



Update

nolanriverestates.com

Vol. 19-3 (July 2016)

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

A message from our president

Greetings Neighbors!

The beginning of summer has sneaked upon us and the temperatures (and humidity) are beginning to soar. Everyone should take care to hydrate at every opportunity while working in the great outdoors. Keep in mind we have some folks out here that might need a little bit of extra attention so let's be sure we check on our neighbors.

We dodged the most vicious of spring weather and although wet, the floods they are suffering down south have spared our area for the most part.

Our dumpster project was successful and looks like everyone was able to do plenty of spring cleaning. We had to obtain a second dumpster this year.

Friends, in the world we live in there are people who are willing to enact evil deeds in our society as we saw in Orlando last weekend. Say a prayer for the families affected and always remain vigilant because you never know when or where someone like that is going to strike.

On a happy note I'll keep this short and sweet and wish everyone a great summer with friends and family! The Garage Sale and Oktoberfest will be here before we know it!

May God bless our Military, our Veterans our Country and our little Community of Nolan River Estates!

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

Building Permits Required

Johnson County and the City of Cleburne (because NRE is inside their ETJ) now require a building permit for all permanent structures in addition to homes. A hand drawn sketch showing the building and its position on the property is sufficient. 'Permanent' was described as having a slab and walls. Contact County Public Works and the Cleburne Public Works for more information.

2016 Garage Sale

A lot of help is needed to make this happen. It takes about 260 manhours to set up the sale and about 120 hours to help on the sales dates. Set up starts around 18 September. An email with more details will be sent before then. The sale will be Thursday, Friday, Saturday - 13, 14, 15 October 2016. Donations will continue to be collected and stored at 4844 Saint Leger. Please call 817-517-7374 before dropping off stuff.

New NRE Web Site

Ideas for the web site are welcomed, in fact, highly encouraged. Thanks to Jon Puryear the new web site is up and running. Although it is still under construction, it is functional. The change was mandated because Go Daddy's web site builder was updated and the old version could no longer be used. The site may be reached using either nolanriverestates.com or www.nolanriverestates.com.

2016 Ownership Dues

It's that time of the year when folks ask if they have paid yet. Reminder letters will be sent in July. If you do not receive a letter, you have paid your dues.

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

Assoc. Meeting Notice

Thursday, 7 July 2016

Rio Vista VFD Meeting Room - 7 P.M.

- I. Invocation
- II. Minutes
- III. Treasurer's Report
- IV. Old Business
 - A. Update on property complaint
 - B. Deed Restriction Change Update
 - C. Dumpster Project ***(Vote)**
- V. New Business
 - A. Property Ownership Update
 - B. New Web Site
 - C. Committee Reports
 - 1) Garage Sale
 - 2) Architecture
 - 3) Good Samaritan
 - 4) Telephone
 - 5) Animal Safety
- VI. Open Discussion – General Topics

Dumpster Project ***(Vote)**

The dumpster project was so successful this year that a second dumpster was necessary. A vote will be taken at the upcoming July Association meeting on how to best pay for the second dumpster.

Property Complaint

The first written request for the property owner to clean up 4900 Saint Leger Dr. was sent in October 2014. The community voted at the April 2016 Association meeting to give the owner until 30 June 2016 to have the property cleaned, and if that was not accomplished, then automatically take legal action without further discussion or vote. As this newsletter goes to print, the property has not been cleaned. An update on legal action taken will be provided at the July Association meeting.

Alzheimer's

The purpose of this paragraph is to inform folks that we have two NRE residents who are suffering from this devastating disease. Both are women; one lives on Nolan River Rd. and the other on Ascot Dr. Both have been found wandering on the streets far from home. One was found about a mile from home on Sunday, 12 June. Fortunately Jerry Eichelmann saw her and ensured she was safely returned home. Sometimes it takes a village.

Condolences

Robert D. Conley, 69, passed away 23 April 2016. Robert was the brother of David Conley who lives on CR 1219 with his family.

Mobile Vet Clinic

A special thanks to the Lingo family for suggesting and supervising the "mobile vet visit" to NRE. Many NRE animals were subsequently vaccinated.

Snakes

Because of all of the rain, there have been many reports of snakes, pretty much all over, i.e. garages, carports, ditches, wood piles, etc.

Welcome Newcomers

Matthew & Jennifer Glover have moved into their home at 3764 Preakness.
Steven Beyer and family have moved into their home at 3768 Preakness.
Darren & Chris Vidler moved into their home at 4400 Ascot.

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.

Thanks to Precinct 1

Recently the Precinct repaired a serious pothole on the same day it was reported...and made other repairs in the community. Great work guys!

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 (2,196 sq. ft.) on 10 acres, 4226 Saint Leger Dr., \$319,900.00, agent no. cell 817-648-8990, office 817-426-9880.



Fireworks?

Part of NRE falls under Cleburne fireworks restrictions. For details, visit the NRE web site nolanriverestates.com, click "Legal Documents" then "Fireworks" for more detail. **Most important – BE CAREFUL!**



Goatneck Bike Race - 2016

Saturday, 30 July is the day of the race. Please be watchful of riders. If owners who live on S. Nolan River Rd. can do a special mowing and cleanup of ditches right before the race (in between July 25 to 29), it would be greatly appreciated.

Ads on NRE Web Site

Folks, could those of you who have requested a "permanent" ad be placed on the NRE web site, confirm you still want the ad on the site: nolanriverestates.com

Send updates to mmnewman6@juno.com. Thanks

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 (3)



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. (3)

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



Crime Watch

Sign Run Over – The stop sign at the corner of Nolan River and Gold Cup was found flat on the ground Monday, 6 June. It was reinstalled right away by Precinct 1.

Sign Stolen – The curve sign at the corner of Saint Leger and Gold Cup was discovered stolen on Tuesday, 7 June. The post was still in the ground. The Precinct replaced the sign right away.



Illegal Dumping - The above pile of trash was found close to the Nolan River Bridge on 9 April during the monthly cleanup. It was removed by an NRE resident.

Illegal Dumping - A pile of trash consisting of drywall, moving blankets, etc. was found close to the bridge on Tuesday, 5 April. It was cleaned up by NRE residents.

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.

Animal Safety

In the unincorporated areas of Johnson County, there is no ordinance concerning the tethering or restraint of your dogs. While this is true, the misconception takes place when dog owners think there is nothing that can be done. This leads to people allowing their dogs to roam freely. When dogs are unsupervised and under socialized, they tend to revert back to their natural state. When this happens, it can trigger the dog's instinct of territorial aggression.

Please keep in mind that you may not be required to tether your dog. However, you are still responsible for the actions of the dog when it is running around. If your dog attacks another person, domestic animal, livestock, or fowl, you may be in violation of a criminal law under the Texas Health and Safety Code.



“Certain Dogs...[are] Prohibited from Running At Large” ...[by] the owner, keeper, or person in control of a dog that is accustomed to run, worry, or kill livestock, domestic animals, or fowls [and] may not permit the dog to run at large. This same code under Subchapter D states that if your dog attacks a person and by that attack you are placed in reasonable fear of serious bodily injury, your dog may be declared to be a Dangerous Dog.

For more information about the requirements of keeping a dangerous dog, please refer to the Texas Health and Safety Code Chapter 822 Sub Chapter D.

Thank you,
Dr. Anna Goodloe
Johnson County Sheriff's Office
Crime Stoppers / Crime Prevention
(Submitted by Mary Stotler)

Routine Stuff

Newsletter or Web Site Ideas -

Contact Michele at mmnewman6@juno.com or call her at 817-517-7374.

FOLKS, WE COULD REALLY USE YOUR HELP WITH THIS!

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 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 July starting at **0730**. 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 817-300-7357.

Jokes you can tell your Minister, Priest or Rabbi.

The following are not jokes, but something appropriate for the political season of today, a refresher if you will, of how former patriots handled negative comments about our country. The validity of the information has not been confirmed.

JFK'S Secretary of State, Dean Rusk, was in France in the early 60's when DeGaulle decided to pull out of NATO. DeGaulle said he wanted all US military out of France as soon as possible. Rusk responded "does that include those who are buried here? DeGaulle did not respond.

You could have heard a pin drop.

When in England, at a fairly large conference, Colin Powell was asked by the Archbishop of Canterbury if our plans for Iraq were just an example of empire building by George Bush. He answered by saying, 'Over the years, the United States has sent many of its fine young men and women into great peril to fight for freedom beyond our borders. The only amount of land we have ever asked for in return is enough to bury those that did not return.'

You could have heard a pin drop.

There was a conference in France where a number of international engineers were taking part, including French and American. During a break, one of the French engineers came back into the room saying 'Have you heard the latest dumb stunt Bush has done? He has sent an aircraft carrier to Indonesia to help the tsunami victims. What does he intended to do, bomb them?'

A Boeing engineer stood up and replied quietly: 'Our carriers have three hospitals on board that can treat several hundred people; they are nuclear powered and can supply emergency electrical power to shore facilities; they have three cafeterias with the capacity to feed 3,000 people three meals a day, they can produce several thousand gallons of fresh water from sea water each day, and they carry half a dozen helicopters for use in transporting victims and injured to and from their flight deck. We have eleven such ships; how many does France have?'

You could have heard a pin drop.

A U.S. Navy Admiral was attending a naval conference that included Admirals from the U.S. , English, Canadian, Australian and French Navies. At a cocktail reception, he found himself standing with a large group of Officers that included personnel from most of those countries. Everyone was chatting away in English as they sipped their drinks but a French admiral suddenly

complained that, whereas Europeans learn many languages, Americans learn only English. He then asked, 'Why is it that we always have to speak English in these conferences rather than speaking French?' Without hesitating, the American Admiral replied, 'Maybe it's because the Brit's, Canadians, Aussie's and Americans arranged it so you wouldn't have to speak German.'

You could have heard a pin drop.

Robert Whiting, an elderly gentleman of 83, arrived in Paris by plane. At French Customs, he took a few minutes to locate his passport in his carry on. "You have been to France before, monsieur?" the customs officer asked sarcastically. Mr. Whiting admitted that he had been to France previously. "Then you should know enough to have your passport ready." The American said, 'The last time I was here, I didn't have to show it.' "Impossible. Americans always have to show your passports on arrival in France!" The American senior gave the Frenchman a long hard look. Then he quietly explained, "Well, when I came ashore at Omaha Beach on D-Day in 1944 to help liberate this country, I couldn't find a single Frenchmen to show a passport to."

You could have heard a pin drop.

