

NEIGHBORHOOD ADVISORY COMMITTEE MEETING

June 18, 2009

7pm at Caughlin Club

The purpose of the Neighborhood Advisory Committee is to act as a liaison between the residents of Caughlin Ranch and the Board of Directors. The Committee encourages constructive participation from homeowners to communicate suggestions that will enhance the quality of life in Caughlin Ranch. The issues discussed at these meetings are reported directly to the Board of Directors, and to Caughlin Ranch Staff. The Neighborhood Advisory Committee serves as an invaluable communication tool. We sincerely thank you for your involvement and dedication.

SUMMARY:

Juniper Trails Parking Restrictions: People have to park on Longknife to access homes on Rimfire. Of the (18) streets in Juniper Trails and the parking restriction signs are divided this way: No Signs - 9; NO ON STREET PARKING - 7; PARKING THIS SIDE ONLY - 1; NO PARKING ANY TIME - 1. Also, in reference to Rimfire Circle, which is a real circle with two entrances: There are (2) "No Parking Any Time" signs on either side of the circle, one on each side of the street, effectively barring any parking on the street for the 12 houses located there. These have been in place since the street was completed in 1986 or '87. Several homeowners on the circle have relatively large gatherings during the course of the year. Parking has not been a problem in the past. A request is being made to see if there is any way the Board can get the parking restrictions modified. A drive through Juniper Ridge resulted in finding no parking restriction signs on any of their streets.

Creek Ridge: Large entry sign has been missing some of it's letters for quite some time. It was suggested a direct call to General Manager.

Caughlin Rancher: Suggestion to solicit more Neighborhood Advisory Committee members by way of the magazine. Suggestion to use magazine to emphasize "caughlinhoa.com" as a great resource for homeowners.

CC&R Violations: The majority of the neighborhood representatives indicated that while it seems that some CC&R violations are paid attention to, others are disregarded completely and are allowed to go on for months, or even years. There was a group consensus that CC&R violations need to be addressed in a more thorough and more consistent manner. Several attendees mentioned that CC&R enforcement seemed somewhat selective. Director Burke suggested a direct call to the CR office to report specific CC&R violations in the future. One homeowner mentioned that some of the violations he reported had been reported twice, with no enforcement to date. Numerous requests were made of the Board to pay closer attention to consistency of CC&R violations, consistent and thorough violation follow-ups, ensuring that CC&R enforcement is not "selective", that there are timely violation resolutions, that all violations are tracked thoroughly to ensure complaints do not get lost in the shuffle or ignored.

There has been a horse trailer parked on Skyline View for over one month. The concerned person would like to remain anonymous. RenoDirect.com was suggested by another attendee as a way of notifying the City of Reno about abandoned vehicles.

Foreclosures: Concerns about properties that have turned off their water, not maintaining their yards. What can be done?

The U.S. Mail person advised a homeowner that shrubbery around mailboxes in DeerCreek is overgrown and is getting in the way of the mail truck, and would appreciate it if homeowners would trim their shrubs. Also, on Caughlin Creek Road, between Bridge Creek and Aspen Creek, there are overgrown trees and shrubs hanging out of the common area and into the road.

Neighborhood Advisory Committee Guidelines for Mail-Outs: A request has been made to clarify the guidelines for reimbursement for postage and mail-outs pertaining to NAC business. What is the policy? The policy needs to be added to the CR policy book for reference, and communicated to the Neighborhood Advisory Representatives.

Neighborhood Advisory Committee Info: The date and location of the meeting needs to be posted on the web site for each session since the location seems to vary. The committee members request to be notified of the outcome and/or results of the NAC meeting suggestions & concerns. Director Burke advised that the info from the meeting is summarized, presented to the Board, summarized by President Bill Magrath at the next Board meeting, included in the Minutes, and then posted on the web site accordingly.

Cottages trees in front yards are overgrown, need to be thinned out & pruned to prevent damage to surroundings. Mature community equals houses that need new paint. Another attendee requested assistance from Caughlin Ranch in trying to obtain a discount from an arborist to prune multiple homes' trees.

River Run: An attendee indicated that when he recently asked the Manager about progress on the River Run fence-painting project, the Manager indicated that he had not started the project yet, but that he would be starting it shortly. Another attendee requested assistance from Caughlin Ranch in trying to obtain a discount from a fence-painting company to paint multiple fences, or to supply discounted paint for multiple fences.

Caughlin Square: The sign that once existed across from Wells Fargo now consists only of posts. The posts need to be removed.

Village Green: Homeowners are noticing some maintenance improvements on once run-down homes. However, there are still "service type trucks" parked." The homeowners would like CC&R enforcement for this parking issue.

Promontory Pointe: An inquiry was made as to how complaints are tracked. Privacy issues were explained and discussed by attending board members. There was an inquiry as to the possibility of publishing statistics of complaints and resolutions.

Caughlin Creek: Two requests: 1.) A request for native brush "fire suppression" on Sourdough Court. 2.) A request to cut back and clean up the overgrown junipers in the Caughlin Creek common areas. More graffiti has appeared recently. Concerns about cars sitting in driveways, seemingly undriven, just parked.

Vantage Pointe/West Pointe: A thank-you to Randy for cleaning up the grasses, but still need the sage brush cleared out. A homeowner is looking for clarification on how CC&Rs are enforced, if it is determined a violation only if it is a certain "level" complaint. Inquiry about which types of landscape changes can be made without ACC approval, and clarification as to when they have to be approved by ACC. Director Burke advised the homeowner to read his copy of the CC&Rs, or to refer to the web site at caughlinhoa.com to read the CC&Rs online.

Mayberry Meadows II: The second traffic study was completed but did not warrant any street changes by the City of Reno. Homeowners are still concerned because the second study was done while traffic was stifled due to other road closures nearby. MMII will be writing another letter, requesting another traffic study to be conducted during summer-time peak travel hours.

We would like to have some direction as to the procedure people can follow to get rid of cars parked for long periods of time on the streets. Can this be published in the Caughlin Rancher?

Eaglesnest

Concerns regarding the fences and property maintenance.