

COMMUNITY of NOLAN RIVER ESTATES

2015 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 2015 community goals. Community participation in these goals helped tremendously. The goals and results are as follows:

- 1) Springfest - Was held May 2. **(Completed)**
- 2) Fall Social Event (Oktoberfest) – Was held October 31. **(Completed)**
- 3) Loaner Program – Still looking for new location. Published repeatedly in the NRE newsletter but no new home has been found yet. **(We will continue the search in 2016.)**
- 4) Garage Sale - Conduct annual/biannual sale to benefit RV VFD. Because of a lack of product, the decision was made to skip the sale in 2015 and hold the next one in 2016. **(Completed)**
- 5) Community Clean Up - Continue monthly clean ups. **(Completed)**
- 6) Nolan River Trash Clean-Up – Floods washed debris away so no special project needed this year. **(Completed)**
- 7) Scrap Metal Collection – This was collected during the dumpster program. **(Completed)**
- 8) Web Site – Continue updates. **(Completed)**
- 9) NRE Information - Continue efforts to improve existing CCR and Bylaws. Changes accomplished. **(Completed)**
- 10) Street Signs - Straighten and replace sign toppers throughout community as needed. Replace round sign poles with square as needed. - Several were completed but others still need to be done. **(Open)**
- 11) CPR Class - Conduct a CPR class for community. This will be reviewed for later in 2016. **(Open)**
- 12) Community Crime Prevention Committee (COP) – This was published in the NRE newsletter but no new volunteers were found. **(We will continue the search in 2016.)**
- 13) Obtain additional volunteers for garage sale and other activities closer to the time of the events. **(Completed)**
- 14) Ongoing encouragement for owners to mow their own ditch and if vacant property across the street, mow that as well. This has been placed in the last few newsletters. **(Completed)**
- 15) Community Dumpster – A dumpster was provided the community in April and it was a huge success. **(Completed)**
- 16) HOA Dues effort – Follow up letters were sent to owners. **(Complete)**
- 17) Animal Safety Committee - Continue community efforts and work with the County to encourage them to help with the stray animal issue. **(Completed)**

The following are some additional community accomplishments:

A Home & Personal Defense class was presented at an Association meeting.
911 signs were installed, at Association expense, on all 24 properties that did not have them.
The issue of wild animals within NRE was addressed.
Two of five deed restriction violations were resolved and closed. Progress on the other three properties continues.
TAMER was supported by donations from the Association and individuals. Information on the importance of TAMER disseminated.
Darryle Taylor (Lawn Tech) maintained the landscaping of the NRE community sign.
Ditches were repeatedly mowed by residents.
The Association Good Samaritan program was active.
Telephone list updates were accomplished and lists were distributed upon request.

BOD maintained the Loaner Program which was utilized by numerous residents.

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 2015. NRE opened the year with \$21,457.81 and closed the year with \$22,016.52 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 2015, a separate document, was discussed at the first meeting of 2016 and is included in the Association notebook available at all meetings. After being discussed several times in 2015, home/property owner dues of \$50 for 2016 was established by the voting owners present at the January 2016 Association meeting. Approval was unanimous. The year of 2015 was the 18th year that dues had been \$41 or less per year.

As in the past, Nolan River Estates members 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.

The original builder of the NRE web site donated the annual cost of retaining the web site.

Volunteer work by the subcommittees: Animal Safety, Architecture, Garage Sale, Good Samaritan, Legal, Social, and Telephone.

Aluminum cans and scrap metal.

Refreshments for Association meetings

Gift basket for precinct

Paid Association membership into the Community of Nolan River Estates was 59 owners out of a possible 100 owners for 2015. (All owners are automatically Community of Nolan River Estates Association (HOA) members, but are non-voting members until dues are paid). New residents and/or owners in NRE during the year were: Kevin Moore & Irene Juarez, Donnie & Rachael Marvell, David Hworlow, Randy & Kacie Bourg. The Recording Secretary, Teri Morales, stepped down for health reasons. The position remains open.

THANKS TO THE MANY, MANY PEOPLE THROUGHOUT THE COMMUNITY WHO HELPED MAKE 2015 A SUCCESSFUL YEAR.

Jon Puryear - President

Ronny Eller - Vice President

Michele Newman - Corresponding Secretary

Teri Morales - Recording Secretary

Kurt Newman - Treasurer