

COMMUNITY of NOLAN RIVER ESTATES

2014 ANNUAL REPORT

The Association for Nolan River Estates continued to be very active again this year. Of special note within NRE is what has been called “the miracle on S. Nolan River Rd.” The community pulled together to help out Virginia Escobar. She is elderly, handicapped, and lives alone at 4900 S. Nolan River Rd. Many members of the community and some of their friends worked several days to clean up her property and improve her standard of living. Of special note is the Dumas family’s replacement of the leaking roofing on the back side of her home and part of the front. In addition to the numerous NRE families who helped, the UPS driver, Rick Rodriguez and his son helped. Also missionaries from the Cleburne Mormon church worked numerous days on the project. Although the project is not yet finished, the amount accomplished is amazing.

Community Goals: The BOD, in conjunction with Association members, set forth the desired 2014 community goals. Community participation in these goals helped tremendously. The goals and results are as follows:

1. Animal Safety Committee – Continue community efforts and work with the County to encourage them to help with the stray dog issue. Accomplished – Three “Dumping Animals is Illegal” signs were installed within NRE. In addition to the HOA providing free pet tags, the committee was very active throughout the year with providing information.
2. Springfest – Conduct a community wide social in the spring. This event was cancelled because so many folks were busy with other activities.
3. Fall Social Event – Conduct a community-wide Trick-or-Treat hayride (Oktoberfest). Accomplished.
4. Loaner Program - Review need for additional loaner items – Accomplished. New items added are as follows: a 4-wheel dolly, a canopy, 4 tables, and 2 hanging racks.
5. Garage Sale – Conduct annual garage sale to benefit Rio Vista Volunteer Fire Dept. Accomplished with donation amount of \$1,397.71.
6. Community Clean-Up – Continue monthly community clean-ups. Accomplished.
7. Nolan River Clean-Up – Conduct annual trash cleanup of the Nolan River area under/adjacent to bridge and river. After being reviewed, it was decided to look at the need for this action again in the spring.
8. Scrap Metal Collection - Conduct community wide scrap metal collection project. Accomplished.
9. Web Site – Continue improving the NRE web site. Accomplished.
10. NRE Information – Continue efforts to improve existing CCR and Bylaws. Accomplished – Bylaws changes have been both proposed and approved.
11. Street Signs – Straighten sign toppers throughout the community. Replace round sign poles with square as needed. Replace NRE sign toppers as needed. Partially accomplished – some were completed and more still need to be done.
12. CPR Class – Conduct a CPR class. Action on this was postponed until 2015.
13. Community Crime Prevention Committee (COP) - Add to this committee. So far no new members have volunteered for this committee; however, members of NRE frequently report suspicious activity and that information is disseminated via email and the NRE newsletter.
14. West, TX EMS Donation – Consider making a community donation to West EMS from the garage sale proceeds. After discussion, it was decided to not make a direct donation. Accomplished.
15. Garage Sale Volunteers – Attempt obtaining additional volunteers for the community garage sale. Accomplished.
16. Encourage Mowing - Encourage mowing own ditch and if vacant property across street that too. Accomplished.
17. Security Cameras – Research possibility of having community security cameras. Research accomplished and concept tabled.

The following are some additional community accomplishments:

Five deed restriction violations were addressed. Those violations were as follows: upkeep and appearance of property and a second residence on one property.

TAMER was supported by donations from the Association and individuals. Information on the importance of TAMER disseminated.

CareFlite mock accident training film was filmed within NRE.

Free mulch was made available.

Darryle Taylor (Lawn Tech) maintained the landscaping of the NRE community sign.

Ditches were repeatedly mowed by residents.

The Association Good Samaritan program was active.

Telephone list updates were accomplished and lists were distributed upon request.

BOD maintained the Loaner Program which was utilized by numerous residents.

American Idol contestant, Tanner Goff, attended an Association meeting.

The NRE officers accomplished the usual responsibilities of an HOA: participated in BOD meetings, established goals, established a budget, published financial results, conducted Association meetings, distributed Association meeting minutes, published newsletters, mailed welcome and newcomer packages, and published an annual report.

The financial condition of the Association improved in 2014. NRE opened the year with \$18,792.48 and closed the year with \$20,930.19 of available funds, finally achieving the emergency-fund goal of \$20,000 to \$25,000. The number of households still receiving hard copy mailing in lieu of emails is now down to 25. The budget summary for 2014, a separate document, was discussed at the first meeting of 2015 and is included in the Association notebook available at all meetings. The suggested annual home/property owner dues of \$41 for 2015 were discussed and established by the voting owners present at the January 2015 Association meeting. The year 2015 is the 18th year that dues have been \$41 or less per year.

As in the past, Nolan River Estates members donated personal time to the community. In addition, members made many other donations to the Nolan River Estates subdivision:

Transportation and snacks for the Halloween Trick-or-Treat Hayride.

The original builder of the NRE web site donated the annual cost of retaining the web site.

Volunteer work by the subcommittees: Animal Safety, Architecture, Garage Sale, Good Samaritan, Legal, Social, and Telephone.

Aluminum cans and scrap metal.

Refreshments for Association meetings.

Paid Association membership into the Community of Nolan River Estates was 59 owners out of a possible 101 owners for 2014. (All owners are automatically Community of Nolan River Estates Association members, but are non-voting members until dues are paid). New residents and/or owners in NRE during the year were: Erik & Julie Dumas, Jim & Geneva Ely, Paul & Lynette Dunn, Jim & Dana Kerby, John & Jo McKay, Clifton & Lindsay Parker, Jose & Marlene Rodriguez, Scott & Stephanie Simmons, Seth & Erin Vilhauer.

THANKS TO THE MANY, MANY PEOPLE THROUGHOUT THE COMMUNITY WHO HELPED MAKE 2014 A SUCCESSFUL YEAR.

Jon Puryear - President

Ronny Eller - Vice President

Michele Newman - Corresponding Secretary

Teri Morales - Recording Secretary

Kurt Newman - Treasurer