



Update

A Publication for NRE Owners
By Your Association:
Community of Nolan River Estates

Hi Neighbors!

I am Christine (Chris) Vidler, the corresponding secretary for NRE. My husband, Darren of 40 years and I moved to Nolan River Estates with our youngest adult son, Drew, in June of 2016. The first person I met in this friendly community was Kurt Newman as I was parked in the driveway admiring the home we were buying on Ascot. At that time, we hadn't closed on it and Kurt told me all about the HOA, the voluntary dues of \$50, the web site with valuable information, and the many services provided by the HOA for the community. We exchanged email addresses and kept in touch until we moved here a month later. When we started looking at property out in the country, we did not initially want to be in an HOA mainly because the dues were outrageous in some communities and we weren't going to pay it. NRE presented a big opportunity for us to be a part of an HOA because dues were so reasonable. We could live in a nice area, and have our property value remain stable because there were restrictions already in place. This community had the appeal of country living at its best and we were very excited to own a few acres and enjoy the country life. I also liked the idea of having my space and yet having neighbors close enough in case of emergencies. We strongly support the HOA and all the officers and volunteers who put so much time in keeping this community in order. I was really impressed with the quarterly newsletter that kept everyone informed of events, houses for sale, advertising, next

associational meetings, etc. It was then that I met Michele, Kurt's wife and discovered she handled the combined duties of recording secretary/corresponding secretary, and many other jobs on the HOA Board, along with Kurt. Both invested incredible amounts of heart and soul into this community that they loved. Then in October of 2016, I helped out with the annual community garage sale and saw their love in action by the hours they spent in preparation, set up, the sale & take down. I was really touched by their genuine love for their community. I really miss them as I'm sure we all do. As the date for the Newman's departure was nearing, I felt like surely, I could learn and do the corresponding secretary's job. Geneva Ely had already taken over as recording secretary which was a huge relief for Michele. I sat down with Michele and she explained in detail all that was involved in the corresponding secretary's job and boy, was I overwhelmed. She assured me that I could do the job with time and I've had so much help from the other board members; Jim, Geneva & Mary that my job is really pretty easy. I've had a deeper appreciation for all the hard work that every officer & volunteers have done in making this community a better place but more than that, it takes the WHOLE community working together to make it GREAT. I love NRE! Hope to see everyone at the Fall Festival!



(Details last page)
Chris Vidler,
Corresponding
Secretary

Assoc. Meeting Notice

Thursday, October 3, 2019

Rio Vista VFD Meeting Room - 7 P.M.

- I. Invocation
- II. Minutes from July 18, 2019 Meeting
- III. Treasurer's Report
- IV. Old Business
 - A. Loaner Program Status
 - B. Garage Sale, Fixtures and Equipment
- V. New Business
 - A. Property Ownership Update
 - B. Dues Payment Solicitation
 - C. EBOD Seats and Chairperson
 - D. Vehicle Operations within NRE
 - E. Road work update
- VI. Open Discussion – General Topics
- Vii. Adjourn

RV-VFD Donation Presentation

CNRE donated \$1,450.00 at the HOA meeting on Thursday, July 18, 2019 to RV-VFD. The association donated \$500.00, with the balance provided by the Spring Fest Silent Auction, Corn-hole Tournament, and cash donations. A big thank you to the Guereca's for hosting the event, and to all that donated to the silent auction, to the winning bidders of auction items, and for cash donations. The RV-VFD was quite surprised at the donation since they knew our Garage Sale did not take place. We need to continue to support our first responders. Suggestions for new ways to raise money/donations are welcomed, please send ideas to NREcommunity@gmail.com



Dates and Information To Share

It was brought to Board's attention at the last HOA meeting that the city of Cleburne had a no charge tire dump near the time period of our dumpster program. When you see or hear about local events in Cleburne or Johnson County please share this information, so we can post them on our FB page or web site and publish them in the newsletter if time allows. Please forward information like this to: NREcommunity@gmail.com

Faith Night At the Depot

New Railroaders ownership kicked off Faith Night this season at the Depot. Complete with Free hot dogs and drinks, the affair included various church booths, local mission tables, and other charity information booths. Local worship teams provided live music. The National Anthem was performed by local singers from many of the churches. Good attendance marked the event—a great example of the family entertainment available in our very own home town!



Jim and Geneva Ely

Tractor Trailers Within The Community

Members of your HOA Board have noticed a growing trend this year of residents ordering trucks into our community for both delivery and pickup. Many are not aware that several of our intersections simply will not handle a tractor-trailer rig pulling a trailer longer than 48ft. Much culvert and ditch damage has

been done to our neighborhood by folks not aware of how to order and to route a truck in NRE. The intersections of 1219 and Ascot, Ascot and St. Leger, and St. Leger at Gold Cup are particularly prone to damage with trailers causing damage to ditches and bulkheads. Please contact Jim Ely at 817-675-3266 if you need help with trucking advice or routing instructions.

Nominations Being Accepted for 2020 Association Officers

Nominations for the 2020 HOA officers are currently being accepted and must be received by 5:00 pm December 15, 2019 to be printed on the ballot. Nominations may also be accepted at the January Association meeting. Contact any officer to make your nominations. Nominees must be a NRE owner willing to serve and current on HOA dues, additionally, owners may self-nominate for either open position. Positions being filled in January are President, and Vice President.

Community Road Repairs

Thank you to Precinct 1 for making some much needed repairs in and around the community. It's nice to have a smoother ride throughout our neighborhood. Pictured below is recently resurfaced Gold Cup Dr.



According to Commissioner Bailey, repair and upgrade to the Nolan River Bridge has been budget approved and should begin soon.



Monday November 11

Many of your fellow neighbors are Veterans as well as loyal members of the NRE Community. Please remember them and their sacrifices this Veteran's Day as you enjoy the holiday which came at such a price.

Welcome to the Neighborhood

Kerry and Teri Ainsworth are the new owners of 4751 S. Nolan River Rd.

David and Donna Kaufman and family are the proud owners of 4400 St Leger Dr.

Dog Attack/Cyclist Injured

On the morning of July 25th two dogs belonging to an NRE resident aggressively pursued a cyclist training for the Goatneck bike race which transits our community on Nolan River Road. In an attempt to get away from the animals the cyclist wrecked and appeared to be seriously injured having to be evacuated by ambulance. Although there are no leash laws within the boundaries of Johnson County, it is recommended that animals be contained on their own property. Animal owners are the responsible and liable party in these cases should an attack happen. It is also recommended that residents follow the county required vaccination laws, and proof of such vaccinations should an incident occur. Let's keep our community safe and a safe place to ride a bike, jog, walk, or ride horses. Johnson County TX leash law and animal laws can be easily found by googling the topic. Links will be posted on our community web site and FB page.

Vandalism/Suspicious Activity

No news or e-mails being sent is good news. It's been quiet and no activity reported. Be on the lookout though and report suspicious or criminal activity when you see it. The non-emergency Sheriff's number is 817-556-6060 or call 911 if it's an emergency! Please forward the incident information to the HOA @ NREcommunity@gmail.com so that it can be noted and shared with residents.

Important Phone #'s

Recently we had an inquiry about gas smell in the neighborhood and what number to call, this is an emergency, so please call 911.

More important #'s listed below:

Fire, Medical, Police Emergencies.....911
 Johnson County Sheriff's Office
 Non-Emergency.....817-556-6060
 Crime-stoppers.....1-800-794-8477
 Wild Animal Sightings
 Texas Parks & Wildlife.....817-202-5080
 High Water, Bridge Issues, Burn Bans,
 Road Damage or Debris
 County Precinct #1.....817-202-4101
 Digging Underground
 Call Dig Tess.....1-800-344-8377
 Electrical Outages
 TXU.....1-888-313-4747
 UCS (Co-op)..... 817-556-4000
 Water Supply Issues
 Southwest Water, aka
 Monarch Utilities.....1-866-654-7992
 Community COP's
 Jim Ely.....817-675-3266
 Not Sure? Contact any Board Member
 at: www.nolanriverestates.com or
 email: nrecommunity@gmail.com

Routine Stuff

Let any Board member know if you see a mistake or if published information is unclear.

New Phone Number or email address?

Please let Chris know at 817-648-2086 or cvidler59@gmail.com.

Assn. Meeting Minutes - The minutes of Association meetings are available on-line at nolanriverestates.com.

Community Cleanup - The cleanups are generally held on the second Tuesday of each month and are often moved due to inclement weather or competing events.

Volunteers Needed

Volunteers are still needed specifically for the following positions. Please contact any officer if you are able to help.

V.P.—recommends appointees for all committee positions and assists President in many other areas.

C.O.P. Program (Citizens on Patrol)

Open to any resident. Duties: Simple training program (one page), reporting only, not armed, eyes on the community.

Tech for Newsletter and Website—Here's a new, forward-looking position for the right individual who wants and needs a creative outlet.

Animal Chairperson—Perfect for one who loves and has knowledge of equine, bovine, canine, and feline care within NRE.

Loaner Equipment Chairperson—Need a detailed person with dry secure storage area to house items loaned to members of NRE.

Real Estate Liaison—New position that tracks and disseminates information on NRE properties including HOA requirements. Preference would be for an active Texas Licensed Real Estate Agent.

Classifieds

Advertise at no cost!

Business Owners: Let CNRE help to promote your businesses as residents of our community. There is no cost and the Newsletter is published quarterly. Send your promotional material to jimely@sbcglobal.com or to any other CNRE Board Officer. Your business may be located anywhere but we will publish your add at no cost if you reside within CNRE. CNRE reserves the right to decline any add if the Board deems the add to be offensive or inappropriate.

Resident Trades

Griffin Heating and Air: Call Mike Griffin at 817-558-7299.

Circle D Engraving: Contact Julie Dumas at 817-517-4722 or go to www.circledengaving.com.



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Keith & Julie Davis

Springfest Silent Auction Sponsor Recognition



Scott Simmons Donated his elaborately hand tooled leather wallet which raised another \$125.00.



Louis Miguel Guereca donated a detail and car wash bucket that raised \$100.00. Need a car or boat detail, call Pablo's.

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Mary Stotler donated a camera package from her employer that raised \$120.00. Thank you Meis Roofing & Construction.

Scott Lingo, Fire Inspector for the Mansfield Fire Department donated various fire extinguishers that raised \$60.00.

Springfest hosts, Annie and Louis Guereca donated a movie night bucket that was loaded with snacks, soda and DVD's that raised \$80.00

Heather McCall with Caine Properties donated a Starbuck's bundly that raised \$40.00.

THANK YOU SPONSORS FOR YOUR KIND CONTRIBUTIONS!



When: Saturday, November 2, 2019

Where: 4128 Ascot Dr, Cleburne, TX

Time: 5pm-11pm

Hayride Time: Leave out 6:30pm

Chili Cook Off Entry Time: 4:30pm

RSVP: 254-396-2069 – Text your name and number of guest when you RSVP ~ DEADLINE OCT 28

Please include number of adults and children!!

NRE is excited about our annual Fall Festival! This year we will have a chili cook-off, hayride trick or treat, S'mores, food, games, costume contest, and cornhole of course!

Please bring your chili for the contest no later than 4:30pm so we have time to judge before the guest arrive.

Please arrive before 6pm if your children plan to ride the hayride to trick or treat. All trailers will depart at 6:30pm

Costume entries must participate in the hayride and winners will be announced when they return!

Please bring your favorite side dish!!

We look forward to seeing everyone!