



Update

www.nolanriverestates.com

Vol. 19-2 (April 2016)

A Publication for NRE Owners

By Your Association:

Community of Nolan River Estates

A message from our president:

Hello neighbors! My name is Scott Lingo and I've been chosen to represent you on behalf of the CNRE as your President. A little about myself: I serve the citizens of the City of Mansfield as a member of Mansfield Fire Rescue. I am a Fire Inspector and Investigator in the Fire Marshal's Office. My job is very fulfilling everyday assisting citizens with every aspect of their homes and businesses from construction to fire alarm and fire sprinklers to helping them make sense of the cause and origin of an unforeseen fire. I am also blessed to be able to assist with public education teaching school children and parents alike about the dangers and prevention of fires. Life has also led me to work a career as a Master electrician and Electrical Contractor.

My wife Amy and I have lived here and have been raising our little tribe on Saint Leger since 2003. I want each of you to know I will represent this position to the best of my ability throughout my tenure. Trying to fill Jon's shoes will definitely be a task! Now enough about me!

Spring is upon us and with the season comes severe weather. I'd like to offer a few tips with my message. Please be certain to prepare yourselves and your family for heavy rain, high winds and possible tornadic activity just like we've experienced the past few years. A few days supply of water, food, batteries, flashlights and a good weather radio along with a basic first aid kit are a must. A backup generator is a plus but extreme care should be used with portable generators. Carbon monoxide poisoning is a danger when running a generator so take care to set it up outdoors. Never run a generator in your garage! If you have questions regarding setting up and the safe operation let me know and I'll be glad to help you.

Before I close I want to say thank you to all of the volunteers in our neighborhood. The past beautification and charity projects, our monthly cleanup teams and our past committee members who have selflessly given their time and spirit to keep our neighborhood safe and clean as well as shown what passion they have for all of the homeless animals that make their way into our neighborhood so often. I want to thank those who volunteer their homes for our events, safely lead, drive the tractors, pull our families on the trailers, cook the meals and organize each event without a flaw. "Community" is a fading trend in these times and I'm proud to live where community still thrives. We are all in this together, and Together Everyone Achieves More. We look forward to the continuation of this legacy.

God Bless our Community and Country!
Scott Lingo, HOA President

***(vote) Property Complaints**

Is it time to go to court? Whether or not a property owner has had sufficient time to remedy noncompliance issues will be discussed at the 7 April Association meeting. The property is 4900 Saint Leger Dr.

Deed Restriction Change

15' vs 25' Easement

The current CCR prohibits placing buildings closer than 25' from property lines. After receiving input and discussing the possibility of changing this to a 15' easement, a ballot to approve or disapprove this change was sent to all property owners. If you have not yet sent in your vote, please help the community make this decision by voting yes or no to this change.

It's Time to Send 2016 Ownership Dues

Annual dues of \$50 were established at the January meeting. This is an increase over the \$41 that it has been since 2005. Please send your \$50 check, payable to CNRE, to Kurt Newman, Treasurer, 4844 Saint Leger Dr., Cleburne, TX 76033-8647.

Animal Protection Committee

The APC is trained and willing to help provide protection from coyotes and wild pigs within NRE. Call Jon Puryear at 817-944-6178 for additional information.

Mobile Vet Clinic

The Lingo family is organizing a "mobile vet visit" to NRE within the next two months. Details are not yet locked down, so they will be sent separately via email to those who do email and snail mail to those who don't.

Assoc. Meeting Notice

Thursday, 7 April 2016

Rio Vista VFD Meeting Room - 7 P.M.

- I. Invocation
- II. Minutes
- III. Treasurer's Report
- IV. Old Business
 - A. Update on property complaints – complaints recapped in previous Assn. minutes ***(vote)**
 - B. Property Value – 5 Acre Lots
 - C. Deed Restriction Change Update
 - D. 2016 Goals Suggestions Requested
- V. New Business
 - A. Property Ownership Update
 - B. Springfest
 - C. Community Dumpster
 - D. Committee Reports
 - 1) Garage Sale
 - 2) Architecture
 - 3) Good Samaritan
 - 4) Telephone
 - 5) Animal Safety
- VI. Open Discussion – General Topics

Dumpster Program

A repeat of the dumpster program from last year will occur **between 27 May and 6 June - or it will end earlier if it fills up early.** The dumpster will be at the same location and have the same procedures. See page 5 of this newsletter for overall guidelines.

Emergency Weather Alerts

NRE residents who would like to receive weather alerts may use the following site and follow the prompts.

<https://tx-cleburne.civicroady.com>

Additionally, there are many private storm shelters within NRE and many of those owners are willing to share them. Please communicate with your neighbors in advance if you have space in your shelter for additional people.

Condolences



Jesse Allen Pipkin, 26, passed away Saturday, February 6 from a motorcycle accident. He was the son of Theresa and Doug Ward who reside on S. Nolan River Rd.

Residents in the News

Laura Smargiasso - was on the front page of the C-TR on Wednesday, February 3. She lives with her family on Saint Leger.

Darryle & Jennifer Taylor - were on page B3 of the C-TR on Sunday, 20 March. They live on Saint Leger.

Latest Newcomers to NRE

Scott & Stephanie Simmons and family have moved into their new home at 4128 Ascot.

Jay & Cindy Vecchio moved into their home at 4951 Nolan River.

Jerry & Amy Fox are building a new home at 3764 Preakness.

TAMER Volunteer Needed

This is a third request for volunteer to serve on TAMER, a non-profit organization that has fought against higher water rates on our behalf and saved each of us hundreds of dollars. NRE is a member and donates to this very worthy cause. Please consider helping. (Contact Orville at orvillebevel@aol.com and let an NRE officer know about your volunteering.)

Recording Secretary Needed

Michele will be happy to help a volunteer learn the ropes. Basically the person drafts notes for BOD review/editing. Please call Michele at 817-517-7374 to discuss.

2016 Garage Sale

The 2016 sale is scheduled for Thursday, Friday, Saturday - 13, 14, 15 October 2016. Donations will continue to be collected throughout the year and stored at 4844 Saint Leger. Please call 817-517-7374 before dropping off stuff.

For Sale - NRE

1. Home (2,149 sq. ft.) on 5 acres, 5045 S. Nolan River Rd., \$335,000, agent no. 817-988-8664.
2. Home (2,773 sq. ft.) on 5 acres, 4400 Ascot Dr., \$340,000, agent no. 817-489-9659.
3. Home (1799 sq. ft.) on 5 acres, 3768 Preakness Ct., \$229,900, agent no. 817-641-9873.

Precinct 1 Work

In case you were wondering what the Precinct 1 team was doing on the bridge recently, they were removing logs that had been washed up against the middle support of the bridge during previous storms.

Routine Stuff

Newsletter or Web Site Ideas - Contact Michele at 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.

New Phone Number? - Please let Michele know at 817-517-7374 or mmnewman6@juno.com.

Assn. Meeting Minutes - The minutes of Association meetings are available on line at www.nolanriverestates.com. A hard copy of the minutes is mailed only to owners who request a hard copy.

Save Postage - Please provide your e-mail address to Michele at mmnewman6@juno.com. You will then receive NRE info via e-mail. Your e-mail address will NOT be shared or used for junk mail.

C.O.P. - The community C.O.P. (citizens on patrol) program still needs additional volunteers. If you can participate, even infrequently, please contact an officer. Just a reminder, C.O.P. volunteers do not carry weapons.

Community Cleanup - The next community cleanup is Saturday, 9 April starting at **0830**. Participants meet at the corner of GC and NR.

Free Grabbers - 36" long grabbers are available for people who pick up trash. Call Kurt at 817-517-7374 to obtain one.

Free Mulch - This is clean mulch, no trash or treated wood, etc. **It is free.** It can be picked up at 4844 Saint Leger. Call Kurt at 817-517-7374. Need transportation for the mulch, call Louis Guereca at 817-691-0498 to discuss.

Classifieds

Pumps and Pistols Course for Women Only - This is a three hour class and limited to three people at a time and taught by the NRE residents/owners Sether and Erin Vilhauer. Advance registration and deposit of \$35 is required. Total cost - \$150.

Class has four parts and includes all ammo and the loan of a firearm.

1. Safety: The Four Commandments of Firearms Safety - safety in the home and on the range.

2. Language of Firearms: Cartridges/rounds vs. bullets, caliber vs. millimeter, clip vs. magazine double action or single action, and other elements of the lexicon.

3. The Mechanics of Firearms Operation: Parts of the pistol and revolver, how to load and unload them safely, and how they function.

If needed selecting a handgun that fits YOU: grip size, trigger span, recoil? Working towards finding the right handgun for you and what you want to use it for. Help with ammunition choices as well.

4. The Fundamentals of Marksmanship: Proper grip, stance, trigger control, and other essentials to achieving accuracy. Live-Fire on the range: Private coaching with your instructor while you fire your handgun, using the skills and techniques you learned from the discussion portion.

Call 817-506-0332 or 253-301-8066 to sign up or for more information (2)



Real Estate Professional (licensed & experienced) - Selling or buying here in Nolan River Estates or anyplace in Texas - I can

assist you with all your real estate needs! Call or email me (Stephanie Simmons)! [817-727-7804](tel:817-727-7804) or Stephanie@pottsrealtygroup.com I am an NRE owner. (2)

More ads are at the NRE web site: www.nolanriverestates.com.



Crime Watch

Gun Found – A loaded handgun was found in the leaves close to the Nolan River Bridge during the January monthly cleanup. The owner, not from NRE, placed it on the fender of his vehicle, forgot it, and drove off. It fell off the vehicle where it was found. The Sheriff's Office returned it to the owner.

Suspicious Activity – An out-of-state roofer offered to do a free roof inspection on an NRE house in the 5100 block of S. Nolan River Rd. He was asked to leave the home and his employer agreed that he should not be in NRE.

Property Damaged – Trespassers entered the corner property at GC/SL on the night of 22/23 January. They did some circles on the soft ground and damaged it. Although this illegal activity does not occur as often as it used to, it is still happening. A camera may be installed to help identify whoever is doing this.

Excessive Speed – About 7:45 A.M. on Wednesday, 2 March 2016 a black SUV was speeding around 60 mph on Saint Leger headed toward town. It was thought to be a black Tahoe and the driver might have been a female. Please, please slow down!

Official Document Found – During the February monthly cleanup an official document was found in the ditch on Saint Leger. The letter "Authorization for Account Information" between Cody Yarborough and Pamela Yarborough was dated 3 Feb 2016 and signed on 8 Feb.

Binocular Case & Lens Covers Found on Saint Leger during the March monthly cleanup. Call 817-269-3425 to identify and claim.

UPS Packages Stolen – Recently two UPS packages were stolen shortly after delivery in the 4500 block of Saint Leger.



Wise Eyes

"Sheriff Bob Alford encourages the community to be smart when it comes to Cyber crime! Cybercriminals are targeting Netflix users with several scams you need to watch out for.

Some of these scams claim you need to update your payment information, and others try to trick you into downloading software for a cheaper version of Netflix. Do not fall victim for any of these tricks.

Only download Netflix software from the Netflix website or official app stores, and always go to these websites yourself instead of clicking on a link in an email.

Also, if you receive an email that looks like it is from Netflix and claim you need to update payment information, do not click on any links or open any attachments. Go to the Netflix website yourself using your browser and check your account."

Anyone having information about a crime or suspicious activity is encouraged to call the Sheriff's office at 817-556-6060 or Crime Stoppers.

Call 911 ! Don't hesitate to call 911. If you wonder if maybe you should call 911, YOU SHOULD! After that, call an officer or one of the C.O.P volunteers. If they are home, they can respond quickly. There are currently two: Kurt Newman 817-517-7374 and Jon Puryear 817-944-6178.

Jokes you can tell your Minister, Priest or Rabbi.

- * A day without sunshine is like, night.
- * On the other hand, you have different fingers.
- * I just got lost in thought. It was unfamiliar territory.
- * I feel like I'm diagonally parked in a parallel universe.
- * Honk if you love peace and quiet.
- * You have the right to remain silent. Anything you say will be misquoted & used against you.
- * Bills travel through the mail at twice the speed of checks.
- * I wonder how much deeper the oceans would be without sponges.
- * Despite the cost of living, have you noticed how popular it remains?
- * I intend to live forever—so far so good.
- * For every action there is an equal and opposite criticism.
- * A conclusion is the place where you got tired of thinking.
- * If at first you don't succeed, destroy all the evidence that you tried.
- * Support bacteria— they're the only culture some people have.
- * When everything's coming your way, you're in the wrong lane and going the wrong way.
- * The only substitute for good manners is fast reflexes.
- * If Barbie is so popular, why do you have to buy her friends?
- * Borrow money from a pessimist—they don't expect it back.
- * Nothing is fool-proof to a talented fool.
- * Atheism is a non-prophet organization.
- * He who laughs last thinks slower.
- * The early bird may get the worm, but the second mouse gets the cheese.
- * Eagles may soar, but the weasels don't get sucked in to jet engines.
- * Experience is something you don't get until just after you need it.

(Thanks Teri Morales for providing the laughs.)

The following was submitted by NRE resident Barb Harvill

About 8 months ago, I made the decision to stop taking my daily prescribed hormone pill. I had been on those pills for nearly 25 years and greatly desired to be off of as many of my medications as possible. It wasn't long after stopping the pill, that I began experiencing severe hot flashes, a couple of times an hour. Each one stopped me in my tracks. A chance encounter with my daughter's friend changed everything.

She was telling my daughter about an essential oil that had contributed to an amazing positive change in her life. She had been experiencing headaches and sleeplessness with each of her monthly cycles. This oil had helped relieve her headaches and helped her sleep better. Naturally, I wanted every bit of information about this oil that she could give me. She told me, it was Clary Calm, by Doterra, My next question was obvious! "Where can I get it?" and "How much does it cost?" I went immediately to a local store and purchased this oil. I was told to give the oil at least 2 months before I would notice a difference. I began logging each hot flash as the months went on and by the 3rd month, was noticing a definite improvement in the hot flashes and I, and my husband, noticed that my mood was uplifted and more stable. By the end of the 4th month, the hot flashes have been significantly reduced, which is huge when you consider I was having 2 an hour.

Clary Calm is a blended oil that can provide a soothing and calming effect during a woman's menstrual cycle. It contributes to our well-being and helps to reduce irritability. I do not advocate ever stopping prescribed drugs without speaking with your doctor first but I can honestly say that I have found this oil to be greatly instrumental in making my life more calm and uplifting.

It was because of this positive change in my life that I began selling Doterra Essential Oils. I am now a believer in essential oils and thought it was a great way to share this with others AND enjoy the discounted price as a consultant. I experienced firsthand what they had done for me and watched what they were doing in the life of my daughter and grandchildren and friends. I also wanted to pass along the discounted price to people, to help others be able to afford these oils and see for themselves how they can make such a difference in their everyday lives in many different ways.

I also saw the positive effects that using essential oils have had on my twin 10 month old granddaughters. They both had angry looking diaper rashes. One of the best diaper creams, applied daily for about 3 weeks had little effect. My daughter spoke with her holistic pediatrician who recommended using Lavender Oil and Melaleuca mixed together with fractionated coconut oil or Vaseline, to have a thicker agent that would stick to their skin. Typically, all oils used on babies and children should be mixed with some type of carrier oil. Within 2 days of applications, there was a reduction in the rash. There is no doubt, Doterra Essential Oils help the body stay healthy and contribute to our bodies well-being.

There are many benefits of Doterra Essential Oils. For thousands of years, they have been the perfect way to use nature's solutions in a safe way and without side effects. Essential oils are natural aromatic compounds found in the seeds, bark, stems, roots, flowers and other parts of plants. They are 50-70 times more effective than herbs and inhibit the growth of bacteria and viruses. They can penetrate the cell membrane to kill bacteria and viruses, whereas antibiotics cannot. They are not meant to take the place of needed medications but as an aid to help contribute to our well-being and to help our bodies stay healthy. Doterra's oils are CPTG (Certified Pure Therapeutic Grade), which means they are beyond organic, pure, free of fillers, pesticides and any foreign contaminants. Plants are grown and harvested in their natural habitat around the globe, which helps the small local farmer to make a living.

For those who may be interested, I order about the 5th of every month and have to pay a flat shipping rate of \$8.95 per order, regardless of how big or small. Since I decided to try to help others by selling to you at my cost, I do have to pass along the cost of shipping to those who order. Obviously, the more who order, the less their part of the shipping would be. On my website, people can browse all of Doterra's products and read about their benefits. I invite everyone to take a look at my website at www.mydoterra.com/barbharvill and spend some time viewing all of the available products even beyond Essential Oils. **BUT....DO NOT** order off the website, as you would be charged full price. You can either email me from my Doterra Welcome Page by clicking on the "contact us" tab in the box on the right side of the page underneath my name or you can email me directly at soldoutjforever@gmail.com with any questions, orders, etc. If an order is placed, you would simply pay me directly when I deliver or you choose to pick your order up.

Thank you for the opportunity to share my experience with Doterra and the opportunity to be a help and blessing to those who may be interested.

Barb Harvill
3757 Preakness Court
www.mydoterra.com/barbharvill

Community Dumpster Project

Members present at the last Association meeting voted to provide a one-time 30-yard roll-off Dumpster for community use. This project was a huge success last year.

Where: Corner of Gold Cup and Saint Leger

When: From Friday, 27 May until Monday, 6 June (or until it is full)

Who may use it: **ALL** NRE property owners

Brush can be burned so it doesn't need to take space and weight in the dumpster.

Rocks can be taken to Kurt Newman's property so they do not need to take space and weight in the dumpster.

Metals of any kind (even old lawn mowers) may be placed next to the dumpster and the HOA will recycle them.

Things that may NOT go into the dumpster:

- tires of any kind
- hazardous, toxic or radioactive wastes
- vehicle batteries
- liquid paint (dry paint cans are okay)
- motor oil
- freon
- kitchen appliances
- heavy metals
- animal carcasses

The dumpster will be checked daily to ensure prohibited items are not found inside.

Questions, please call
Kurt Newman (817-517-7374)
for Scott Lingo