

NEWSLETTER

Activities | Fall Festival | CNRE Q3 Community Board Meeting

Officer Elections

The President and Vice President Officer positions are up for elections for the 2024-2026 term period. Please consider serving in these positions and email your nominations.

CNRE Activities

The October Festival will be held on October 28th from 6-9 pm at the Simmon's property.

HERE IS WHAT IS NEEDED:

8-10 homes to sign up for hay ride stops-
3 trucks & trailers with HAY for the hay ride
5-10 Chili Cook Off Participants
2-3 ppl to volunteer time to set up at the Simmons home the day of the 28th
RSVP by 10/20 with ADULTS AND CHILDREN attendees
GOOGLE LINKS TO FOLLOW for RSVP & Trick or Treat stops

2023 2nd Quarter CNRE Community Meeting Oct 17th

The CNRE 3rd Quarter Community Meeting will be held on Tuesday, Oct 17th, 7:00 pm at the Rio Vista Volunteer Fire Department. Everyone is invited and encouraged to attend!



Letter from the President

Hello CNRE and greetings from your President!

It is hard to believe that it is already Fall because it doesn't feel like it yet. Hopefully soon it will get cooler!

We have our Annual Fall Festival and Trick or Treat Hayride on October 28th from 6-9 pm at the Simmon's house. See what is still needed on the left and let Stephanie know if you can help and will be participating. The entire NRE community is invited to attend and have fun with your neighbors, kids, and grandkids!

Mine and Scott Lingo's two year elected position as President and Vice President will end on December 31 of this year. Neither Scott or I will seek re-election for another term so please consider volunteering your time to serve as President or Vice President for the 2024-2026 term. We will both be here to provide assistance to the new officers. Please email your nominations to nrecommunity@gmail.com and voting will be held on January 16th CNRE Community Board Meeting. The 2023 Annual Summary Meeting will be held after this meeting and then the new officers will take their office duties.

Jon Puryear, CNRE President

Good Samaritan Committee

Jennifer Vanderlaan is the Chair of the Good Samaritan Committee. Terri Ainsworth had some health issues and is currently doing better. Annie Guereca's father died and the funeral was last weekend. Please keep them all in your thoughts.

Animal Safety Committee

Jennifer Grisham has resigned from this position and we are currently asking for someone to volunteer for this position.

Architectural Committee

Jim Ely is the Chair of the Architectural Committee, with Rich Chacon as a member. New policies adopted by the EBOD in 2022 state that any new build/addition on a NRE Property must be submitted to this committee for review and approval. It is designed to help prevent the addition from violating the CC&Rs creating a much larger issue in the future. A copy of these policies will be placed on the website. See our report in this newsletter.

Realtor Committee

Stephanie Simmons is the Chair of the Realtor Committee. Anyone selling or purchasing a property within the NRE must inform the CNRE of this action. There is a form on the website to update your NRE contact information so the CNRE may comply with the Texas HOA regulations. See her report in this newsletter. Listings must have the HOA marked as MANDATORY. There are a couple of properties for sale within the NRE.

Loaner Program

Mary Stotler is the Chair of the Loaner Program and houses the items for use. They are free to Active Members and a minimal fee for those who haven't paid their annual CNRE dues. We have tables and chairs that NRE owners may check out to use at your event Contact Mary for details.

Safety Committee

Kerry Ainsworth is the Chair of the Community Watch Program and still needs volunteers.

- No CNRE Property Owners have reported any loss or needs for this committee.

NRE Activities in 2023

Annie Guereca, Activities Committee Chair

We held several NRE activities this year!

- Spring Festival May 20th 1 - 6 pm
 - Held at the Guereca's residence.
 - 1st Annual Sean Stotler Cookout won by Scott Lingo! Mary Stotler was the runner up.
 - Silent Auction (Rio Vista VFD donation \$300)
- Dumpster Program. May 15 - 21
 - Held at the Grisham's residence for a full week.
- NRE Community Garage Sale
 - Another may be held in the Fall TBA
- Fall Festival with the Trick or Treat Hayride
 - October 28th from 6-9 pm
 - See the report on pg 1 and the flyer in back

2023 CNRE Officers

Jon Puryear	President
Scott Lingo	Vice President
Amy Lingo	Treasurer
Annie Guereca	Corresponding Secretary
CC Biggs	Recording Secretary

COMMITTEE CHAIRS

Annie Guereca	Activities
Jim Ely	Architectural
Jennifer VanderLaan	Good Samaritan
Mary Stotler	Loaner Program
Kerry Ainsworth	Neighborhood Watch
Stephanie Simmons	Realtor
OPEN	Animal Safety
OPEN	CNRE Cleanup

Treasurer's Note

Hello to all of our property owners in NRE.

Thank you to all Active Members. Your participation has enabled us to reach many community goals this year, including social events and several necessary shared maintenance items for our subdivision. So far, 48 of 100 property owners have paid their dues in 2023. We ask all owners to pay dues and become active members.

We encourage all property owners to attend meetings and community events and help determine which goals are important to the CNRE. Our recent spring fest, hosted by the Guereca's, raised \$300 from auction proceeds. These proceeds will be donated to the Rio Vista volunteer fire department; first responders to our community. We will continue donations at the October Festival this month to raise more!

Many of us moved out here because of the beautiful land and properties that surround us. The Community of Nolan River Estates homeowners association is a big part of why this neighborhood is the best. Your support is important to your community. Please visit our website at www.nolanriverestates.com to find a payment link for your annual 2023 dues.

You may also find a link on the website to give a "Donation" if you so desire. We would like to give more money than the \$300 we raised at the Spring Fest to the Rio Vista Volunteer Fire Department. In the past, we have been able to raise and donate over \$1000. Your gift will go straight to this donation. We will be taking donations at the Fall Festival through this link on several iPads, iPhones, and computers to assist you in making your donation. Let's please help the selfless First Responders who serve us in our worst emergencies!

Amy Lingo, Treasurer
Community of Nolan River Estates

Real Estate Report

There have been some sales and listings of property within the CNRE. They are as follows:

Two pieces of land for sale, one on Gold Cup and another on St Leger.

Home for sale:

4441 S Nolan River Road in the CNRE \$640K asking price 4bd, 3 bath, 2809 sq/ft, barn, and more.

4900 St Leger in the CNRE Ray Bejar's Under contract at the Title Company

If you need any assistance or questions answered about realty, please don't hesitate to contact me @ stephanie@stephaniesimmonsrealtygroup.com

Stephanie Simmons
CNRE Real Estate Committee Chair

Officer Elections

The President and Vice President Officer Positions are up for election at the Q4 CNRE Community Meeting held on January 16, 2024. Jon and Scott have fulfilled their two year commitment serving in these positions and now it is time for someone else to serve.

They are both two year commitments for the 2024-2026 time period. Candidates must be Active Members who are current on their annual dues. You may nominate any Active Member for these positions and the nominee must be willing to serve in these positions for the full term. Both are very rewarding positions to serve your NRE Community.

Please email your nominations to nrecommunity@gmail.com so they will be included in the voting ballot. We both will be available to assist you in these positions to the winners.

Architectural Committee Report

Friends and neighbor's we thank each of you who have taken time to read and follow the CNRE Deed Restrictions (CC&R's) as they relate to seeking approvals from the Architectural Committee before embarking on any new builds, add-on projects, out building construction, or projects that may require formal "variances" to existing 25 foot set back rules on all properties within the CNRE. Our committee exists solely for the purpose of helping residents navigate the few but important property covenants for all residents—legal covenants that have been in place for over twenty-five years.

A simple call or text to Jim Ely, Architectural Chairperson at 817-675-3266 or email to: jimely@sbcglobal.net will start the process of review for approval for any new build, add-on, outbuilding, or property variance request. Generally, we will need an elevation or overhead drawing (hand sketch is fine) for any project with dimensions of the proposed project and dimensions to each property line along with the general description of what is being considered. We measure using computer and satellite and often can provide hybrid drawings by that means from your rough measurements. It is not necessary to provide formal blue line drawings or architectural drawings on anything but new build projects. We will develop any questions regarding the project from these initial steps. Please note that it is the property owner's responsibility to maintain contact with the Committee from start to completion and to provide what is requested by the Committee. "Chasing" the property owner for details is not the function of your volunteer Committee. The committee's desire, after initial contact, is to conduct all transactions and requests for information in writing via email and/or text messages for legal validity. Remember, we are here to help you navigate the CC&R's and not to dictate or to control your project outside the parameters of the existing CC&R's.

Status of current projects within CNRE:

- 4437 Ascot Drive: Shop/Barn erection currently on legal compliance stay. Awaiting survey and other details from owner. Property line variance is likely required as well as reimbursement of the attorney fees for the TRO to CNRE. Also a variance request.
- 4901 S. Nolan River Road: Proposed barn erection by metal contractor. Presently awaiting confirmation of metal color and other contractor details. There appear to be no variances required.

Jim Ely, CNRE Architectural Committee Chair

Q3 CNRE Community Board Meeting Agenda

COMMUNITY OF NOLAN RIVER ESTATES

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

2023 CNRE Q3 Community Board Meeting – Tuesday, October 17, 2023

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	CC Biggs
	B. Review/Approval of Financial Statements		Amy Lingo
	1) 2023 Q3 Financial Reports.	VOTE	
	C. Committee Reports:		Scott Lingo
	1) Activities		Annie Guereca
	2) Animal Safety		?
	3) Architectural		Jim Ely
	4) Clean-Up		Open
	5) Good Samaritan		Jennifer Vanderlaan
	6) Loaner		Mary Stotler
	7) Neighborhood Watch		Kerry Ainsworth
	8) Realtor		Stephanie Simmons
5.	Old Business		
	A. Property CC&R Violation Complaint Updates		Jon Puryear
	1 4333 Ascot Drive, Jeannie Allen's property		
	2 4900 St Leger Drive, Ray Bejar's property		
	3 4337 Ascot Drive, Francisco Santo's property		
6.	New Business		
	A. Property Violation Complaint Update		Amy Lingo
	1) 4221 St Leger Street, Ray Sherry's property		
	B. Fall Festival Octoberfest		Annie Guereca
	C. Discussion of issues/items not on the Agenda		Scott Lingo
7.	Adjournment		Jon Puryear



Fall Festival

Chili CookOff | Costume Contest| HayRide



28

October

**4128 ASCOT DR
Cleburne, TX**

6pm-9pm

***Bring a
Sidedish***

RSVP 254-396-2069