

Fall 2010

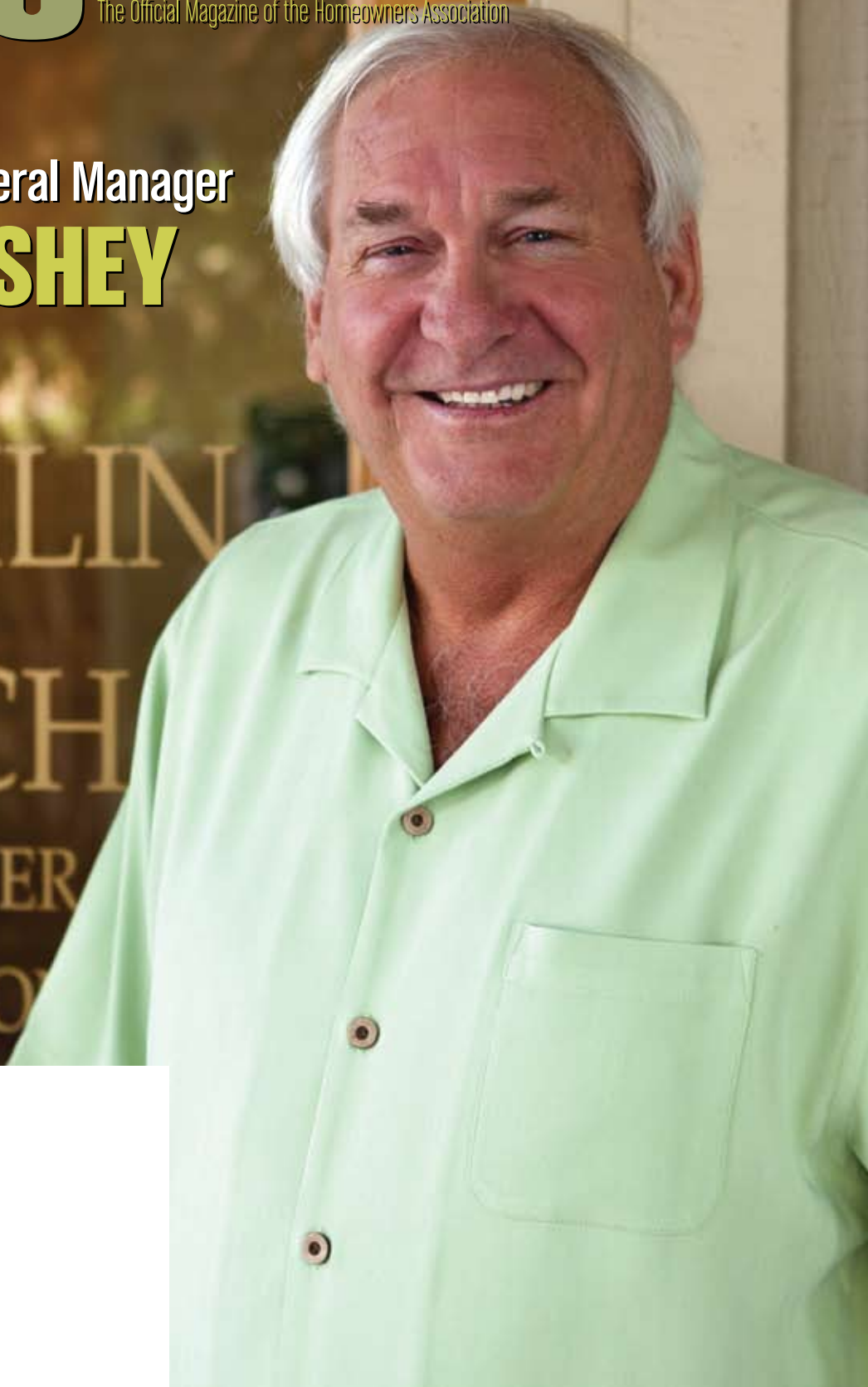
Caughlin

RANCHER

The Official Magazine of the Homeowners Association

Meet Your New General Manager
PAUL HERSHEY

CAUGHLIN
RANCH
HOMEOWNER
ASSOCIATION



PRESIDENT'S CORNER

Planning for the Future: Involvement and Communication

Caughlin Ranch will soon be taking on the spectacular hues of Fall and the Board of Directors has headed into "Budget Season." On August 21 one of the most exciting and creative meetings the board and management conducts all year took place - the Strategic Planning Session - which I am proud to have implemented. This session involves more than ensuring our association will remain financially sound and be able to maintain its reserves—it's projecting where we expect to be in five, ten, or fifteen years—and how we will get there. It is a systematic planning process that identifies the current status of our association, including our



Millie Burke
President

mission, vision for the future, operating values, needs and goals. Without strategic planning, we would never know where we're going—much less know if we ever got there. We end the planning session by setting priorities in each of the categories for the coming year and it then becomes your Manager Paul Hershey's responsibility to return to the Board with his plan to accomplish those priorities and the timeframes within which it will be done. We all emerged from the strategic planning session with a tremendous sense of pride and positive anticipation for the future of Caughlin Ranch.

September also marked the beginning of the Budget Workshops. Treasurer Mike Heffner and Manager Paul Hershey will present the draft budget for review and approval at the November 18 meeting. (You'll find an article by Mike in this issue of Caughlin Rancher regarding the 2011 budget process.) The approval of the Association's fiscal budget is the

single most important decision your community association board members make each year. We strongly encourage all members to attend this meeting to offer your input. In fact we wholeheartedly invite your attendance at all meetings and representation in the Neighborhood Advisory Meetings. If your neighborhood doesn't currently have a representative, think about volunteering. They are an excellent forum to voice your opinions or concerns and offer recommendations. The meetings are held approximately two weeks prior to each Board of Directors Meeting with the next one scheduled for October 1 at the Caughlin Ranch Elementary School.

Communication is the key to a positive, thriving community. "Community" and "Communication" have the same root word, which means a coming together. Please give us a call, write a letter or visit our website at www.caughlinranchhomeowners.com, sign up for email, volunteer for a committee or run for office and open the door to a mutually-beneficial relationship.

— Millie Burke

LAND ROVER SPECIALTIES

**50 Freeport Blvd., Ste 7
Sparks, NV 89431
775-358-2003**

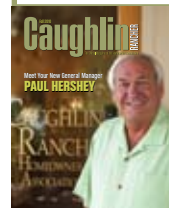
Fulfilling all of your
Land Rover needs
From your basic service using

Lubricants to
Complete engine repairs
WITH OVER 11 YEARS EXPERIENCE

**WHY TRUST YOUR LAND ROVER
TO ANYONE ELSE**

www.landroverspecialties.com

» President's Corner	2
» Meet Paul Hershey: Your New General Manager	4
» Unlawful Discharge of Firearms Addressed	6
» Juniper Trails Social Club	7
» Hydrology Students Help Local Community with Water Quality Project	8
» The 2011 Budget	9
» Meet R. Shawn Oliphant: New Counsel for CRHA	10
» Candidate Forum Night	11
» Pruning	12
» 2010 Meeting Dates	15
» School Updates	15



ON THE COVER: Paul Hershey in the Caughlin Ranch Homeowners Association office. *Photo by Mark Hammon, Hammon Photography*

All Articles 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.

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 3, ISSUE 4

BOARD OF DIRECTORS

PRESIDENT

Millie Burke

VICE PRESIDENT

Mike Chern

SECRETARY

Michele Attaway

TREASURER

Mike Heffner

DIRECTORS

Gina Pedrini

Christopher Simon

Ken Walters

CONTACT INFORMATION

CAUGHLIN RANCH

HOMEOWNERS ASSOCIATION

1100 Caughlin Crossing, Suite 60

Reno, Nevada 89519

Phone: (775) 746-1499

Fax: (775) 746-8649

E-mail: manager@caughlinhoa.com

OFFICE HOURS

Monday - Friday 8 a.m. to 5 p.m.

PUBLICATION PRODUCED BY
Custom Publishing Division of

northern nevada
BusinessWeekly
nnbw biz

PUBLISHER

Pete Copeland

MANAGING EDITOR

John Seelmeyer

EDITOR & PRODUCTION MANAGER

Lisa Ericson

lericson@nnbw.biz

DESIGN & PRODUCTION

Sayuri Yamane

ADVERTISING SALES

Chris Dondero

cdondero@nnbw.biz

Eli Zeiter

ezeiter@sierranevadamedia.com

CIRCULATION MANAGER

Keith Sampson

BUSINESS MANAGER

Inga Smith



Dr. Joe McElhinney D.D.S.

- Cosmetic Dentistry
- Biomimetic Dentistry
- Laser Dentistry
- Relaxation Dentistry

825-2788

3715 Lakeside Dr., Ste. B
Reno, NV 89509

The Way You Look Tonight.



*Be your most beautiful tonight,
next Monday, next year.*

Northern Nevada's only husband and wife plastic surgery and dermatology team, the Janigas provide comprehensive cosmetic, reconstructive and dermatologic care for adults, teens and children.

Dr. Timothy A. Janiga
Board Certified Plastic Surgeon
(775) 828-4164

Dr. Jennifer J. Janiga
Board Certified Dermatologist
(775) 828-4268

Janiga MDs
at The Center for Plastic
Surgery and Dermatology

6630 S. McCarran Blvd. #20
Reno, Nevada 89509

www.JanigaMDs.com



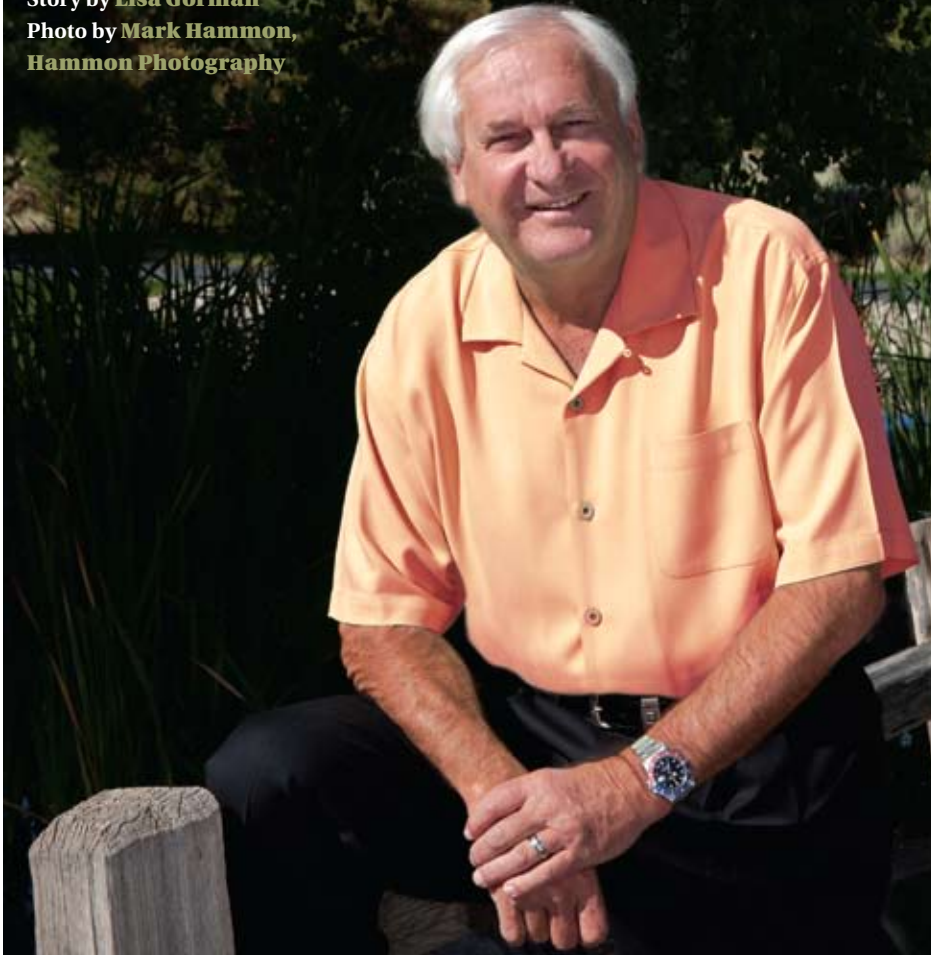
janigamds

AT THE CENTER FOR PLASTIC SURGERY AND DERMATOLOGY

Meet Paul Hershey

Your New General Manager

Story by Lisa Gorman
Photo by Mark Hammon,
Hammon Photography



In just a few short weeks

he has traded alligators for bears, palmettos for pines and bachelorhood for matrimony. CRHA's new General Manager, Paul Hershey has hit the ground running and isn't about to slow down any time soon.

Paul comes to Reno from his position as General Manager at Rose Hill Plantation, a development of over 1,068 homes just west of Hilton Head Island, South Carolina. He was responsible for a staff of 46, an annual operating budget of \$2.2 million and over 2,000 acres that featured an equestrian center, polo fields, restaurant, 27-hole golf course,

marina, tennis centers, swimming pools, recreation parks and 17 miles of greenbelt laced with ponds and lagoons, riding and hiking trails.

Born in Washington D.C., Paul grew up in Hampton, Virginia and received his Business Administration degree from East Carolina University in Greenville, North Carolina. Paul joined the Marine Corps in 1965 and served for 28 years. Stationed at Camp Pendleton, he reached the rank of Sergeant Major and served multiple tours in Viet Nam, Laos, Cambodia, Afghanistan, Iraq, Kuwait, Saudi Arabia and Bosnia. "I was deployed 300 days out of the year. I was

never home. I loved living in the west and always knew that I would come back if at all possible." As a Sergeant Major he served as the senior NCO for battalion level units and above, advising and assisting the commander directly, and was responsible for all enlisted marines in the unit - all 66,000. Paul retired from military service in 1994. He stated simply, "It was time to go. I had done everything I needed to do."

He describes the story of how he got into Community Management as "kind of a long one." "I went up to Park City, Utah and was working for Deer Valley Resort. I got into the golf business, turned pro and started building and refurbishing golf courses for Crown Golf Properties, one of the country's leading golf club ownership, development and consulting companies." One thing led to another and they sent him back east where he created a course in Richmond called River's Bend on the James River. From there it was onward to Somerset in Fredericksburg where he was the Project Manager and General Manager for a 3,000-home Planned Unit Development and built the golf course and a Hawthorne Suites Hotel and Conference Center at the same time. "That project got me into the community management side," he explained.

Paul holds the Community Association Management designations of Professional Community Manager candidate (PCAM), Certified Manager of Community Associations (CMCA) and Association Management Specialist (AMS). He also served as Chairman of the South Carolina Legislative Audit Committee, an oversight agency of the South Carolina General Assembly that performs independent, objective audits of state operations ensuring accountability in the management of public resources. He just recently completed 60 hours of classes and received his Nevada Certification the first week in September.

Paul has worked with the Environmental Protection Agency on a couple of clean water projects. During hydrological studies for a community in Charlotte, it was determined that run-off was flowing into Lake Wylie in Charlotte. Paul developed a hydro structure barrier that took the contaminants to virtually zero. He recently met with the State of Nevada and the UNR College of Agriculture, Biotechnology & Natural Resources regarding the current water flow monitoring program (page 8) in Caughlin Ranch. He plans to enhance the cooperative effort by developing a partnership where we can examine our current irrigation protocol and anticipate our future needs. "This team effort is going to establish a basis for us to help the University with grants for better management of our natural resources, including clean water. With their additional expertise, we'll be better able to evaluate the impact of our water usage. Water for irrigation is our single largest expense and TMWA has assured me the cost is only going to go up. We need to find new ways to reduce water usage and alternate sources without impacting the esthetics of the ranch."

Paul is confident and easy-going with a "can-do" attitude and welcomes the opportunities here in Caughlin Ranch.

Paul served in the Marine Corps for 28 years spending time in Viet Nam, Laos, Cambodia, Afganistan, Iraq, Kuwait, Saudi Arabia and Bosnia.



Discover

Head
to
Toe
Bliss

Book One Facial & Massage Session with Us
and Receive a **Complimentary**
Deep-Moisturizing Hand Treatment

* GIFT CERTIFICATES AVAILABLE *

* FOR FACIAL * A La Française Skin Care
MARTINE CARLIN (775) 329-4113

* FOR MASSAGE * **SAYURI YAMANE (775) 287-8075**

621 Forest Street, Reno NV 89509

PLEASE MENTION THIS AD WHEN YOU MAKE APPOINTMENTS

 An advertisement for Green Papaya Thai Cuisine. The background shows a traditional Thai temple with multiple spires. The text is overlaid on this background.

The Flavors of Thailand

Under new ownership - Fresh authentic Thai cuisine is our specialty! Vegan & Vegetarian Dishes Available

GREEN PAPAYA

Authentic Thai Cuisine

WEEKDAY LUNCH SPECIALS Starting at **\$6.25**

4786 Caughlin Prkwy, Ste. 303, Reno • 775.826.8116
greenpapayareno.com
 Off McCarran at the Caughlin Ranch Shopping Center
 Lunch 11:00am to 3:00pm • Dinner 4:00pm to 9:00pm
 Friday and Saturday until 9:30pm



Paul and his Bernese Mountain Dogs.

Among his priorities are plans to elevate customer service and management, set up disaster management protocol, revise and update policies and procedures, redefine job descriptions and put together a sustainable, balanced budget. "There are programs that have been in place for years and years that we need to take to the next level, he explained. "We also need to open up the lines of communication to homeowners and be more responsive. We're going to open every door that we

can. I also intend to provide the leadership to safeguard our community assets and enhance the quality of life in Caughlin Ranch."

A new lifestyle in Reno suits Paul and his new bride Cheryl just fine. When the decision was made to move to Reno, once again he didn't waste any time. "I proposed on July 29th, we got our marriage license on the 30th, were married by a dear friend on the 31st at 9:30 a.m. and I caught a plane to Reno at 1:45 p.m." Both he and Cheryl love to ski and look forward to exploring the slopes of the Sierras. "When I worked for Deer Valley Resort I skied 160 days a year—and got paid to do it," he said with a wide grin. Paul also collects classic Corvettes and is an avid golfer. "I love it here," he continued. "No bugs. No humidity. I can run in the middle of the afternoon instead of getting up at 5:30 in the morning. I have a great staff and a talented, hard-working crew - life is good!"

There is an open-door policy at the Caughlin Ranch HOA Manager's office. Paul encourages homeowners to contact him directly, for any reason, at 746-1499 or by e-mail at paul@caughlinhoa.com. He recognizes the need to hear all sides, be flexible and work in the interest of all. "I'm out and about with Randy Lisenby (Landscape Supervisor) all the time. If you see a PT Cruiser running around the Ranch, that's probably me. Stop and say hi."

UNLAWFUL DISCHARGE OF FIREARMS ADDRESSED

Larry McNeil, a Castle Ridge homeowner and Neighborhood Advisory Committee representative, has successfully worked with the Washoe County Sheriff's Department towards a solution to the unlawful discharge of firearms in open space designated as a congested firearm area (CFA). The land is adjacent to Caughlin Ranch and used for recreational purposes.

This past spring, Larry was asked by the CRHOA Board of Directors at a Board Meeting to coordinate an effort to gain control of the CFA. He worked through Assistant Sherriff Marshall Emerson, Lt O'Connor, Washoe County Commissioner John Breternitz and Reno Councilman Dan Gustin.

The Sheriff's Department handled the liaison with city staff and all the departments that have an interest in congested firearms areas including Marsha Cardinal, Geographic Information Systems and Marty D. Easter, Drafting Tech. Both went out of their way to get the team maps and pertinent regulations.

The process was very smooth and efficient and ultimately



resulted in the installation of better signage to make everyone aware of the congested firearms boundaries. Now hikers, runners and off-road enthusiasts are once again able to enjoy the many access trails and roads without the fear of confronting shooters. Caughlin Ranch residents near the area have remarked that the noise reduction is a big plus as well. McNeil commented that "it was eye opening to learn how things worked and to see first hand the willing support that we have at our disposal."

Juniper Trails Social Club

Juniper Trails resident Barbara Agre founded the Juniper Trails Social Club (JTSC) 20 years ago. The Club meets every month or so at the home of a Juniper Trails resident. Guests bring a beverage of their choice and an appetizer to serve 20 people. The host supplies napkins, glasses, utensils and ice. There is a small membership fee to cover the newsletter and administrative costs.

JTSC Board members are Karen Mowry, President; Su Kemper, Treasurer and Larry Winkler, Newsletter.

If you live in Juniper Trails and want to participate in a fun neighborhood gathering and meet your neighbors, call Karen at 747-0195.



Residents enjoy a social gathering on September 10th at Ty and Suellen Cobb's home.

northern nevada Business Weekly nbnw.com

CUSTOM PUBLISHING DIVISION

Does your company or organization have a special publication need?

- Quarterly Reports
- Company or Membership Newsletters
- Business Anniversary Pieces
- Public Relations Pieces
- Publications for Special Events & Fund Raising



We can handle the design, layout, research, copywriting and printing—even ad sales.

CALL 850-2155 FOR INFORMATION

Best Price



GATED COMMUNITY

10 Promontory Pointe

\$465,000

www.10PromontoryPointe.com

EXPERIENCE • KNOWLEDGE • TRUST



Call Your Realtor **Alan Hoffman, Broker/Owner** to view any Caughlin Ranch home.
6900 So. McCarran Blvd., Ste. 1040, Reno, NV 89509

775-826-9696
homegater Realty.com

HYDROLOGY STUDENTS HELP LOCAL COMMUNITY WITH WATER QUALITY PROJECT

Classes used to test and monitor water at Caughlin Ranch's Alum Creek

Story by Krystal Pyatt

Faculty members at the University of Nevada, Reno who live in Caughlin Ranch are constantly asking Mark Walker about his box.

"I think it is interesting that they know it is my box, and also that they care enough to ask," said Walker, associate professor who teaches hydrology at the University. He is also a state extension water specialist, and part of a team with fellow University professor of water resources Laurel Saito working on the Alum Creek project, an effort to help improve the quality of the water in the picturesque creek that runs from Forest Service land high in the hills above Reno down to the Truckee River.

The box, about the size of a shopping cart, holds a device that measures water flow at the base of Alum Creek in Reno's southwest Caughlin Ranch community. Alum Creek is a beautiful stream, but it has also been added to the state of Nevada's impaired waters list, Walker said.

His and Saito's students have been collecting samples from the creek for two years. The data will prove useful for members of the Caughlin Ranch Homeowners Association, the City of Reno and the Nevada Division of Environmental Protection, as it will help to understand how much contamination is occurring in the creek, whether naturally occurring or not, and where the contaminants might be entering the creek.

"The city cares about Alum Creek, because of the potential effects on the Truckee River, but there's no money," Walker said. "Laurel and I like to include real-life research in our classes so we approached the city to see if our students could use techniques learned in class to help the community. It is an opportunity to involve students instead of just throwing abstract theories and numbers at them."

Through the quality testing measurements, Walker, Saito and their students have found contaminants in the water that may end up in the Truckee River. The impairments include E. coli, phosphorous, total suspended solids, sulfates, water temperature, turbidity and iron. Water quality analyses have been donated by the City of Reno and the City of Sparks through the Truckee Meadows Water Reclamation Facility and the Desert Research Institute.

"We are testing the water so we can propose solutions that can reduce loading contaminants into the Truckee River



Walker during a class session at Alum Creek

from Alum Creek," Saito, who also teaches graduate courses in hydrology, said. "The Homeowners Association has been really receptive and great to work with."

"We measure everything from discharge to water quality so we can see what is naturally occurring or due to human involvement," Saito added. "At this point in our research we have a way to limit the impact of human involvement on this watershed."

A big emphasis of the Alum Creek project is the student exposure to actual research in a community.

"Students can take the experience from our classes and show an employer that they can use principles of ecohydrology and water testing to do something tangible," Walker said. Walker and Saito teach their classes in the Department of Natural Resources and Environmental

Sciences where Walker is the interim chair of the department. It is one of several departments in the College of Agriculture, Biotechnology and Natural Resources.

The Caughlin Ranch Homeowners Association has shown great enthusiasm and involvement in the Alum Creek water-quality testing conducted by the University professors.

The research will show how landscaping in that community has affected the water quality, but Walker, Saito and their team of students will also suggest what can be done about it. Using the data as evidence, the Alum Creek water testing team may examine what would happen, for example, if the vegetation around the water source were allowed to overgrow in order to make the creek healthy again. The marshy areas like this could have signs that not only say what the area is, but why it is there.

To continue with the research and to use different equipment, Walker and Saito plan to apply for grant money through the Nevada Division of Environmental Protection or from the Truckee River Fund, which is a non-profit organization in western Nevada involved in promoting and improving the health of the Truckee River System and watershed.

They will present their findings to the Caughlin Ranch Homeowners Association at its annual meeting in November and again to federal, state and city agency members at a meeting in Reno later this year.

The 2011 Budget

No Dues Increases For Fourth Consecutive Year

Story by **Mike Heffner**, Treasurer, Caughlin Ranch Homeowners Association Board of Directors

The 2011 budget proposal is essentially complete as of this writing and the good news is that for the fourth year in a row, we do not anticipate any increase in HOA dues as a result of cost savings achieved in both operating and reserve expenses.

Our budget is comprised of two basic elements - operating and reserves. The operating budget covers those routine activities that are essential to managing and maintaining Caughlin Ranch such as our office staff, the landscape crew, irrigation water and supplies for maintaining the common areas, insurance, utilities and the like. These expenses are relatively consistent from year to year, generally growing with the cost of inflation. The reserve budget is a separate account to fund the maintenance, repair and replacement of our capital assets such as equipment, vehicles, walking paths, park equipment and private streets. These costs vary widely from year to year depending on the schedule for path paving and equipment replacement. For 2010 the operating budget is \$1.9 million; the reserve budget is \$271 thousand. In 2011 we anticipate spending \$1.9 million in operating expenses, and funding \$150 thousand to meet our future reserve requirements.

Several aspects of our 2011 budget are noteworthy:

1. The reserve budget funding level has been reduced by over \$100 thousand as a result of the latest reserve study completed in August. This study is redone at least every five years and is conducted by a licensed Reserve Specialist who reviews the inventory of all the major components maintained by Caughlin Ranch and then estimates their remaining useful life to provide the basis

for cost expenditures over the next 30 years. The latest study indicated that we can significantly reduce the amount of annual funding while still maintaining a comfortable level of cash reserves in case of unforeseen expenses in any given year.

2. The cost of water for irrigation continues to be the single largest line item in our operating budget. Next year we anticipate utilizing 110 million gallons to water for the common areas at a cost of over \$400 thousand. This estimate reflects 6% rate increases from TMWA in both 2010 and 2011. We have already achieved significant reductions in water consumption through replacement of grass with low water plantings and this program will continue. However, we are also investigating several water saving technologies that could have an even greater impact on water consumption.

3. A significant reduction in administrative overhead of approximately \$50 thousand will be realized in 2011 as a result of changes to pension and health insurance plans.

4. In addition to expenses, revenue from dues collections is an area requiring close analysis due to a number of foreclosures in the Ranch. In 2011 we have allowed for \$15 thousand to provide for potential revenue losses due to potentially uncollectible assessments.

Having analyzed the 2011 budget in detail over the past two months, your management team and Board are pleased to report that our Association is financially in a strong position. This is exceptionally good news, especially given the difficult economic environment in Nevada which has put many other associations in financial distress.

Meet R. SHAWN OLIPHANT new counsel for CRHA

story by **Megg Mueller**

A homeowners association is a complex organization, created to protect the values and beauty of a community. The Caughlin Ranch Homeowners Association is no different, and while the board works tirelessly to assure the community maintains the high standard of living all residents have come to enjoy, sometimes a little outside help is needed.

R. Shawn Oliphant of Fahrendorf, Viloría, Oliphant & Oster recently became the Caughlin Ranch Homeowners Association's attorney, and his experience makes him a great fit for the association.

Oliphant is a Reno native, one of five brothers who all still live in the Reno area. A graduate of Hug High School and the University of Nevada, Reno, where he got his bachelor's degree in business administration, Oliphant knew he wanted to continue his education, and decided on law school after doing a little research.

"The business side interested me, and I did a search at that time; about 50% of



R. Shawn Oliphant
Board Member

the fortune 500 CEOs had law degrees. So I decided to go to law school," he remembers.

He attended the University of Arizona, but from the very beginning he knew he'd be back in Reno. After his first year, he secured a clerk's position with Mills Lane,

after speaking to the judge at one of the fights he was refereeing.

"Reno is home, I always knew I'd be coming back," he says.

Once he moved back and started his law career, another change happened for Oliphant.

"When I came back and started practicing for clients, I realized I could have a much greater effect and help a large number of companies, instead of going to the business side and working for just one," he says. "What we do is critical to business organizations and companies."

Oliphant specializes in construction law, and real estate development, and his firm's background in business representation and commercial

litigation helps it analyze any problems the HOA might encounter from an experienced standpoint. The firm has worked for other homeowners associations, and has worked in the development part of associations, drafting CC&Rs and other association documents.

Along with his practice, Oliphant keeps busy attending sporting activities with his three children. He and his wife spend much of their free time shuttling their kids, a daughter, 10, and two sons, ages 8 and 6, to baseball, softball, soccer and basketball. Between competition and recreational leagues, there is no off season for this family, but Oliphant does try to carve out some time for hunting, and he also runs his Labrador retriever in field trial competitions.

"As a native Nevadan, I am excited to represent Caughlin Ranch as it is one of the premier communities and associations in northern Nevada," Oliphant says. "Our goal is to develop a trusting relationship with the Association and its Board, and to contribute to the success of the Association by efficiently handling its legal needs."

ENJOY DINING AT MAYBERRY LANDING



(775) 787-8226
*Fresh Mexican Food
*Fish Tacos
*Take Out



ECLIPSE PIZZA CO.
(775) 747-4343
*Salad
*Calzones
*Pizzas

When you give food, you give *hope.*



**550 Italy Drive, McCarran
NV 89434**
(775) 331-3663
www.fbnn.org



The Food Bank always welcomes donations to make all our programs successful, including our critical food stamp assistance program.

CANDIDATE FORUM NIGHT

Take Part in Your Community

Story by **Lisa Baran, Reno, NV**

The evening of Thursday, October 14, will be brisk and cool, and the best way to spend it will be by taking part in an important event here in Caughlin Ranch.

The Candidate Forum will be held at 7:00 p.m., at the Caughlin Ranch Elementary School, at 4885 Village Green Parkway. There will be plenty of parking, and there may even be snacks — but the most important thing is that our neighbors who have chosen to run for open positions on the Caughlin Ranch Board of Directors will be on hand to introduce themselves to everyone.

Candidacy for the Caughlin Ranch Board of Directors is open to any adult Caughlin Ranch resident, and positions are held for three or two year terms, according to the overall number of resident votes. This year, four positions are open, now being served by Mildred Burke, Michael Chern, Gina Pedrini, and Chris Simon.

Applications to serve on the board are sent to each homeowner through the mail, and the applications for this round of vacancies were due back by September 23, 2010. Not to worry though — if you wish to serve on the board and missed applying this year, look for the application again in early August next year when seats now being served by Michele Attaway and Ken Walters will come open.

Serving on the Board of Directors is a volunteer position, and one of the best things you can do for your community here in Caughlin Ranch. And, if the “big” board is a bit much for you, consider serving on some of the smaller boards and committees — they need you too!

So, mark your calendar for October 14, and join your neighbors to meet the candidates and get their views and visions for Caughlin Ranch firsthand. There will be plenty of time to ask each candidate any questions that may concern you during the evening. If you are not current with what’s happening here in Caughlin Ranch, get caught up by logging on to the Caughlin Ranch Web site at www.caughlinranchhomeowners.com where you can read the latest minutes and news for our neighborhood. See you at the forum!

Lisa Baran is a publications editor and freelance writer living in Caughlin Ranch. She enjoys pets, gardening, and the written word.

Supportive & Motivational Group Workouts

- ◆ 5 wk BootCamp Classes (all fitness levels)
- ◆ HCG Weighloss Program & Workouts
- ◆ Building Athletes Out of Ordinary People
- ◆ Low Cost, Efficient, Functional, Challenging
- ◆ Focusing on the 10 physical fitness skills: Cardiovascular/Respiratory Endurance, Stamina, Strength, Flexibility, Power, Speed, Coordination, Agility, Balance, Accuracy



▶ **Tiffani Malley**
775-624-1524
www.FitnessDesigned.com
tmrxfit@gmail.com



◀ **Alena Yancey**
775-745-5144
www.Crossfitreno.blogspot.com
alena@battleborncrossfit.com

Battle Born CrossFit
1335 Airmotive Way
Reno



Your Genuine Caughlin Ranch “Neighborhood Specialist”

I have lived and worked in Caughlin Ranch for the last 23 years and I’ve seen it all. If a realtor could truly be called a “neighborhood specialist,” it would be me. I have over 115 sales transactions in the Ranch, representing both buyers and sellers. If anyone knows the Ranch inside out, it’s me. If you’re thinking about buying or selling, call me, 742-2846.

Jeannie’s Recent Neighborhood Sales

Represented the Seller

- Juniper Trails:** 105 Sawbuck Road
- Caughlin Crest:** 3907 Vista Crest Drive
- Vantage Point:** 4783 Bradford Lane
- Evergreen:** 3521 Cheechako Circle
- Deer Creek:** 1580 Caughlin Creek Road (Pending)

Represented the Buyer

- Caughlin Glen:** 760 Caughlin Glen
- West Pointe:** 3801 North West Pointe (Pending)

Jeannie Cassinelli

Certified Residential Specialist
Graduate Realtor Institute

Dickson Realty
(775) 742-2846

homes@jcassinelli.com



Over 115 Sales in Caughlin Ranch

PRUNING

Why, When, and Who

Story and photos by Dianne Stortz-Lintz

Pruning is one of those gardening chores that do not have to occur. That's right, I said it: Pruning is not necessary. Pruning is, however, important if you want a well-shaped and thrifty plant. The main point of pruning is to improve the plant in some way that benefits humans.

A plant will survive without any pruning. It might be ugly, but it will probably live. Many plants are pruned for the wrong reasons, at the wrong time, and by people who don't know or care what they are doing. To get the best effect from pruning, it is important to know why you're pruning, when to prune, and when to call in the professionals.

Pruning re-directs growth, stimulates new branches, increases air flow and light penetration, increases flower and fruit production, removes dead and dying tissue, improves structure, reduces hazards, and increases the life of the tree

or shrub. So if you feel the need to prune, I'm going to elaborate on the reasons why we prune. There are a myriad of reasons why one should prune shrubs and trees.

Safety

It is wise not to ignore pruning for safety. All of these issues should be addressed to prevent damage to your home, neighbors, family friends, and pets, prevent liability, and save money in the long run.

- Damage done by falling trees is often substantial and the cost of removing a fallen tree is significant. Proper pruning of trees can reduce tree and branch drop by encouraging a strong branching structure.
- Shrubbery or low-growing tree branches that block visibility of a roadway or intersection need to be pruned to prevent sight barriers.

Branches that are interfering with power or phone lines or growing into buildings need to be removed.

- Storms can break branches but leave them hanging like the sword of Damocles; a large branch dangling from its bark is a serious liability and should be removed.

Disease Control or Prevention

Pruning can remove damaged or diseased branches which in turn decreases the chance that an infection can occur or spread. If you don't prune diseased branches, you are significantly increasing the chance that your plant will die.

Increase Light and Air Into the Base

This is a vital concept for many flowering shrubs, in particular, roses. Because roses produce the best and strongest canes from the base, it is vital to get light to those new canes so that they can grow big and strong.

When a plant has too many branches, it will often decrease the amount of air that can move through the canopy. Moist stagnant air around the canopy increases the incidence of disease. This is more of an issue with shrubs than trees, but trees are not immune to this problem.

Rejuvenate Plants

Often pruning older shrubs and trees directs the energy into new growth that restores the vital look to the plant. There are limitations to this practice. Although

Pruning is not necessary; lovely natural shrubs in a landscape.





there are some shrubs that tolerate being totally mowed to the ground and may benefit from it, in general, rejuvenation should be performed in a stepwise fashion and done over a few seasons.

Increase or Decrease Flowering and/or Fruiting

This is yet another valid reason to

getting into the shady, often not-so-optimal reason to prune. Pruning fruit trees into an espalier to grow along a fence or shaping a Hollywood juniper to look wind blown is a nice way to add variety to your landscape. Formal hedges using plants that lend themselves to hedging help section off your yard.

Carving a flowering shrub like viburnum into a tidy angular box is just wrong. If you want to take a nice flowering shrub and make it into green box, save your time, money, and resources and

These come in many forms including bears, dolphins, race cars, squirrels, and the like and are very labor-intensive.

Make a Plant Fit Into a Space

In my opinion, the highest and best use of this reason to prune is to prune a fruit tree to so that it remains short and easy to harvest. Yet another example is the judicious pruning of any plant to keep its original shape and to keep it small and fit into a small space. This type of pruning usually requires a good eye, experience and time to pull off correctly. Bonsai is an art form that utilizes this technique and, like topiaries, Bonsai requires a lot of work.

The darker side of making a plant fit is the type of pruning used to rectify the



prune. Depending on the species of plant, you can increase or decrease the production of fruit and flowers by pruning.

There is a whole science to properly pruning fruit trees for maximum yield. While pruning fruit trees properly increases fruiting, the converse is also true. Therefore, if you don't want fruit from your apple tree, prune it like a shade tree. You'll still get some fruit but not as much.

Improve or Modify Form of the Plant

In my opinion, this is where we're

build a wooden box and paint it green. Viburnums are large and vibrant bushes with great flowers, a wonderful arching habit, good berries for birds, and wonderful fall foliage. When you hedge viburnum, you get no flowers or berries and they develop rank ugly growth.

Even though I'm not fond of it, pruning and training plants into topiaries remains very popular. Topiary is the art of pruning and training a tree, shrub or other plant into a recognizable shape.

The main point of pruning is to improve the plant to benefit humans. If the plant works as it is, leave it natural (natural juniper; left) or prune it (juniper box; right).

“Too-many-plants-too-close-together” syndrome. Often during landscape design, people buy too many cute little plants in small pots and plant them too closetogether, tooclosetothehouse, or too close to the sidewalk. This is particularly true with junipers. I repeatedly see one-gallon Chinese Pfitzer junipers planted right up against a sidewalk or house or in a two-foot median strip. These cute, one-gallon plants with a crown of about 10

inches will eventually grow to 4 to 6 feet in diameter, which will necessitate either their removal or heavy pruning or hedging. And hedge pruning usually wins. To me, nothing looks quite as stupid in a landscape

as a single juniper that was planted too close to the sidewalk sheared to keep it from interfering with pedestrians. It's not a focal point, it's not interesting, it's not a hedge... it's a plant in bondage!

A practice of removing large branches from mature trees to control size is tree topping. Do not top trees or do not hire anyone who routinely tops trees! Tree topping is the drastic removal of large branches in a mature tree and the end result is truly awful to see. Topping leaves large open wounds which subsequently subject the tree to disease and decay. Topping causes such damage that the tree will ultimately die well before it naturally would.

Please perform some research before hiring an arborist. Make sure that whomever you hire doesn't top by inspecting their previous work. Hiring a certified arborist should alleviate this concern.

Topping should not be confused with pollarding. Pollarding is a process where young trees are topped to encourage lateral branching and maintain a tree 6 to 12 feet in maximum height. Once a tree is pollarded, it requires consistent pruning to maintain. Older trees should never be topped or pollarded, and some trees do not tolerate pollarding at all.

Who Should Prune

As pruning goes, most of us just want to get away with as little work as possible,



Shrub pruned for a focal point

and I'm no exception. Don't get me wrong, if I get a pair of pruning shears in my hand, something is going to get cut, but I don't like to prune more than needed. I'm more happy to let a plant be natural than prune.

Pruning shrubs is easier than pruning trees. The average homeowner can usually prune a shrub without doing too much damage. Unlike trees, shrubs do not have a central leader. This form allows the average person to hone their pruning technique. In general, shrubs are more forgiving for neophytes to learn to prune.

I've killed so many plants in so many ways that one more herbicidal act by pruning on my part hardly affects me. If you are a homeowner with a limited number of "victims," I'd guess you're less likely to go for it. So here is my advice: When in doubt, don't cut. Cut a little, wait until next year and evaluate the result or hire a professional.

If you are attempting to prune a large tree or remove large branches from any tree, I'd recommend the services of a certified arborist. Certified arborists know how to prune properly and know how to do it safely. I cannot stress enough how very dangerous it is to prune large trees. Besides the potential of just falling from large heights, you may cause damage to yourself or others when dropping a large limb, you can get entangled in power lines... the list goes

on. However, if you are just removing small branches and dead wood, just remember less is more when you're learning to prune.

When to Prune

Pruning can be done any time of the year. Optimal pruning times vary with different plants, and the best times to prune are in the late fall to early spring. Pruning is

best in this time frame because the lack of leaves allow for better visualization of the branches; colder weather reduces the incidence of disease transmission, and damage to the plant is decreased. However, as the Japanese old saying goes, "The time to prune is when the pruning shears are sharp." If you have a shrub or tree that needs to be pruned, do it when you can, but try to stay away from the late summer. The new growth that pruning stimulates may not have time to harden off prior to the winter and it may die.

Also be aware that pruning flowering shrubs can significantly reduce bloom for the following season. Shrubs that bloom in the spring, such as lilac, forsythia, and weigelia should be pruned after they bloom. These plants bloom on second-year wood or the wood that grew after they bloomed in the spring. If you prune the shrub before it blooms, you will be cutting off your flowers.

Now you are well versed on why we prune, when to prune, and who should prune. Take some time to inspect your yard and evaluate how your plants have been pruned in the past and decide how you'd like to see them grow in the future.

Dianne Stortz-Lintz is a horticulturist and greenhouse manager for the City of Reno. For more information, call 224-1680.

2010 BOARD OF DIRECTORS MEETING DATES & OTHER IMPORTANT DATES

The Board of Directors meetings will be held from 7:00 p.m. to 9:00 p.m. The Board will meet in executive session before the Board Meeting. The location of the Board meetings are identified by an asterisk (*).

▶ **October 14:** Candidate Forum Night*

Notice of Eligibility for Election to the Caughlin Ranch Homeowners Association Board of Directors. Deadline for Executive Board Application was September 23, 2010. Ballot Deadline at Grant Thornton- November 4, 2010 @ 5 p.m. (must be received by 11/4/2010).

▶ **November 8:** Homeowners' Meeting & Ballot Count at Grant Thornton office at 1:30 p.m.**

▶ **November 10:** Annual Homeowners Meeting*

▶ **November 18:** Board of Directors Meeting/Final Budget*

* The Caughlin Ranch Board of Directors Meetings and Candidate Forum will be held at Caughlin Ranch Elementary School, 4885 Village Green Parkway, Reno, NV, 7- 9 p.m.

**Homeowners Meeting & Ballot Count, Grant Thornton's office, 100 W. Liberty Street, Suite 770, Reno, NV, 1:30 p.m.

Agendas are available at the Association's office 10 days prior to the meeting or you may visit the Association's web site at www.caughlinhoa.com.

NOTICE: NRS 116.3108 and 116.31083 provide for Notices of the Annual Homeowners' Meeting and 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 Office of the Association, 1100 Caughlin Crossing, Suite 60, Reno, NV 89519, ten (10) calendar days before the scheduled meeting. All Board meetings will take place at the Caughlin Ranch Elementary School at 7 p.m. unless otherwise noticed.

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 in an electronic format at no charge or, if required by the executive board upon payment to the association of the cost of providing the copy to the unit's owners. (b) Speak to the association or executive board, unless the executive board is meeting in executive session.

SCHOOL UPDATES

Roy Gomm Elementary

- ▶ **Gopher Day, Saturday, October 2:** Everyone's welcome to our annual family carnival.
- ▶ **Innisbrook Fundraiser, October 8th - October 22nd:** This fall fundraiser allows you to buy your wrapping paper and gifts from our students and gives our school a 50% profit on each item you buy.
- ▶ **Bingo Night - November 16th, at 6:30 in the Roy Gomm MPR:** Bring your family and enjoy a fun-filled evening of B-I-N-G-O!
- ▶ **Thanksgiving Food Drive, November 1st - 22nd:** Donate items to help families at Anderson Elementary celebrate the holiday with a traditional turkey dinner.
- ▶ **Angel Tree, November 22nd - December 15th:** Pick-up a tag, buy a gift, wrap it, and make a child's wishes come true!
- ▶ **PFA meetings:** Come make a difference and hear what's going on at our school -Tuesdays 10/19, 11/9, 12/14 at 7:00.
- ▶ **Denim & Spring, March 26, 2011:** Save the date, it's a night out for adults - plan on attending our biggest fundraiser of the year.

Caughlin Ranch Elementary

- ▶ **Family Skate Night:** Mondays October 4th, November 1st, November 29th.
- ▶ **Fall Festival:** Friday, October 22nd. Games, dunk tank, bounce house, pizza from Extreme Pizza, cotton candy, raffle prizes and more! Come join the fun!
- ▶ **Coat Drive:** Please donate your gently used coats during the month of October. CRES will give these coats to families in need in our community.

Contact the Caughlin PTA at caughlinpta@yahoo.com or President Kristy Pearson at kristypearson@hotmail.com for more information on events and volunteer opportunities.

Swope Middle School

- ▶ **Save the Date:** November 6th will be a fundraiser at Barnes & Noble from 1-5pm.
- ▶ **Winter Break:** December 18th-January 2nd for all Washoe County schools.

Caughlin Ranch Storage

Mini-Warehouse, RV, Boat and Wine Storage

- Reno's premier wine storage facility
- Triple Security for your wine collection
- Digital camera records all entries and exits
- Conventional 10' X 20's available
- Covered RV & boat storage available

Our wine cave
includes 243 storage
units which are climate
controlled at:
57 Degrees
70% Humidity



Underground storage for your antiques, art, fine furniture and valuables.
Climate and Humidity controlled.

4495 Pinehaven Road, Reno, NV 89519

(775) 826-8777

On-site managers: Bob & Lonae Ryan

Visit our web site or call for prices:
www.caughlinstorage.com