



Update

The President's Corner

Greetings Neighbors! Can you believe it is October with the holiday season right around the bend and 2018 soon to become history? Our community has been blessed with new residents, new faces coming to the HOA Board and a deliberate transition process to assist new members. We owe the Newmans a debt of gratitude for leading this transition and insuring a rock solid transfer of financial, historical, and legal documents to those of us who move forward with NRE. The Board is working on wrapping up the present year's goals and looking to set new benchmarks for 2019.

As we plan for the New Year, most are aware that the long tradition of the NRE Garage Sale benefitting the Rio Vista Volunteer Fire Department is in jeopardy. With the departure of the Newmans, there is no space for housing fixtures, racks, and tables needed for the sale, not to mention the lack of space in which to hold donations—often for a year awaiting the actual sale. The viability of the community garage sale is clearly not possible without a storage space and hosts who will carry on the tradition. The sale represented a great deal of work and planning; however, the yield to the RV-VFD was great as they were and are our primary responders. The Board will have no other option but to shut down the garage sale for 2019, unless a suitable facility is offered soon. Should you desire to help in this endeavor or have a creative idea regarding the sale, please contact me or any Board member listed in this newsletter.

An important reminder: Please exercise one of your most powerful rights as a citizen—that of voting. November elections are right around

the corner, so make your voice heard. The importance of voting, especially this time, is clarified in the third column of this page under "Annexation? Nov 6 Election." Please vote.

Finally, November 11 will mark another Veterans Day. As an Army combat veteran, I am blessed to live in a city that honors its veterans like no other previous places of residence that I can recall. Veterans Day has become a day of inspiration for me after coming to Cleburne—I thank each of you who remember those who sacrificed some and certainly those who sacrificed all for the country we love.

Jim Ely
817-675-3266



(When I lost my rifle, the Army charged me \$85. That's why in the Navy, the captain goes down with the ship.
Comedian Dick Gregory)



Oktoberfest & Trick-or-Treat Hayride

Saturday, 27 October
5 p.m. – 11 p.m.

Community fun for everyone! Scott and Stephanie Simmons residing at 4128 Ascot will be the 2018 hosts for this annual event. Both kids and adults have loved it every year. The hayride will make a special stop at the Morris' CarnEVIL Haunted House on CR 1219. The attached flier (page 4 of this newsletter) describes the details.

Assoc. Meeting Notice

Thursday, 11 October 2018

Rio Vista VFD Meeting Room - 7 P.M.

- I. Invocation
- II. Minutes
- III. Treasurer's Report
- IV. Old Business
 - A. Special Purchases
 - B. Vet Clinic
 - C. Set Back Vote Outcome
 - D. Oktoberfest
- V. New Business
 - A. Property Ownership Update
 - B. Committee Reports
 - 1) Garage Sale
 - 2) Architecture
 - 3) Good Samaritan
 - 4) Telephone
 - 5) Animal Safety
 - C. Thoroughfare/Annexation
 - D. Email change
- VI. Open Discussion – General Topics

Annexation? Nov 6 Election

Exercise the right to vote. At the end of the November 6 (mid-term) ballot, under "Johnson County Special Election" can be found the following:

Proposition A

Changing Johnson County from Tier 1 county status to Tier 2 county status for purposes of municipal annexation as described by Chapter 43 of the Texas Local Government Code.

- For
- Against

How confusing is this? Very!
How important is this? Very! It needs to be understood that a vote **FOR** Prop A is a vote for moving Johnson County to a Tier 2 status. Tier 2 status provides protection against forced annexation without an election. A vote **AGAINST** Prop A allows cities in Johnson County to annex without voter approval.

PLEASE VOTE!

Nominations Being Accepted for 2019 Association Officers

The positions of **Treasurer, Corresponding Secretary** and **Recording Secretary** will be filled at the community meeting in January 2019. NRE is blessed by the fact that two people have volunteered to serve and are currently being trained, and they are Treasurer – **Mary Stotler** and Corresponding Secretary – **Chris Vidler**. **Geneva Ely** is currently serving as Recording Secretary and is willing to serve again.

Additional nominations are encouraged and must be received by 5:00 pm December 14 in order to be printed on the ballot. Nominations may also be accepted at the January 2019 community meeting. Submit nominations to any officer. Nominated individuals must be a current NRE owner willing to serve and current on HOA dues. Owners may nominate themselves for a position.

2018 Ownership Dues

It's not too late to pay your dues.

Dues may be paid by mailing \$50, payable to CNRE, to Mary Stotler, Treasurer, 4320 St. Leger Dr., Cleburne, TX 76033-8647.

Thank you for supporting the community.

Cleburne Thoroughfare Plan

This long term plan has a direct impact on NRE. The report is dated 2008 and is still the most current plan. A small update was made in 2017, but that update was only applicable to Ridgeway within the city limits. The plan can be found on the web at <http://www.cleburne.net/DocumentCenter/View/107/Master-Thoroughfare-Plan-2008?bidId>.

Page 13 depicts a 90' wide road connecting FM 1434 to Nolan River Road in the vicinity of Preakness Ct. From there it proceeds north on Nolan River Rd. to about the Cleburne city limits where it veers off to the east and connects up with US 67 in the vicinity of Keene. This build-out was projected for 2030; however, based on other projected build-out dates, that date does not appear achievable.

Newcomers



Our Good Samaritan, **Stephanie Simmons**, greeted newcomers and delivered custom welcome mats to them. Newcomers receiving mats are the following families: **Jay & Bridgett Collup** at 4217 NR, **Keith & Leslie Mathews** at 3769 Preakness, **Eric & Rachel Marquis** at 4441 NR and **Blake & Kacie Bourg** at 4201 NR. Pictured above are **Blake & Kacie Bourg** with their new NRE welcome gift. Additional custom made mats, and other items, may be purchased from Circle D Engraving at <https://www.circledengraving.com/> or call Julie at 817-517-4722.

Eric & Rachel Marquis welcomed their new son, Wyatt, into the world last month.

NRE in the News



The garage sale donation to the RV-VFD this year was \$1,300. The presentation was made on 19 July 2018 and published in the C-TR.

Gibson Beyer's #3 football picture was in the special C-TR insert for Cleburne High School sports on 20 September. Gibson lives with his family on Preakness.

Property Set Back CCR Change Fails

Community voting on the possibility of changing the structure setback from the property line from 25' to 15' (without requiring a waiver) was cut off on 1 August. The change was defeated by a vote of 42-yes, 9-no with 49 owners not voting. Not voting was counted as a 'no' vote. The number of 'yes' votes needed to pass was 51.

What's Happening?

NRE Residents who would like to share with the community any special events, occasions, activities, awards, etc. please share it in the newsletter. Please forward information to Mary Stotler, she can be reached at 817-846-4351 or maryastotler@gmail.com.

Newsletter is published 4 times a year.

HSNT Still Takes Stray Dogs

A recent newspaper article restated the obvious; Johnson County still has a problem with stray dogs. City shelters still do not accept stray dogs from non-city residents. What this means to NRE is that strays still must be taken to the HSNT on E. Lancaster, Fort Worth and, although they have discussed the possibility of discontinuing accepting NRE strays, at this point in time, they still accept them.

Precinct 1 – New Home

Precinct 1 has moved to 3400 FM 1434, Cleburne TX 76033. Their new phone number is 817-202-4101.



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).

Volunteers Needed

Volunteers are still needed specifically for the following: Please contact any officer if you think you might be able to help.

- Host annual garage sale
- Host Springfest
- Storage for Garage Sale product

**THANK YOU
FOR YOUR SERVICE
VETERANS DAY**

Black Helicopter

Relatives of the Carlson family who lives on Gold Cup recently visited NRE in a black helicopter, but their chopper went down on the return trip to Alaska. Three of the four on board are missing. Please pray for them. More details can be found at <http://www.ktva.com/story/39198698/1-rescued-3-missing-in-southeast-alaska-helicopter-crash>.



Crime Watch

Suspicious Vehicle - A suspicious vehicle was already reported via email on 24 August. It was parked in front of homes on Nolan River Rd.

Suspicious Vehicle - In response to that email, input was received that possibly the same truck was parked on CR 1219, in front of NRE homes, on 12 July.

Trashing NRE - On 5 September, Ray Sherry witnessed a man throwing trash out of his truck at the corner of Gold cup and Saint Leger. Ray turned the license plate number and vehicle description into the Sherriff's Office.

For security reasons, the nosey neighbor is a good neighbor.



Poison Ivy

Above is a clear picture of poison ivy and its two cousins, poison oak and poison sumac. Unless you are one of the lucky few that are not allergic to this dreaded plant, avoid contact with all parts of these plants. Summer is gone, but these plants live on. This picture is provided to better recognize these dreaded plants.

Classifieds

Pygmy Goats For Sale - male and female, \$80 each. Contact me at andrew.ragon@gmail.com or 817-357-9606. (1)



(2)

House for Sale – 4181 S. Nolan River Road, 1,482 sf, 2 Bed, 2 Bath on 10 acres with outbuildings at \$360,000. (2)

House for Sale – 4940 S. Nolan River Road, 2,800 sf, 5 Bed, 3 Bath on 17.5 acre, at \$350,000. (1)

House for Sale – 4400 Saint Leger Dr., 5,376 sf, 4 bed, 4 bath, on 10 acre, at \$399,900. (1)

House for Sale – 4437 Ascot, 2,281 sf, 4 Bed, 2 1/2 Bath on 5 acres, at \$284,900. This home is currently in the closing process.

Routine Stuff

Let Chris know if you see a mistake or if published information is unclear.

New Phone Number? - Please let Chris know at 817-648-2086 or cvidler59@gmail.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.

Community Cleanup - The next community cleanup is Saturday, 13 October starting at **0830**. People interested may 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.

Jokes you can tell your Minister, Priest or Rabbi.

Last year my youngest granddaughter, started kindergarten. After a few days, she came home and said, "Grandpa, I learned the slide rule today." I was happy to hear that she was learning something new and really pleased it was about math. I asked her to explain it, and she said, "Only one kid on the slide at a time." So much for math!

Billy: Why do pilgrims' pants always fall down?

Joe: Beats me.

Billy: Because they wear their belt buckles on their hats!

Pedro: What did the turkey say to the turkey hunter on Thanksgiving Day?

Steve: What?

Pedro: "Quack! Quack!"



Teacher: Sally, define claustrophobia.

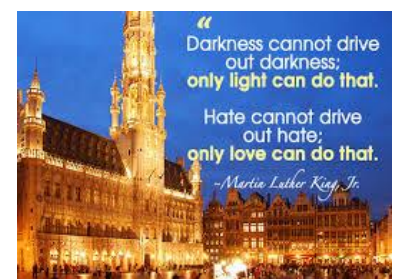
Sally: Fear of Santa Claus?



Amanda: What's the difference between Santa's reindeer and a knight?

Robert: What?

Amanda: One slays the dragon, and the other's draggin' the sleigh.





Nolan River Estates

Oktoberfest & Trick ~ or ~ Treat Hayride

Saturday, October 27, 2018

5 p.m. - 11 p.m.

Hosted by Scott and Stephanie Simmons (4128 Ascot)

It is time again for the annual Fall Festival for NRE Residents and their families. We will have food, s'mores, corn hole, trick or treating, and fun activities for the kids! Bring your favorite side dish and we will do the rest! Everyone...kids or no kids are invited to come early or stay late for food and fun. Don a costume or come as you are. We board the hayride about 6:30 p.m. for Trick or Treating, returning about 8:30 p.m. for more food and fellowship.

Please **RSVP** the number of attendees (Adults and Children) by **October 20** to Stephanie at **682-702-6664** or **steph198025@yahoo.com**.

Trick-or-Treat Houses: If you would like to be a trick or treat stop during the hayride please contact Stephanie - same info as above. Please provide your name, address and email so that the final details (estimated arrival time at your home, number of kids, etc.) may be sent to you. Please provide a phone number so that we can call to let you know we are on our way and if there are any delays.

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

Trick or Treating will include a stop at the **Morris CarnEVIL** on FM 1219. This haunted house is family friendly and a fundraiser for Alzheimer's. The HOA will make a donation on behalf of the NRE participants but feel free to make a personal donation. The event is also open to the public Oct 20 and 27. Check out Morris CarnEVIL on Facebook for more information.

