

COMMUNITY of NOLAN RIVER ESTATES

2016 ANNUAL REPORT

The Association for Nolan River Estates continued to be very active again this year. The BOD, in conjunction with Association members, set forth the desired 2016 community goals. Community participation in these goals helped tremendously. The goals and results are as follows:

- 1) Animal Safety Committee - Continue community efforts and work with the County to encourage them to help with the stray animal issue. (Completed)
- 2) Springfest – Hold a community social in the spring. (Postponed)
- 3) Fall Social Event (Oktoberfest) – Hold a community Trick-or-Treat hayride. (Completed)
- 4) Loaner Program – Attempt to find a new home for the loaner program. (Open)
- 5) Garage Sale - Conduct a garage sale to benefit RV VFD. (Completed)
- 6) Community Clean Up - Continue monthly clean ups. (Completed)
- 7) Dumpster Program – Set up a temporary dumpster for the community (Completed)
- 8) Nolan River Trash Clean-Up – Clean up the area the below the bridge. (Completed)
- 9) Scrap Metal Collection – Offer a scrap metal recycle program. (Completed)
- 10) Web Site – Maintain the NRE web site. (Completed)
- 11) NRE Information - Continue efforts to improve existing CCR and Bylaws. (Completed-ongoing)
- 12) Street Signs - Straighten and replace sign toppers throughout community as needed. Replace round sign poles with square as needed. (Open)
- 13) Community Crime Prevention Committee (COP) - Add members to this committee. (Open)
- 14) Volunteers - Abtain additional volunteers for garage sale and other community activities. (Completed)
- 15) Encourage mowing - Encourage mowing of ditches. (Completed)
- 16) HOA Dues – Encourage owners to pay the voluntary annual NRE dues. (Completed)

The following are some additional community accomplishments:

- 1) All of the deed restriction violations were resolved except for one – 4900 Saint Leger. The Community voted to pursue a Court resolution and the BOD initiated that action and is currently in the Court.
- 2) TAMER was supported by donations from the Association and individuals. Information on the importance of TAMER disseminated. TAMER was subsequently dissolved due to insufficient participation.
- 3) Mobile Vet Clinic was brought to NRE.
- 4) Darryle Taylor (Lawn Tech) maintained the landscaping of the NRE community sign.
- 5) Ditches were repeatedly mowed by residents.
- 6) The Association Good Samaritan program was active.
- 7) Telephone list updates were accomplished and lists were distributed upon request.
- 8) The Loaner Program was maintained.
- 9) History of the monthly Cleanup Program was published.
- 10) Building Permits were explained.
- 11) A suggestion to move the building setback requirement from 25' to 15' was floated but has not yet passed.

The NRE officers accomplished the usual responsibilities of an HOA: participated in BOD meetings, established goals, established a budget, published financial results, conducted Association meetings, distributed Association meeting minutes, published newsletters, mailed information and newcomer packages, and published an annual report.

The financial condition of the Association improved in 2016. NRE opened the year with \$22,016.52 and closed the year with \$23,798.85 thus maintaining the emergency-fund goal of \$20,000 to \$25,000. The number of households still receiving hard copy mailing in lieu of emails is now down to 23. The budget summary for 2016, a separate document, was discussed at the first meeting of 2017 and is included in the Association notebook available at all meetings. Annual dues for 2016 were \$50; meaning they have been \$50 or less since 1998.

As in the past, Nolan River Estates owners donated personal time to the community. In addition, members made many other donations to the Nolan River Estates subdivision:

- Transportation and snacks for the Halloween Trick-or-Treat Hayride.
- Volunteer work by the subcommittees.
- Aluminum cans and scrap metal.
- Refreshments for Association meetings.
- Gift basket for Precinct.

Paid Association membership into the Community of Nolan River Estates was 56 owners out of a possible 99 owners for 2016. (All owners are automatically Community of Nolan River Estates Association (HOA) members, but owners are non-voting members until dues are paid). New residents and/or owners welcomed into NRE during the year were: Stephen & Laura Beyer, Ryan & Kelly Conner, Brandon & Heather Dickson, Matthew & Jennifer Glover, Keith & Leslie Mathews, Scott & Stephanie Simmons, Greg & Jessica Stowers, Wesley & Charli Vance, Jay & Cindy Vecchio, Darren & Chris Vidler, Thomas Watson & Dana Duncan.

The Recording Secretary remained open.

THANKS TO THE MANY, MANY PEOPLE THROUGHOUT THE COMMUNITY WHO HELPED MAKE 2016 A SUCCESSFUL YEAR.

- Scott Lingo - President
- Stephen Beyer - Vice President
- Michele Newman - Corresponding Secretary
- Vacant - Recording Secretary
- Kurt Newman - Treasurer