

# NEWSLETTER

Activities | Spring Festival | CNRE Q2 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>

## CNRE Activities

The Spring Festival was in May at the Guereca's residence. It was a great success with many neighbors attending. We will had our silent auction for the Rio Vista VFD donation and collected \$300. The Dumpster was available and used by CNRE Active Members in the same month. Then the NRE Community Garage Sale was in June which had great results.

## 2023 2nd Quarter CNRE Community Meeting July 18th

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



## Letter from the President

It has been very nice to see everyone who attended the Spring Fest! We had a great turnout and a lot of neighbors were able to fellowship with each other. The kids played games, zip lined, and played together. Many went home with a cake by winning them during the Cake Walk. Scott Lingo won the 1st Annual Sean Stotler Brisket Cookout with Mary Stotler in a close second! We collected some money for the Rio Vista VFD but need more.

For those who were able to utilize the CNRE Dumpster in May. We hope it benefited you as it was a benefit of your annual dues.

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. You are all so appreciated!

Mine and Scott Lingo's two year elected position as President and Vice President will end on December 31 of this year. I don't believe that I will seek re-election for another term so please consider volunteering your time to serve as President 2024-2026.

Jon Puryear, CNRE President

### Good Samaritan Committee

Jennifer Vanderlaan is the Chair of the Good Samaritan Committee. 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 resigned from this position and we are currently asking for someone to volunteer for this position..

### 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. See our report in this newsletter.

### 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. See her report in this newsletter. Listings must have the HOA marked as MANDATORY.

### Loaner Program

Mary Stotler is the Chair of the Loaner Program and houses the items for use. They are free to Active Members and a minimal fee for those who haven't paid their annual CNRE dues. We have tables and chairs that NRE owners may check out to use at your event like a birthday party, family reunion, swim party, etc. Contact Mary for details.

## Good Sam Report

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

- No CNRE Property Owners have reported any loss or needs for this committee.

## NRE Activities in 2023

Annie Guereca, Activities Committee Chair

We held several NRE activities this year!

- Spring Festival      May 20th    1 - 6 pm
  - Held at the Guereca's residence.
  - 1st Annual Sean Stotler Cookout won by Scott Lingo! Mary Stotler was the runner up.
  - Silent Auction (Rio Vista VFD donation \$300)
- Dumpster Program.    May 15 - 21
  - Held at the Grisham's residence for a full week.
- NRE Community Garage Sale
  - Another may be held in the Fall TBA
- Fall Festival with the Trick or Treat Hayride
  - TBA (details to be announced)

## 2023 CNRE Officers

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

### COMMITTEE CHAIRS

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

## Treasurer's Note

Hello to all of our property owners in NRE.

Thank you to all Active Members. Your participation has enabled us to reach many community goals this year, including social events and several necessary shared maintenance items for our subdivision. So far, 48 of 100 property owners have paid their dues in 2023. We ask all owners to pay dues and become active members.

We encourage all property owners to attend meetings and community events and help determine which goals are important to the CNRE. Our recent spring fest, hosted by the Guereca's, raised \$300 from auction proceeds. These proceeds will be donated to the Rio Vista volunteer fire department; first responders to our community.

Many of us moved out here because of the beautiful land and properties that surround us. The Community of Nolan River Estates homeowners association is a big part of why this neighborhood is the best. Your support is important to your community. Please visit our website at [www.nolanriverestates.com](http://www.nolanriverestates.com) to find a payment link for your annual 2023 dues.

You may also find a link on the website to give a "Donation" if you so desire. We would like to give more money than the \$300 we raised at the Spring Fest to the Rio Vista Volunteer Fire Department. In the past, we have been able to raise and donate over \$1000. Your gift will go straight to this donation. We will be taking donations at the Fall Festival through this link on several iPads, iPhones, and computers to assist you in making your donation. Lets please help the selfless First Responders who serve us in our worst emergencies!

Amy Lingo, Treasurer  
Community of Nolan River Estates

## Real Estate Report

There have been some sales and listings of property within the CNRE. They are as follows:

Two pieces of land for sale, one on Gold Cup and another on St Leger.

### **Home for sale:**

4441 S Nolan River Road in the CNRE  
\$640K asking price  
4bd, 3 bath, 2809 sq/ft, barn, and more

### **Properties Sold:**

One home sold on CR 1219 for \$390K

### **Here is a quick market update from Cleburne:**

\*4 listings in Cleburne with more than 5 acres listed in the last 30 days- 17 total listings in the City of Cleburne with more than 5 acres ranging from \$499,000- \$6,250,000

\*2 listings under contract with 5 acres or more

\*4 listings closed in the last 60 days with 5 acres or more ranging from \$375,000-\$1,070,000

If you need any assistance or questions answered about realty, please don't hesitate to contact me @  
[stephanie@stephaniesimmonsrealtygroup.com](mailto:stephanie@stephaniesimmonsrealtygroup.com)

Stephanie Simmons  
CNRE Real Estate Committee Chair

# Architectural Committee Report

Friends and neighbor's we thank each of you who have taken time to read and follow the CNRE Deed Restrictions (CC&R's) as they relate to seeking approvals from the Architectural Committee before embarking on any new builds, add-on projects, out building construction, or projects that may require formal "variances" to existing 25 foot set back rules on all properties within the CNRE. Our committee exists solely for the purpose of helping residents navigate the few but important property covenants for all residents—legal covenants that have been in place for over twenty-five years.

A simple call or text to Jim Ely, Architectural Chairperson at 817-675-3266 or email to: [jimely@sbcglobal.net](mailto:jimely@sbcglobal.net) will start the process of review for approval for any new build, add-on, outbuilding, or property variance request. Generally, we will need an elevation or overhead drawing (hand sketch is fine) for any project with dimensions of the proposed project and dimensions to each property line along with the general description of what is being considered. We measure using computer and satellite and often can provide hybrid drawings by that means from your rough measurements. It is not necessary to provide formal blue line drawings or architectural drawings on anything but new build projects. We will develop any questions regarding the project from these initial steps. Please note that it is the property owner's responsibility to maintain contact with the Committee from start to completion and to provide what is requested by the Committee. "Chasing" the property owner for details is not the function of your volunteer Committee. The committee's desire, after initial contact, is to conduct all transactions and requests for information in writing via email and/or text messages for legal validity. Remember, we are here to help you navigate the CC&R's and not to dictate or to control your project outside the parameters of the existing CC&R's.

Status of current projects within CNRE:

- 4249 Saint Leger: New build custom home by Cutto Homes working toward completion with no variances required.
- 4251 S. Nolan River Road: Custom carport extension with roofline cut-in by Steven Buren Construction. Completed with no variances required.
- 4940 S. Nolan River Road: Custom slab, carport, and office space. Contracted by owner/contractor and professional subs. Project nearing completion with no variances required.
- 4437 Ascot Drive: Shop/Barn erection currently on legal compliance stay. Awaiting survey and other details from owner. Property line variance is likely required as well as pipeline safety clearance.
- 4901 S. Nolan River Road: Proposed barn erection by metal contractor. Presently awaiting confirmation of metal color and other contractor details. There appear to be no variances required.
- 4333 Ascot Drive: Proposed carport/RV covering, self-built by owner. Awaiting sketches from property owner along with other details. Property line variance will be required based on preliminary information from the owner.

Jim Ely, CNRE Architectural Committee Chair

# Q2 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 Q2 Community Board Meeting – Tuesday, July 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	Annie Guereca
4.	Immediate Action Items	
A.	Approval of Minutes from Prior Meeting	<b>VOTE</b> CC Biggs
B.	Review/Approval of Financial Statements	Amy Lingo
	1) 2023 Q2 Financial Reports.	<b>VOTE</b>
C.	Committee Reports:	Scott Lingo
	1) Activities	Annie Guereca
	2) Animal Safety	Open
	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.	Annual CNRE Dues: Voluntary to Mandatory CNRE	Jon Puryear
6.	New Business	
A.	Property Violation	Scott Lingo
	1) 4337 Ascot Drive, Francisco Santos property	
7.	Discussion on issues/items not on the Agenda	Jon Puryear
8.	Adjournment	Jon Puryear