



# Update

[nolanriverestates.com](http://nolanriverestates.com)

Vol. 20-4 (October 2017)

A Publication for NRE Owners

By Your Association:

Community of Nolan River Estates

## A message from our president

Greetings Neighbors! I hope this newsletter finds everyone blessed and in good spirits.

The end of this long, hot summer is drawing close although not quickly enough. This has been quite an eventful summer with the hurricane season. We should continue to pray for all of those affected from Houston to Florida. Also hold thoughts and prayers for our neighbors to the South as they continue to clean up after the devastating earthquakes.

Our Fall festival is right around the corner, where we will all enjoy good food, good company and the annual hayride!

Remember Kurt and Michele are preparing for their departure from our neighborhood, and many tasks must be divvied up. We sure could use some additional volunteers to do the jobs listed in this newsletter. Kurt and Michele have graciously performed these jobs all these years and time will be needed to train someone to take over. Currently Kurt is not going to be able to mow the ditches for a while, and Stephen Beyer has volunteered to take part of that responsibility. It would be appreciated if everyone could help out by picking up the trash and mowing the ditch in front of your homes weekly, and maybe across from them too - to reduce this monumental task.

I hope to see all of you at the Fall Festival!

May God continue to bless our neighborhood and God Bless the USA!



Scott Lingo  
HOA President



## Oktoberfest & Trick-or-Treat Hayride

Saturday, 21 October  
5:30 p.m. – 9 p.m.

Community fun for everyone! This annual event will again be at the Guereca home (4232 Saint Leger). The attached flier (page 4 of this newsletter) describes the details of this social event. Both kids and adults have loved it every year. Approximately 150 people participated last year.

## Free Smoke Detectors

Our HOA President, Scott Lingo, wants everyone to know that smoke alarms should be replaced every 10 years. He said the Mansfield Fire Department has several that can be provided to NRE owners at no cost. Contact Scott with requests.

## Discounts

Senior and Veteran discounts are often available at many locations simply by asking. For example **Lowe's** gives a 10% discount to military veterans. Likewise, **Bob's Rural Garbage** and **Chicken Express** give senior discounts.

## 2017 Ownership Dues

Reminders have been sent. Dues may be paid by mailing \$50, payable to CNRE, to Kurt Newman, Treasurer, 4844 Saint Leger Dr., Cleburne, TX 76033-8647.

**Thank you for supporting the community.**

## Assoc. Meeting Notice

**Thursday, 5 October 2017**

Rio Vista VFD Meeting Room - 7 P.M.

- I. Invocation
- II. Minutes
- III. Treasurer's Report
- IV. Old Business
  - A. Property Taxes
  - B. Loaner Program
- V. New Business
  - A. Property Ownership Update
  - B. Special Purchases
  - C. Octoberfest
  - D. Committee Reports
    - 1) Garage Sale
    - 2) Architecture
    - 3) Good Samaritan
    - 4) Telephone
    - 5) Animal Safety
  - E. Officer Nominations
- VI. Open Discussion – General Topics

## Nominations Being Accepted For 2018 Association Officers

**President** and **Vice President** nominations for the 2018-19 HOA officers are currently being accepted and must be received by 5:00 pm Dec 15 to be printed on the ballot. Nominations may also be accepted at the January 2018 Association meeting. Contact any officer to make your nomination. Nominated individuals must be a current NRE owner willing to serve and current on HOA dues. You may nominate yourself for a position. **Treasurer** and **Corresponding Secretary** will be replaced in January 2019. The position of **Recording Secretary** is currently vacant and can be filled immediately by a volunteer.

## NRE Web Site

## Help Needed – Important!

A volunteer is needed to maintain the [nolanriverestates.com](http://nolanriverestates.com) web site. It requires updating based on input from the officers. It is not difficult. If Kurt Newman, not a computer techie, can do it, it can't be that difficult.

## Volunteers Needed

Volunteers are needed for the following. Please contact any officer.

- Maintain NRE website
- Publish Newsletter
- Greet newcomers
- Coordinate Good-Samaritan visits
- Track property ownership
- Host annual garage sale
- Chair community cleanups
- Manage recyclable program
- Manage dumpster program
- Manage community sign program
- Remove business signs
- Prepare "Recurring Deadlines" list
- Maintain NRE's FAQ
- Draft NRE Annual Report
- Mow ditches not mowed by others

## Aerial Photography

I wanted to let neighbors know that my son got a drone and is learning aerial photography. It's a homeschool class he is taking this year and would like to offer pictures/videos of people's homes/property. Could be awesome selling tool or just a cool picture or video to have.

He only has one battery right now and it lasts about 30 mins. So he's charging \$20 for a 30 min flight. And then he can email over videos and pictures for \$10. He wants to get more experienced and hopes to bless people with some awesome photos/ memories in the process.

Contact us at 907-232-7539 or [jasonntami@gmail.com](mailto:jasonntami@gmail.com). The Carlson family lives on Gold Cup.

(submitted by Tami Carlson)

## Welcome Newcomers

The **Mathews** family has started construction on their new home at 3769 Preakness.

Subsequent to Joan Ashcraft's death, her son and daughter-in-law, **Jack** and **Penny Garland** are now the owners of 5217 Nolan River Rd.

**Richard** and **Lauri Bennett** have moved into their home at 4600 Saint Leger.

The **Robertson** family has moved into 5001 Nolan River Rd.

**Kevin** and **Ashley Loyd** have moved into their home at 4901 Nolan River Rd.

## Internet Input Requested

Often NRE residents ask who provides the internet service within NRE and how reliable that service is.

Please email [mmnewman6@juno.com](mailto:mmnewman6@juno.com) with any experiences you would like to share, both positive and negative. Generally speaking, folks have said that satellite service is affected by weather; and broadband is the most reliable. Also the company which has done the best job with that has been Next Link. However, as new service is added and quality/price of service changes, NRE needs to be updated with the most recent information. Everyone's help if needed.



## Dove Season

A reminder...hunting is prohibited within NRE. By our deed restrictions, there is no shooting of guns within Nolan River Estates (except for self-preservation).

## 2017 Garage Sale Postponed

The next garage sale is now planned for 2018. There is insufficient product for a sale this year. Until the 2018 sale, donations will continue to be collected at 4844 Saint Leger. Call Michele or Kurt at 817-517-7374 before dropping donations off.

## Corrections

Misspellings in the last newsletter:

- Michelle should have been Michele.
- Steven Buyer should have been Stephen Beyer.

Yes, it is true, I even misspelled my wife's name.

## Loaner Items – New Home

The community loaner items now have a new home. Heather Hardin manages the NRE loaner program. The community tables, chairs, canopies and fan are now located at 4226 Saint Leger Dr. To reserve, call Heather at 972-742-0366 or email to [heather@heatherhardin.com](mailto:heather@heatherhardin.com). A reminder, these items are free to all NRE folks who pay dues. Non dues paying owners and/or renters are charged a nominal fee of \$1, \$2 and \$5 respectively for chairs, tables and canopies.

# Classifieds

**House Cleaning or Sitting, Babysitting, Dog Sitting,** or other odd jobs needed. Call or text Shelby Day at 817-240-5034. (2)

**Mowing, Weed Eat, Move Things, Paint,** or other odd jobs you don't want to do. Call Marcos at 817-526-4129. (2)

**Pet/ livestock sitting - House Cleaning - Organize/rearrange - Paint - Clean barns, yards - Garden work -** I can do all of the above. Call or text 907-232-7539 (Gold Cup resident) (3)

**Free Oak Trees** – There are several oak trees, good for firewood, on the ground at 4800 S. Nolan River Rd. and they are free to anyone willing to come get them. See Jesse Rodriguez at that address. (3)



**Lateral File for sale** – \$30, Good condition, file inserts included. Call 817-517-7374. (3)



## Home Gym G55 – multi-station

Body Solid Inc. for sale  
Original price - \$2,011  
Like new - \$900. Call 817-517-7374. (3)



**Dining Room Hutch** – for sale. Very good condition. Very solid. 58" w x 79" h. \$200. Call 817-517-7374. (2)

## Lost & Found

Paper money found in 4100 block on NR. Call Kurt at 817-517-7374 to claim.

## Routine Stuff

### Newsletter or Web Site Ideas -

Contact Michele at [mmnewman6@juno.com](mailto:mmnewman6@juno.com) or call her at 817-517-7374. Also, please let Michele know if you see a mistake or if published information is unclear.

### FOLKS, WE COULD REALLY USE YOUR HELP WITH INPUT!



**New Phone Number?** - Please let Michele know at 817-517-7374 or [mmnewman6@juno.com](mailto:mmnewman6@juno.com).

**Assn. Meeting Minutes** - The minutes of Association meetings are available on line at [nolanriverestates.com](http://nolanriverestates.com). A hard copy of the minutes is mailed only to owners who request a hard copy.

**Community Cleanup** - The next community cleanup is Saturday, 14 October starting at **0830**. Participants meet at the corner of GC and NR.

**C.O.P. Volunteers** - The community C.O.P. (citizens on patrol) program still needs additional volunteers. If you can participate, even infrequently, please contact an officer.

The main reason for having the C.O.P. program is visibility. Maybe if a potential criminal sees a vehicle with COP on it, they will know that the NRE community has an active security program and they will leave us be.



The community does a good job of cleaning individual ditches and those ditches across the road from theirs. Also, once a month, the cleanup team described below does a total cleanup of specified areas. **A replacement is needed for the Parker family who has moved.** Additional volunteers are also welcome.



**Current Cleanup Team** - This is a list of families who currently clean a specific area each month:

- Barbee** (Family lives at 4520 NR) cleans Nolan River from 4520 NR to Ascot.
- Ely** (Family lives at 4625 CR 1219) cleans CR 1219 from 4457 CR 1219 to CR 1110.
- Lingo** (Family lives at 4500 Saint Leger) cleans Saint Leger from 4500 SL to Gold Cup.
- Moore** (Family lives at 3809 Preakness) cleans all of Preakness.
- Moore** (Darlene lives at 5325 NR) cleans Nolan River from Ascot to CR 1219.
- Morris** (Family lives at 4457 CR 1219) cleans CR 1219 from 4457 CR 1219 to Nolan River.
- Newman** (Family lives at 4844 SL) cleans the bridge area and NR from the bridge to 4520 NR.
- Parker** (Family lives at 4600 SL) cleans Saint Leger from 4500 SL to Ascot.
- Watson** (Family lives at 4165 Gold Cup) cleans all of Gold Cup.



Nolan River Estates

# Oktoberfest & Trick ~ or ~ Treat Hayride

Saturday, October 21, 2017

5:30 p.m. - 9 p.m.

Guereca Home (4232 Saint Leger)

**Trick-or-Treaters:** Please **RSVP** by October 15 your children's names and ages to Annie Guereca at 817-691-0498 or [annie.guereca@proambulance.net](mailto:annie.guereca@proambulance.net). Everyone...kids or no kids are invited to come early or stay late for food and fun. We board the hayride about 6:30 p.m. for Trick or Treating, returning about 8:30 p.m. for more food and fellowship.

**Trick-or-Treat Houses:** If you would like for the hayride to stop at your house please contact Annie Guereca - same info as above. Please provide your name, address, and email so that the final details (number to expect, estimated arrival time, etc.) may be sent to you. A balloon will be placed on your mailbox to designate your participation and a phone call will be made to let you know when we are on our way.

Volunteers are needed to help supervise activities and ride with the kids.

