

NEWSLETTER

Dumpster Program | Fall Festival | CNRE Community Meeting

Dumpster Program

The Dumpster Program will be held again this year with dates to be announced soon. Active Members may bring their junk/trash and dump for free. So pay your annual dues!

Spring Festival

The Spring Festival is April 27th from 12:00 - 5:00 pm at the Newhouse's Residence on 4249 St Leger. All NRE residents are invited and encouraged to attend! There will be lunch, games, activities, and fellowshiping with other NRE neighbors. See the flyer.

2024 1st Quarter CNRE Community Meeting Apr 16th

The 2024 CNRE 1st Quarter Community Meeting will be held on April 16, 7:00 pm at the Rio Vista Volunteer Fire Department. Everyone is invited and encouraged to attend! We have some important updates from the last meeting and voting topics. The Agenda will be posted soon.

Letter from the President

Hello everyone!

Since nobody within the NRE volunteered to serve as President, I volunteered to be appointed and serve again. My goal is to mentor someone to take my place and serve the CNRE. In the 16 years of being a NRE resident, I have served now going on 8 as President.

I wish everyone would research the history of the CNRE and why the HOA was created, who served voluntarily to help save the NRE and their sacrifices. Then who continued to step in and serve and what has been done for all NRE residents. It is why we have the water that we drink, nice homes, outbuildings, as many other benefits.

Throughout the years, many who served have since left or died but their service will never be forgotten. So many festivals and programs, street sign toppers, entrance sign, loaner program, dumpster, donation to our Rio Vista VFD, and much more have been created and carried out by volunteers and by paying the annual dues of only \$50. This is so little compared to other surrounding HOAs especially when it provides so much for everyone.

Last year we had 47 out of 107 owners pay these dues. We provide so many things, but could provide much more, if more paid their annual dues. This is our home and I am proud of living here and serving the residents within in the NRE. Protecting our investments!

Instead of asking, "What has the CNRE done for me?", I would encourage you to ask, "What can I do for the CNRE?" Because it will make our community so much better to live in. (Yes JFK inspired)

Jon Puryear, CNRE President

Animal Safety Committee

Jennifer Grisham is the Animal Safety Committee Chair. It has been reported that the coyotes are on the move within the NRE killing pets, goats, and sheep. Please be aware of your property and keep your little ones safe.

Activities Committee

Annie Guereca is the Activities Committee Chair and need volunteers to assist her. The Spring Festival is April 27th from 12:00 - 5:00 pm at the Newhouse's Residence on 4249 St Leger. All NRE residents are invited and encouraged to attend! There will be lunch, games, activities, and fellowshiping with other NRE neighbors. See the flyer.

A NRE Neighborhood Garage Sale will be held again this year and we are working on a date. If anyone is interested in participating, contact her and then serve on this committee to help make it great!

Clean Up Committee

Cindy Keele volunteered at the last meeting to be the Clean Up Committee Chair. She will be contacting different NRE residents to request that they assure that small sections by their property remains clean and mowed. Most all residents take care of their own property and we ask if your neighbor may not be able to perform this with their's, you help them by doing it for them. It is just asking everyone to be neighborly and help each other keep our NRE community beautiful!

Letter from the Treasurer

Hello CNRE,

At the last meeting, Jon Puryear's President and Scott Lingo's Vice President terms expired and they didn't run for re-election. This made those duties fall on me as the Treasurer. I am grateful that Jon volunteered to be appointed as President and then Mary Stotler volunteered to be appointed as Vice President. Mary will also help me with my duties as Treasurer, which is wonderful!

I know that everyone within the NRE is busy and that we all have responsibilities. A few of my own include running a commercial cleaning business, serving 75 locations, running a compliance business for banks and caring for an elderly parent who lives out of town. This year, I also accepted a seat on the Board of Directors of Johnson County Central Appraisal District. Withstanding other commitments, the CNRE is my home and I care about our community, so I volunteer. I challenge more of you to do the same. We need people to step into board seats. You will not be alone. There are many of us who have served and are willing to help you learn and fulfill a term.

As Jon's letter stated, last year we had 47 out of 107 owners who paid their dues. The 2024 Annual Dues were due March 31st and some have paid either by check or on our website by credit card. You may still pay your annual dues if you haven't done so which will help us hold all of our activities this year. If you do not pay dues, you will lose some of your voting rights in our community. If you have a hardship, please let us know.

I have completed and submitted the State of Texas Franchise Tax as required by law. I am working on the CNRE IRS Tax submission, too. Copies of these will be available to review at the 1st Quarterly Meeting on April 16th.

Hopefully, I can soon mentor another CNRE member on the Treasurer duties so they may replace me when my term ends at the end of this year.

Amy Lingo, CNRE Treasurer

Architectural Committee

Jim Ely is the Architectural Committee Chair. If any NRE resident is planning to build anything on their property, the CNRE Bylaws and Architectural Committee Policy states that this committee must be contacted and it submitted for approval. We want to help assure that prior to beginning your project, that it doesn't violate the current Covenants & Deed Restrictions causing a possible legal issue.

You may see the current policy on the website at www.nolanriverestates.com and complete a contact form or contact Jim directly.

Realtor Committee

Stephanie Simmons is the Realtor Committee Chair. She has the properties within the NRE that have sold, purchased, and up for sale.

If you need assistance with any realtor questions, you may talk to her or have your realtor contact her to answer questions about our CNRE.

CNRE Committees:

- Activities: Annie Guereca
- Animal Safety: Jennifer Grisham
- Architectural: Jim Ely
- Clean Up: Cindy Keene
- Realtor: Stephanie Simmons



NOLAN RIVER ESTATES SPRING FEST 2024

DATE: APRIL 27, 2024
 TIME: 12-5PM
 LOCATION: THE NEWHOUSES' 4249 SAINT LEGER DRIVE

Come and join us for fun, friendship and get to know your neighbors. Activities are going to include the following: cake walk, make sure and bring either a cake, pie, dozen cupcakes or pie to participate. We will also have cornhole. We will also have a silent auction that all proceeds will be going to the Rio Vista Volunteer Fire Department. If you would like to donate a basket of goodies or item to be in the silent auction please contact Annie Guereca 817-691-0498 or email aguereca1971@gmail.com. We will also be having the second annual Sean Stotler brisket cook off, if anyone is interested please let Annie know 817-691-0498. Please bring a side dish, you can coordinate with Annie Guereca on what you are bringing to go with the Brisket and we will have hot dogs too donated by the HOA.

COMMUNITY OF NOLAN RIVER ESTATES

Rio Vista Volunteer Fire Department, FM916, Rio Vista, Texas, at 7:00 pm

2024 Q1 CNRE Community Board Meeting – Tuesday, April 16, 2024

ITEM #	DESCRIPTION OF AGENDA ITEM	OFFICER REPORTING
1.	Call to order:	Jon Puryear
2.	Invocation	Jim Ely
3.	Welcome New NRE HOA Members/Guests	Annie Guereca
4.	Immediate Action Items	
A.	Approval of Minutes from Prior Meeting	VOTE Gail Deckert
B.	Review/Approval of Financial Statements	Amy Lingo
	1) Q1 Financial Reports	VOTE
C.	Committee Reports:	Mary Stotler
	1) Architectural	Jim Ely
	2) Animal Safety	Jennifer Grisham
	3) Realtor	Stephanie Simmons
	4) Activities	Annie Guereca
	1 Springfest	
	2 Garage Sale	
	5) Good Samaritan	Jennifer Vanderlann
	6) Neighborhood Watch	Kerry Ainsworth
	7) Clean-Up	Cindy Keele
5.	Old Business	
A.	Property CC&R Violation Complaints	Jon Puryear
	1.) 4900 St Leger Drive	
6.	New Business	
A.	2024 Goals	Jon Puryear
B.	Architectural Committee Policy	VOTE Jon Puryear
C.	Annual CNRE Dues Amount	VOTE Jon Puryear
D.	Annual CNRE Financial Audits	Amy Lingo
7.	Adjournment	