

NEWSLETTER

Dumpster Program | Spring Festival | CNRE Q1 Community Board Meeting

Annual CNRE Dues

The CNRE Annual Dues were due by March 31, 2023. If you have paid them, THANK YOU! If you haven't, you may pay them with a credit card by clicking this link: <https://pay.nolanriverestates.com>

Spring Festival

The Spring Festival is May at the Guereca's residence. Please call or text Annie at 817-691-0498 to register your "Pot Luck dish" and number that will be attending. We have an Annual Sean Stotler Smoking Cook-off so text your entry ASAP! We will also have our silent auction for the Rio Vista VFD donation.

2023 1st Quarter CNRE Community Meeting Apr 18th

The CNRE 4th Quarter Community Meeting will be held on October 18th, 7:00 pm at the Rio Vista Volunteer Fire Department. Everyone is invited and encouraged to attend!



Letter from the President

This year I am hoping for more community involvement, get together, participation, and country living. Helping each other beautify our NRE so we all are proud to live here. Get along with and help our neighbors when they need it. Follow the NRE Deed Restrictions, Covenants, and Bylaws which we all agreed during closing of our purchase in order to protect our property values. I hope more will pay the annual CNRE dues so we as a community may do more like community events, replace the entry sign, dumpsters, loaner program, and contribute to the Rio Vista VFD.

I appreciate all of our CNRE Officers and Committee Chairs because they all have a servant's heart, volunteer a LOT of time for you, and love our community. They are priceless!

Please attend the April 18th CNRE Community Board Meeting as we present the 2023 Goals and make decisions of the NRE.

Jon Puryear, CNRE President

Good Samaritan Committee

Jennifer Vanderlaan has volunteered to be the Chair of the Good Samaritan Committee and we are very excited! Please let her know if there is a death, hospitalization, illness, etc. in your family so we may be able to help deliver meals, send flowers, or a card to help in difficult times.

Animal Safety Committee

Jennifer Grisham has volunteered to be the Chair of the Animal Safety Committee! Read her column on animal vaccinations and chipping.

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.

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.

Welcome Committee

The Corresponding Secretary, Annie Guereca, is responsible for welcoming new NRE property owners. This hasn't been completed in the past since COVID but will now begin again. Most anything you may need answering about the NRE is located on our webpage. We invite you to the next Community Board Meeting, April 18th, in order to meet some of your neighbors and learn more about the CNRE.

Good Sam Report

Jennifer Vanderlaan has volunteered to be the CNRE Good Samaritan Committee Chair!

We have had some NRE owners have loss strike their families. All CNRE Officers and Chairs want to give our sincere condolences to the following who have lost family members this 1st quarter:

- Lingo Family on Saint Leger:
 - Scott Lingo recently lost his father, and his wife and children lost a Father in Law and grandfather. He had an incredible life that was typed out by the family announcing his passing.
- Grisham Family on Saint Leger:
 - Jennifer and Steven had a double loss in their family. Her Grandmother Jo Gross and Stephens's Father, Jennifer's Father in Law, Ralph Grisham. Please keep them and their family in your prayers

NRE Activities in 2023

We will be having several NRE activities this year!

- Spring Festival May 20th 1 - 6 pm
 - Held at the Guereca's residence.
 - Pot luck welcome, bring your drinks
 - 1st Annual Sean Stotler Cookout
 - Silent Auction (Rio Vista VFD donation)
- Dumpster Program. May 15 - 21
 - Held at the Grisham's residence
 - Schedule time calling 817-449-9032
- NRE Community Garage Sale
 - TBA (dates to be announced by Annie)
- Fall Festival
 - TBA (details to be announced)

Animal Safety Committee

I just wanted to keep our community updated about some of the low-cost vaccination services we have in the area. These vaccine clinics do so much more than vaccinations! They offer microchipping, heart worm testing, flea and tick prevention, heart worm prevention, as well as deworming and fecal exams.

The first clinic is PetVet located inside of Tractor Supply Co. The address is 1615 W. Henderson St. 76031.

Upcoming Dates:

- Sunday, April 16th: 1:30 pm - 3:00 pm
- Sunday, April 30th: 1:30 pm - 3:00 pm
- Sunday, May 14th: 1:30 pm - 3:00 pm
- Sunday, May 28th: 1:30 pm - 3:00 pm

Texas Coalition For Animal Protection will be at the Cleburne Animal Shelter located at 2375 Service Dr. from 10:00 a.m. to noon the following dates:

- May 6th
- September 2nd
- November 18th

If you need a low cost spay or neuter, please call the Spay Neuter Network to schedule an appointment. 972-472-3500.

One final note, if you ever find a cat or a dog, I have a microchip scanner at my house and can scan that animal for you. If your animals aren't microchipped, please consider having that done. It's the fastest way to reunify a pet with it's lost owner.

Jennifer Grisham, Animal Safety Chair, CNRE

Q1 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 Q1 Community Board Meeting – Tuesday, April 18, 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	Jon Puryear
4.	Immediate Action Items	
A.	Approval of Minutes from Prior Meeting	VOTE CC Biggs
B.	Review/Approval of Financial Statements	Amy Lingo
	1) 2023 Q1 Financial Reports.	VOTE
C.	Committee Reports:	Scott Lingo
	1) Activities	Annie Guereca
	a) Springfest	May 20 th 1-6 pm
	b) Dumpster Program	May 22-29th
	c) Community NRE Garage Sale	TBA
	2) Animal Safety	Jennifer Grisham
	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	
B.	Short Term Rentals (STRs)	Jon Puryear
	1) Reading of Deed Restrictions for clarification and discussion	
6.	New Business	
A.	2023 Goals	Jon Puryear
B.	Credit Card Payments for CNRE	Jon Puryear
C.	Annual CNRE Dues: Voluntary to Mandatory discussion	Jon Puryear
7.	Adjournment	Jon Puryear

2023 CNRE Officers

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

COMMITTEE CHAIRS

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

Congratulations to Cleburne High Students

These three NRE Senior girls participated in the Texas High School Woman's Powerlifting competition held this year in Frisco, Texas. From left to right are Kylee Grigsby, 4 year participant daughter to Donald and Diann Grigsby, Morgan Marvell, 3 year participant daughter to Donnie and Rachael Marvell and Lydia Guereca, 4 year participant daughter to Annie and Louis Guereca. All three girls represented Cleburne High School very well.

Kylee Grigsby at state Squatted 455 lbs, Benched 250 lbs and Deadlift 355 lbs for a total of 1060 lbs. She finished 5th in her division at the state level. Kylee has been accepted to Texas A&M and MSU for Dental Hygienist but hasn't decided which school she will be attending in the fall.

Morgan Marvel at state Squatted 405 lbs, Benched 230 lbs and Deadlift 325 lbs for a total of 960 lbs. She finished 4th in her division at the state level. Morgan is planning on attending Texas State to get her Bachelors Degree of Science in Biology.

Lydia Guereca at state Squatted 380 lbs, Benched 195 lbs and Deadlift 335 lbs for a total of 910 lbs. She also finished 4th in her division at the state level. Lydia plans on attending the University of Minnesota to study Mortuary Science.

The NRE wishes all three girls' good luck in their future endeavors.

