



Update

A message from our president:

Hello NRE Neighbors!

This is my last column as your President and I want to say that I have enjoyed serving you and the HOA. I have met more of my neighbors during these five years and made many more friends. We have accomplished a lot together and have helped the community build positive relationships. Now it is time to just be a friendly neighbor and continue to help by volunteering as the Good Samaritan.

There are two things that I wanted to accomplish before leaving my office. One was completed and that was to drop the speed limit on Ascot Drive from 40 mph to 30 mph. The other was to lower the property tax on all properties (other than 10-acre lots which was performed some years ago). Everyone's land tax is different and it is an injustice. I recently mailed a letter and met with the tax appraiser to make this a formal complaint. I will follow through with this and inform you of the outcome.

If you've been getting the emails, you already know that NRE has experienced many incidents of suspicious activity and a suspected attempted home invasion. Please be alert and have a plan to protect yourself in case this occurs at your home. Call 911 with ANY suspicious activity you witness in our neighborhood. Then call Kurt to send one of our C.O.P. volunteers to that area. I recommend taking Sether's class listed in the classified section to help you feel comfortable with a firearm and in protecting yourself. Sheriff Bob Alford's emailed response to me stated that it could take up to 30 minutes for a Deputy to arrive in our neighborhood after 911 is called. I have requested increased patrols because of the reported incidents but it still relies on your protecting yourself.

Thank you again for allowing me to serve!
Humbly in service,
Jon Puryear



HOA President

****Deed Restriction Change Discussion**

Multiple variances to the 25' easement have been granted by the community to owners of 1 ½ acre lots. Many HOA members have said that the easement should be lowered for smaller lots because a 25' easement is not reasonable for that size lot.

This possible change to the Covenants and Deed Restrictions (CCR) will be discussed during the January 7th Association Meeting. This proposal would add the highlighted area below to the applicable paragraph as follows:

*7. No buildings or structure of any kind shall be located on any lot near to the front, side, or back lot lines less than twenty-five (25) feet **on lots greater than 2-acres and 15' on lots less than 2-acres**; provided, such setback may be waived by NOLAN RIVER ESTATES HOME/PROPERTY OWNERS ASSOCIATION, INC. as to the individual lots where deemed by NOLAN RIVER ESTATES HOME/PROPERTY OWNERS ASSOCIATION, INC. appropriate because of terrain of such lot. For the purpose of this covenant, eaves, steps and open porches shall be considered as part of a building. Lots shall "front" on the adjoining public way; corner lots shall be deemed to "front" on the way adjoining the shortest lot line, however, the driveway to that family dwelling may be via any adjoining public way.*

****Possible Increase in Annual Dues**

Annual dues have been \$41 or less per year since 1998. Possible uses of the increase were discussed at the October Association meeting and are included in those minutes. It will be discussed again at the January Association meeting and voted on at that time.

Assoc. Meeting Notice

Thursday, 7 January 2016

Rio Vista VFD Meeting Room - 7 P.M.

- I. Invocation
- II. Minutes
- III. Treasurer's Report
- IV. Old Business
 - A. 30 MPH Speed Limit - Ascot
 - B. Dues Change to \$50 (**vote)
 - C. Update on property complaints – complaints recapped in the Assn. minutes of 1 Oct
 - D. 2015 Budget Report
 - E. 2015 Annual Report
- V. New Business
 - A. Property Ownership Update
 - B. Property Value – 5 Acre Lots
 - C. Deed Restriction Change Discussion (see insert)**
 - D. Committee Reports
 - 1) Garage Sale
 - 2) Architecture
 - 3) Good Samaritan
 - 4) Telephone
 - 5) Animal Safety
 - E. 2016 Budget Proposal (*vote)
 - F. 2016 Officers Election (*vote)
 - G. 2016 Committee Chairs
 - H. 2016 Goals Suggestions Requested
- VI. Open Discussion – General Topics

NRE Nominations - 2016 Officers

President – Scott Lingo
Vice President – Sether Vilhauer

Only two positions to fill this year. Additional nominations may be submitted up until voting occurs at the January Association meeting. Nominated individuals must be a current NRE owner willing to serve and current on HOA dues. You may nominate yourself for a position.

Peace on Earth

Merry Christmas

Early Voting - 2016 Officers

Owners interested in voting early may do so by providing your ballot to Association President, Jon Puryear, at 4324 Ascot. Ballots must arrive prior to the 7 January Association meeting. Early voters desiring privacy may use two envelopes, the outer one with the owners name and the inside one without a name. Obtain a mail-in ballot by contacting Michele at 817-517-7374.

Recording Secretary Needed

A volunteer can be appointed to the position to serve until the position is filled by election in January 2017. Michele will be happy to help a new person learn the ropes. Basically the person takes notes and puts them into a draft for the BOD to review. Please give Michele a call at 817-517-7374 to discuss.

Residents in the News

Mikayla Griffin (granddaughter of Mike and Paula Griffin who reside on Saint Leger) was on the front page of the C-TR on Sunday, 25 October. She was the opening act for Nashville Lights. Her music can be heard and purchased at <http://www.mikaylagriffin.com/>.

Latest Newcomers to NRE



Lindsey & Clifton Parker of Saint Leger are proud parents of **Wyatt Thomas Parker** who was born 3 November. He was 7 lbs 9 oz and 18.25 inches long.

Randy & Kacie Bourg purchased lot E-13 on Nolan River Rd.

50? Really?

Guess who just turned 50? That's right, Jon Puryear.

Oktoberfest & Trick-or-Treat Hayride



The NRE Trick-or-Treat Hayride was bigger and better than ever. More than 80 people participated (about half kids and half adults). Hosts Louis and Anne Guereca did their usual **super job**. Sean and Mary Stotler were major contributors, and at the last minute, Rick Chacon pulled a third trailer because so many people went on the trick-or-treat hayride. A special treat this year was the haunted house the Morris family on CR 1219 opened up to the event. See you next year.

TAMER Volunteer Needed

This is a repeat request. TAMER is non-profit volunteer organization that has fought a long and hard fight 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. As you can see from page 5 of this newsletter, they need new volunteers. Please consider helping. (Contact Orville at orvillebevel@aol.com and let an NRE officer know about your volunteering.)

Community Project

A special thanks to the team of Jon Puryear, James Ely, Mark Guereca and Kurt Newman for the community project of removing the vegetation along the front fence line at 5009 Gold Cup on 11 October.

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 January 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 - Need transportation for the mulch, call Louis Guereca at 817-691-0498 to discuss costs. 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 to ensure someone is home.

2016 Association Meeting Dates -

7 April

7 July

6 October



Crime Watch

Possible Attempted Home Invasion -

On Sunday evening, 29 November, in the 4700 block of S. Nolan River Rd., two individuals were standing in the pasture after dark. They took off running when they were observed. While the owners called 911, there was banging on the outside of the house. The responding deputies did not find anything. Prank or not, who knows, but either way this could have ended in disaster.

Suspicious Activity – In daylight, on a day during the first week of December, someone was tapping on windows on different sides of a home in the 4400 block of CR1219. It lasted only about 5 minutes and no car was seen in the driveway. The owner believes that the barking from their dogs may have scared away whoever it was.

Suspicious Activity – Around midnight of 6/7 December a different owner in the 4400 block of CR1219, heard unusual noise outside their home and they turned on lights. The suspicious noise stopped and shortly after that a duck call was repeated three times, as if a signal. The noise did not return.

Home Being Cased – On 9 November, as a resident was arriving home about 7 pm in the 4400 block of Ascot, a silver or light blue van pulled up to their house and turned off their lights. They shined two small red lights on the house. They finally drove away when they saw the homeowner on the phone. The incident was reported to the S.O.

Suspicious Vehicle – About 7 a.m. on 4 November a grey truck sat in front of the closed gate of a residence in the 4200 block of Saint Leger for about 25 minutes. It eventually left.

Suspicious Vehicle – In the 5000 block of Saint Leger, on Wednesday morning (16 Dec), a silver Toyota Tundra drove up a driveway, turned around, sat for a bit (out of sight from the street) and then drove back down the driveway, sat at the end of the driveway for a bit and then drove off.

It was either this same vehicle (silver Toyota Tundra) or a very similar one that has been seen cruising Preakness and CR 1210. The driver was either a white or Hispanic male, sometimes with its driver's window down.

These incidents are disturbing and everyone needs to stay vigilant. Jon Puryear, our HOA president, requested more patrols by the Sheriff's Office and they said they would do their best.



Sign Stolen - Another Do-Not-Litter sign has been stolen. This makes the third time this sign has been stolen this year. Cost of the sign is close to \$200 and has not yet been replaced. The now empty pole is located on the west end of NR.

Sign Knocked Over – The curve sign in front of 4849 Saint Leger was found on the ground. It was reported to the Precinct Thursday, 17 December and they had it back in place on the same day.

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.

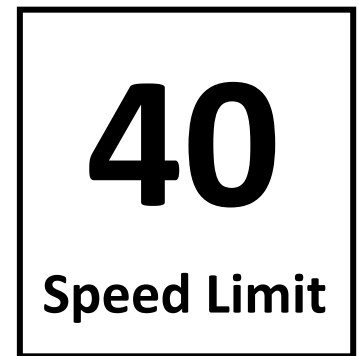


Special Thanks to Precinct 1

The Community of Nolan River Estates presented a basket of fruit to our Precinct Commissioner, Rick Bailey, and his team as a special thank-you for all of their hard work throughout the year. Pictured (l-to-r) are Jon Puryear (HOA President), Rick Bailey and Frances Box.



NEW SPEED LIMIT ON ASCOT !



A reminder, this is the **maximum speed limit** on all roads within NRE except for Ascot. **The maximum speed on Ascot is 30 mph.** When passing a walker or jogger or horse or bike or lawn mower, please, please **SLOW down!** NRE is full of these activities; slowing down is important. And, **please ask the new drivers in the family to drive safely and slow down.**

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

Be Safe



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. (1)

Detailing – accomplished by a local
(NRE) senior in high school. Call Miguel
at 817-812-6367, 817-691-0498 or text
him to do a complete detailing of
vehicles to include pickup and delivery if
needed. Like his Facebook page Pablos
Detail Shop. (3)

Handyman for Hire – local teenager for
hire; does mowing, or most any odds-
and-ends type jobs. Call Miguel at 817-
812-6367, 817-691-0498 or text him. (3)

Free Oak Trees – There are several oak
trees, good for firewood, on the ground
at 4800 S. Nolan River Rd. and they are
free to anyone willing to come get them.
See Jesse Rodriguez at that address. (3)

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

Placing an ad in this newsletter and/or
on the NRE web site is **FREE** to ALL NRE
property owners. Please call Michele at
817-517-7374 or email
mmnewman6@juno.com with
information.

For Sale - NRE

1. 17.5 Acres and some outbuildings
4976 S. Nolan River (across the street
from NRE), \$170,000, agent no. 817-
632-8274.

2. Home for Sale – 5045 S. Nolan River
Rd., 2,149 sq. ft., 5 acres, \$339,900 –
agent 855-372-2785.

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.

Happy Holidays!

r'all

Jokes you can tell your Minister, Priest or Rabbi.

Kid-Friendly Winter Jokes

What did the snowman order at
Wendy's?

A Frosty

What do you get if you cross a pine tree
with an apple?

A pineapple

What type of diet did the snowman go
on?

The Meltdown Diet

What did the snowman have for
breakfast?

Frosted Snowflakes

What do you have in December that's
not in any other month?

The letter D

What often falls in the winter but never
gets hurt?

Snow

Why did the boy keep his trumpet in the
freezer?

Because he liked cool music.

What's brown and sneaks around the
kitchen?

Mince spies

What's the difference between a
Christmas alphabet and the regular
alphabet?

The Christmas alphabet has Noel.

What happened to the man who stole a
calendar from the store?

He got 12 months.

From: orvillebevel@aol.com
To: orvillebevel@aol.com
Subject: T.A.M.E.R. UPDATE - 11-21-15
Date: Sat, 21 Nov 2015 16:35:10 -0500

Good Afternoon My Friends,

It has been quite some time since you have received any information on the ongoing saga of TAMER/Monarch/PUC/OPUC. Consequently, as we approach Thanksgiving and the Christmas holidays I thought it would be good to tell you where the TAMER and Monarch situation stands.

A. The first of the 3 attachments is there for its smile value. The next two are letters to the PUC that our attorney David Frederick sent on our behalf during the rules making process. Since that time things have been very quiet.

B. Several have asked where we stand on the upcoming potential for a rate case filing by Monarch after the 1st of the year. To date we have not had any indication of if or when Monarch might file for a rate increase. However, I would remind you that Monarch can no longer simply send you, the ratepayer, a letter and then raise the rates 30 days later and we then have to protest. Under the new rules they(Monarch) will file with the PUC and all (ratepayers) will be notified. If there is no protest they then will get the increase. If there is a protest then the case will probably not last longer than 185 days, plus OPUC's legal staff will be helping us along with David. This should mean that it will not be an extended period that we have to raise funds.

C. T.A.M.E.R.'s FUTURE - I want to cover this in separate parts:

1. The present TAMER Board consists of 11 persons. However, I have sent out 3 different e-mails to the board in recent weeks and only 4 have responded. Let me outline the problem as I see it - without volunteers from the overall TAMER group we are doomed to close things down and this must be done before the next rate case. Three of our board members - C. A. Cockrell, Jay Wiesner & Chris Jackson are having health problems and need to step away. C. A. & Jay, like myself, have been doing this since 1998. A few of our board members are not even responding to my e-mails, therefore I do not know what their problems may be. In the very near future I will be resigning, since I think 17 years is long enough.

2. Our website has not been updated in a very long time and no one has volunteered to help Chris Jackson to bring it up to date. Someone with computer knowledge needs to step and take over for Chris. Just so you know he designed and financed the Website. Without assistance this to will go away.

3. Where are we financially - As of today we have \$5,797.84 in the bank and no debts. There have been a several donations this year, but nowhere near enough to carry us through another rate case.

4. Without immediate help from you all I plan to do the following:

a. Before January 1, 2016 I will box up all files and records that I presently have and deliver them to the office of David Frederick in Austin. In that manner all of the records will be preserved and if someone is willing to step up in the future to fight the rate battles David's firm will have all the data. This will include giving him the check book. Presently the 3 authorized signers for checks are C. A. Cockrell, Jay Wiesner and myself. The bank account is in Chandler, Texas. Our mailing address is also a P. O. Box in Chandler. A new board will need to become signator's and probably move the account.

b. Since we are a non-profit corporation I am sure David's firm will do the necessary filing with the State of Texas in 2016, as they have in the past. Beyond that point the Corporation, without a new board will of necessity go dormant.

IN SUMMARY - While I hate to be the bearer of bad tidings at this Thanksgiving time it is necessary. It has, for the most part, been a pleasure to work with all of you throughout this long uphill battle against the IOU's, Monarch/SWWC, in particular.

I await your responses.

Have a Blessed Thanksgiving & God Bless,

Orville