

CAUGHLIN RANCH NEIGHBORHOOD ADVISORY COMMITTEE

October 28, 2009

7pm – 8:30pm

Caughlin Ranch Elementary School

MEETING SUMMARY

IN ATTENDANCE:

Al Dennis - Mayberry Meadows

Larry MacNeil – Castle Ridge

Christie Howard - Mayberry Meadows II

Mike Chern – Caughlin Glen

Norman Huckle – Caughlin Creek

Larry Hinderks – Promontory Pointe

Deborah Scott Gallagher – Eastridge

Cathy Rossner – Evergreen

Hal Baran – Caughlin Creek

Gina Pedrini - Eaglesnest

Christopher Simon - Cottages

Kevin Futch – Mayberry Meadows

Gordon Foote – Westpoint

COMMENTS, CONCERNS and Q&A:

Question: What landscape changes will occur in the greenbelt & pond areas due to any proposed water conservation projects at the entrance into Caughlin Ranch?

Answer: Board members explained that there are no changes planned for the Plumb entrance into Caughlin Ranch, and that the greenbelts and ponds are to remain landscaped as they are. A water conservation committee has been formed to consider options for auditing water usage, and determining evaluation methods and possible solutions for water conservation.

Homes previously looking rundown in Eastridge are now going through a transition where new homeowners are coming in and yards and homes are beginning to look good again.

Mugo pines have been removed from a median in Evergreen and replaced with something not as nice. A homeowner was questioning why this was done.

*Action Item: Refer to Randy for more information. Randy: Please advise the board members in attendance at this NAC meeting so that we can give this homeowner an explanation as to what your plan is for this area.*

Question: Why can't CRHOA pressure the banks that own foreclosed homes to water the lawn so the grass isn't so unsightly?

Answer: One attendee noted that as of 10/1/09 there was a new law that allows for an HOA to water a front yard of a home that has been abandoned or is not being maintained. The board members present further explained that this could be a slippery slope in that if the HOA started watering one yard, it could end up being held responsible for many yards, and that some people may just stop watering their own yard and expect the HOA to water it instead, etc. One homeowner also noted that if a property is abandoned or in foreclosure, that most of the time the power, irrigation timers, and water are all turned off.

*Action Item: Please add the above watering issue discussion to the next Agenda.*

A suggestion was made to add the Neighborhood Advisory Committee (NAC) members' contact information to the website. The NAC info should be made more visible on the website. Another suggestion was made to include the list of NAC members and their contact info in an issue of the Caughlin Rancher magazine. Board members noted that NAC members would have to consent to having their contact info published prior to any official posting. Another homeowner noted that since NAC members are representing their neighborhoods, it is a necessity that their contact info be listed.

*Action Item: Refer to CR Staff to add info to CR website and Caughlin Rancher magazine after receiving authorization from NAC members.*

What can be done about the ongoing speeding issue on Caughlin Parkway in the Evergreen area? Can CR Staff contact the City of Reno to inquire about adding speed limit signage and/or a speed-monitoring device, either a portable type or a fixed, solar-powered sign?

*Action Item: Refer to CR Staff to follow up with City of Reno.*

*Action Item: Please add the above speeding issue to the next Agenda.*

There is a large stretch of fence that is in shambles along the walking path off of Plateau on the north side of Caughlin Parkway. This issue has been brought up several times and the homeowner is requesting CC&R enforcement if this fence is on homeowner property, or repair by CR Staff if it is common area property.

*Action Item: Refer to John Magness to document this fence are, determine who this fence belongs to and to either start the CC&R enforcement process, or refer to Randy and the landscape crew for repairs.*

Question: What is the status of the parcels near the Caughlin Club and the maintenance these parcels require?

Answer: A board member advised that the crew did not get to this project within the timeline it had hoped to, but that the budget from 2009 will be carried into 2010 and the project will be completed.

There are several overgrown planting areas in Caughlin Creek. This is an ongoing service request on behalf of this homeowner. The areas in question are: A large flowering pear on Chinook Creek Road that needs to be trimmed, the shrubs in the common areas, the shrubs on Innsbruck, and the walking trails between Caughlin Creek where willows and weeds are sprouting up out of the asphalt pathway. Further damage to the asphalt is a concern.

*Action Item: Refer to Randy and the landscape crew for immediate maintenance.*

Caughlin Glen has had a large number of renters in the area that are not aware of or informed about the CC&R's. This has lead to a lot of CC&R violations in the neighborhood in the past. However, as the actual owners of some of these homes are moving back in, the appearance of the properties is improving.

A suggestion was made to expand the role of the Neighborhood Advisory Committee to promote more involvement within each of the 26 neighborhoods in Caughlin Ranch. If neighborhoods want to have block parties or painting parties or any type of group social gathering, the NAC representatives could help facilitate this and create a stronger feeling of community within each neighborhood. Some attendees were in favor of this idea while some felt that it was not necessary.

Some people feel that if they call the CR office to report a problem or a CC&R violation, that the call just drops into a black hole and they never know if it is really tracked.

Homeowners would like verification that their concerns are being addressed, even if the concerns are called in and not sent in letter format. A statement was made that some people don't bother calling the office because they feel their requests are ignored, or that it's just another way to "pass the buck".

*Action Item: Refer to CR Staff to follow up with homeowners to ensure they are being notified that their requests are received, documented, and are being handled accordingly.*

A suggestion was made that a "Complaint Procedure" be posted on the website, and listed in the Caughlin Rancher magazine as well. Another homeowner noted that in addition to the "procedure", an explanation should be listed as to the guidelines that CR Staff must follow with timelines, notices, etc. Another homeowner noted that CR Staff needs to make sure the loop is closed when homeowners are filing a complaint; that each violation is followed up on regularly, and noted in CR files accordingly. Letters should be sent to homeowners indicating that their request has been noted and is being handled accordingly. Board members explained that Staff cannot go into detail about how any given situation is handled, and that Staff can only inform the complainant that the issue has been noted and is on file.

*Action Item: Add info to CR website and Caughlin Rancher magazine.*

A homeowner asked for some sort of publishing of total number of complaints and/or violations vs. resolved issues, perhaps quarterly. This could be done online and in the Caughlin Rancher magazine as well. This may help homeowners understand the large number of issues staff faces, as well as give homeowners a feeling that their concerns are being addressed and resolved. Specific details are not being asked for, just numbers.

*Action Item: Add info to CR website and Caughlin Rancher magazine.*

Question: What is the status of the electrical upgrade and/or repair for installation of properly lit holiday lights for Mayberry Meadows II? MMII residents feel this request has been ignored and they are concerned the issue won't be resolved in time for this holiday season.

Answer: Board members advised that CR Staff was instructed to get estimates for this project and that they were under the impression that the upgrade/repairs would be made prior to this holiday season.

*Action Item: Refer to Randy and the landscape crew for immediate attention and resolution.*

*Action Item: Please add this MMII issue to next Agenda.*

Fence Repair Issues: There are 7 homes on Mayflower that have received notices to repair their fences. However, they feel their fences have been damaged by the landscape crew's weed-eaters and overspray from common area watering. They feel that Caughlin Ranch has the attitude of, "Yes, we broke it, but you need to fix it." A board member noted that historically, it is the responsibility of the homeowner to repair any fence that borders a common area, even if it is the water from that common area that caused damage. However, if CR Staff caused any damage with lawn maintenance equipment, etc., then it would be the responsibility of Caughlin Ranch to repair the damage.

*Action Item: Refer to Randy and John for immediate attention and resolution.*

Fence Repair Issues: The homes near the corner of Riverberry and River Run have also been receiving notices to repair their fences. This is in the area where a long strip of screen fencing was removed and the back of the homes and fences that were once hidden by the screen fence are now highly visible. A homeowner suggested replacing the screen fence. It was also suggested that this would be a good area to cut back some of the turf and add a few shrubs, thereby eliminating the water overspray problem and conserving water at the same time. Another homeowner asked if Caughlin Ranch would help the homeowners obtain a large quantity of paint at a discounted price so that the neighbors could have a painting party and achieve a consistent new coat of paint across all the fences in this area. A few of the board members stated that when the issue of removing the screen fence was discussed, a plan was also discussed for planting large evergreen trees in this area to provide a natural screen, and that this type of screen would not need paint, maintenance, or repairs, and would not require a drastic change in the irrigation system.

Why has this plan not been completed?

*Action Item: Refer to Randy and the landscape crew for immediate attention and resolution.*

There are some areas in the Village Green Park where fencing is continually abused and is in need of repair.

*Action Item: Refer to Randy and the landscape crew to inspect the site.*

A homeowner suggested an addition to the CR Website that shows details and specific guidelines for calling in violations relating to driveway and street parking issues and commercial vehicle parking issues. Cars are parked endlessly on Village Green and the homeowners would like CC&R enforcement on this issue. Sometimes the commercial vehicles that are parked in driveways hang out into the actual sidewalk area. A board member mentioned that the City of Reno has a new ordinance pertaining to this issue that is effective 11/3/09.

*Action Item: Refer to John Magness for attention and resolution.*

*Action Item: Add info to CR website and Caughlin Rancher magazine.*

Question: How does a homeowner go about seeking approval for installing an energy-conserving trellis?

Answer: The homeowner needs to be aware of the CC&R's, consult with a contractor, submit their plans to the City or County, and go through all the proper Architectural Control Committee channels and procedures prior to any trellis installation. If a homeowner has questions about this topic, they should consult CR Staff.

Question: What do you do in the summer when the storm drains and sewer lines are creating a bad smell in the neighborhood?

Answer: Call RENODIRECT or go online to RENODIRECT.com to report the problem. There are crews that will come out and address the problem. This is not a Caughlin Ranch issue.