My wife, Joy, and I have lived in Caughlin Ranch since December, 2006. We moved here from sunny California, when I accepted a Director of Laboratories position at a Reno Pre-Clinical Charles River Laboratory. The week we arrived, the weather was in the teens!

2. What's your favorite thing about living in Caughlin Ranch? Our great friends, the mountains, streams, ponds and spacious greenery! The neighborhood is a place for and about people and even pets! The walking trails offer residents a tranquil, inspirational place to exercise. The Ranch location is the best, as many amenities are within a 10 minute drive.

I am able to walk or rollerblade to the club where I swim, play tennis and work out. It's truly a community for all age groups!

3. What is your professional background? I am a Clinical Immunology Scientist and have a PhD in Immunology. At first, I worked in microbiology, working in virology, bacteriology, and histopathology. My specialty became micro-biology and immunology. I worked many years with research and development in university hospitals in Australia. In 1995, I divorced and accepted a position in Mumbai, India, where I set up an esoteric laboratory for an American company. After a challenging and fulfilling experience in India, an Australian company hired me to work on an Australian joint venture in Kuala Lumpur. In subsequent years, I worked for two laboratories in Santa Monica and Malibu, California.

4. Why did you get involved with the ACC? After living in various countries, I realized that this neighborhood is very special. I

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became involved with the ACC because I was retired, I wanted to contribute in a practical way. This committee is helping preserve the aesthetic and structural beauty and integrity of the community.

5. Tell us about you...where you grew up, went to school, family, pets, hobbies, etc. I was born in 1942, and lived in Leicester, England until I was 30. I married and moved to Australia with my wife and child. I accepted a senior post in a brand new immunology department at the University of Western Australia.

I was born during WWII and our city was damaged from German bombing. Food and candy were rationed, and nothing could be purchased without coupons allocated to citizens on a monthly basis. I was 8 years old when the rationing ended, and I could not comprehend how our family could purchase candy or food without a coupon! Child's play was simple; we played hopscotch and hung coats to identify soccer goal posts. In the UK, November 5th was always a night to remember. Everyone spent weeks preparing for it by collecting wood, old furniture, newspapers or anything to build a huge bonfire that was ignited by fireworks, bangers, rockets and sparklers! That is surely something that wouldn't be allowed today!

Childhood hobbies included, soccer, cricket, swimming, cycling, repairing bicycles and carpentry. When I lived in Australia, residential property development became a fun hobby. Today my hobbies include skiing, hiking, swimming, rollerblading, tennis, mountain biking and flying with the Washoe County Sheriff's Air Search Squadron. And recently, I've been spending time training our new puppy!

6. Tell us a few things that people may not know about you. a) My ex-wife and I adopted three children with Iranian, Indian and Malaysian heritage. My son has passed away, and my two grown daughters are living in Australia.

b) I was part of a team that first visualized the AIDS virus in human tissue using electronmicroscopy.

c) I stayed in Katmandu which was full of people from all countries and hiked into the Himalayas. I also worked in Beijing, China briefly.

d) The most interesting people I know are first, my wife, Joy. It's one of the reasons I married her! And second, I had the fortune to meet two amazing men and Nobel laureates, Kerry Mullis who invented the Polymerase Chain Reaction and Jon Van Rood who was honored for his work on tissue typing for transplantation.



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After the recent heavy rains in mid-December, many of the creeks throughout Caughlin Ranch became swollen beyond their banks. In this photo, submitted by John & Karin Jelavich, you can see that the Footbridge has been completely submerged in water.

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Enjoying Waterfowl without Feeding Them

by Jessica Heitt

Waterfowl are among Nevada's most watchable winter wildlife. The Reno-Tahoe area is situated in the middle of a migration corridor, and our lush greenbelt areas, like golf courses and parks, make for appetizing pit stops on the way to their destination.

For decades people have enjoyed feeding all varieties of birds, but have you ever stopped to question the effects of feeding? Feeding waterfowl store bought food fills their stomachs but provides no real nutritional value; it is the equivalent of humans eating nothing but candy. A surplus of unnatural food attracts more birds to an area than that area can naturally support, causing a chaotic overflow of unhealthy, lazy birds. Having that many birds in one place leads to greater competition; causing aggression towards each other and humans.

Habitat degradation is also a side effect of overpopulation. Natural food supplies can be entirely depleted and the feces from so many birds is not only unsightly but unsanitary. Large quantities of guano can pollute water sources, potentially killing fish populations.

Lastly, feeding ducks and geese can alter migration patterns by shortening or even eliminating them. This means more ducks and geese will become year-round residents and may not survive the sudden cold bursts we often experience.

Not feeding waterfowl does not mean they will disappear, it simply means they will only be present in the numbers that the habitat can actually sustain. Instead of tossing them a piece of bread, enjoy them in their natural habitats and help keep wildlife wild!

Jessica is Conservation Aid II and Urban Wildlife Coordinator for the Nevada Department of Wildlife.

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DOG PARK PROJECT CANCELED

Recently we have been reporting that the Association was working on a project to bring a Dog Park to our community. Specifically, the project was to use City of Reno Park Taxes dedicated to Caughlin Ranch to develop a site within the Village Green Park. Unfortunately, we have had to cancel the project. Here's why.

As part of our planning process, we staked out an area within the park and posted signs indicating that the area was being considered for an enclosed Dog Park. The signs asked for public comment, directing residents to contact the Association with their opinions.

We heard from just a handful of residents that live in the Village Green neighborhood and other parts of Caughlin Ranch. Absolutely every single one of the people that live in

Village Green who voiced an opinion was strongly opposed to it. Residents from other neighborhoods expressed mixed opinion, each with varying degrees of enthusiasm one way or the other.

In the final analysis, we made the decision to not go forward with the Dog Park because of the negative impact residents in the neighborhood told us it would have on them. Clearly, we did not hear from everyone in Village Green. Nevertheless, our view was that we had heard opposition from enough people that we decided not to proceed with the project.

While the Caughlin Ranch Homeowners Association is not a government body, we felt that building the Dog Park in the face of such vocal opposition would have been akin to forcing eminent domain without proper compensation onto the residents of Village Green. And, that notion didn't sit too well with us.

Farewell to Well-loved Caughlin Ranch Neighbor and Friend, Kathleen S. Thomas

FEBRUARY 12, 1931–DECEMBER 1, 2016



Kathleen S. Thomas, age 85, born on February 12, 1931 to James and Kathleen Drake Smith in Staten Island, New York, died on December 1, 2016 in Reno, Nevada. Her final day was exactly as she would have wanted—attending a holiday fundraising luncheon with 750 incredible women, dressed to the hilt while supporting projects benefiting our community, before succumbing to a heart attack.

After her first 18 years on the east coast, Kathleen traveled west to begin a life of adventure that included: being a '50s ski bum in Colorado, a stewardess for Continental Airlines, an NFL and Army wife, Mrs. Nevada 1962, TV host/producer in Reno and Walnut Creek, CA, a Miss America program executive director in Nevada and California, and a volunteer to numerous community service organizations. Kathy lived the majority of her adult life in Reno and Sparks.

She is survived by her loving husband of 63 years, Ralph, and their six children: Charlene Bybee and husband Bern of Sparks, NV; Pamela Weldin and husband Terry of Minatare, NE; Mark and fiancée Sue Greenwood of San Juan Capistrano, CA; David and wife Beth of McKinney, TX; Stephen and wife Karen of Benicia, CA; Kevin and wife Robin of Roseville, CA; nine grandchildren, and two great grandchildren. She is preceded in death by her parents and brother, James Smith.

In lieu of flowers the family requests that you please donate to a charity of your choice in her name.

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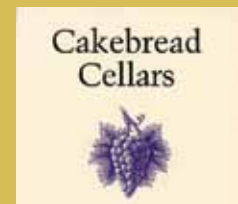
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