



Update

A Publication for NRE Owners
By Your Association:
Community of Nolan River Estates

The President's Corner

Hello Neighbors and Friends in the Community of Nolan River Estates. I am continually amazed at the amount of hard work that goes on in our little community every Spring--fertilizing, weeding, planting, mowing, pruning, painting--you name it. Geneva and I are so grateful to live in a rural community with pride in their property and homes. Our Community Clean Up Days are very well received and participation is among the best of all our monthly activities. Coming up in early May is our annual dumpster program which will likely be located near the corner of St. Leger and Gold Cup in the usual place. This year we have budgeted for three roll off drops as they were needed for the past two programs. More details will follow on exact times along with the particulars of what can and cannot be placed in the roll offs. Metals can also be dropped for the recycle program. Spring also brings to life animals who are scavenging and in search of a mate and both have really livened up our email boards. We have seen a tremendous surge in dogs roaming the streets some with tags--some without--but many causing issues with fellow neighbors. As you know there is no leash ordinance or deed restriction that speaks directly to this issue in CNRE. Any resident who is being harrassed by roaming pets may call the JCSO who will rarely take any action unless a resident is injured by the animal--or the resident has the right to terminate the intruder if they feel the animal poses a threat or may be diseased. We can all do a much better job of controlling our animals. If we do that, we will not have to depend on our neighbors to do so. On a much brighter note, the announcement for our CNRE Spring Fest will appear in this Newsletter

and is almost here--Sat. April 27th. We know a great time will be had by all with fun, festivities, food, games and best of all--a chance to meet old friends and new ones who have just joined CNRE. It is truly a great time to be alive--and to be a part of a community like CNRE. All the best to each of you and your family!

Board President
Jim Ely
817.675.3266



Spring Fest Celebration Saturday April 27th

Hosted this year by the Guereca's and set to begin at 4pm till ? 4232 St. Leger is the place. The event is slated to have amusements, games, cake walk, BBQ cook off contest, cornhole tourney, music, and silent auction--for the benefit of the RV-VFD our first responders. Please see the flyer sent by email earlier this month for greater detail. Volunteers are needed for:

- Set up
- Game Stations
- Greeter and Sign up Table
- Other slots--See Annie

Business donations are still needed for the silent auction. Those that donate will have add space in the newsletter, website, and Facebook page of CNRE. The HOA will match the first \$500.00 of gifts offered as this is the budget amount for the RV-VFD who will receive the proceeds from the silent auction. Please RSVP to:
NRECOMMUNITY@GMAIL.COM OR
CONTACT ANNIE AT 817-691-0498 to see how you might help, contribute, volunteer--or all three!

Assoc. Meeting Notice Thursday, 18 April, 2019

Rio Vista VFD Meeting Room - 7 P.M.

- I. Invocation
- II. Minutes from Jan 2019 Meeting
- III. Treasurer's Report
- IV. Old Business
 - A. Road Repairs
 - B. Pipeline Progress
- V. New Business
 - A. Property Ownership Update
 - B. Set-Back Variance Request
 - C. Property Owner Complaint
 - D. Spring Fest
 - E. Dumpster Program
 - F. Committee Reports
- VI. Open Discussion – General Topics
- Vii. Adjourn

2018 Ownership Dues

It's not too late to pay the 2018 dues of \$50.00. Dues paid before the start of the HOA meeting on April 18th can still be counted as current and paid by the end of the first quarter for voting purposes.

2019 Dumpster Program

Watch your emails for the starting details of the 2019 dumpster program in CNRE set to begin on Friday May 3rd. Details will be forthcoming regarding what can and cannot be placed in the roll off containers. This year the Board voted to make three drops and pulls as the need has been sufficient for the past two programs. Specific or unusual questions? Contact any Board member.

Shooting Guns

Shooting guns within NRE is forbidden by the deed restrictions. The only exception is for self-preservation. Shooting a gun for fun within NRE is NOT permitted. Not only is it not allowed, it scares fellow neighbors.

In The Know/What's Up?

We're always looking for information to add to our newsletter, so please help us out with this by sharing with us; special events, occasions, activities, etc.

Here are a few ideas on what to share:

Announcements: birth, adoption, death, engagement, wedding, anniversary, graduation, reunion, military, retirement, etc.

Awards: academic, sport, agriculture, club, business, military service, etc.

Please provide name (if they are a resident of NRE) and how they're related to the resident: son/daughter, parent/grandchild/grandparent/etc., and where they live within NRE-street only. Pictures may be included and shared as well.

Volunteers Needed

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

Vice President--recommends appointees

for all committee positions and assists President in many other areas.

C.O.P. Program (Citizens on Patrol)

Open to any resident. Eyes on the community. Short one page training. Carries no firearms--reports only.

Host annual garage sale--Individual or community coalition of folks who might want to organize and sponsor an annual garage sale.

Storage for Garage Sale Items--

Requires someone with secure dry storage who could be willing to store items throughout the year for the host group above mentioned.

Tech for Newsletter and Website--A new and forward looking position for the right individual who wants and needs a creative outlet.

Animal Chairperson--Perfect for one who loves and has knowledge of equine, bovine, canine, and feline care within CNRE.

Loaner Equipment Chairperson--Need a person with good accountability skill and dry, secure storage area to store items loaned to members of CNRE.

Newcomers

CNRE is blessed to have three new families, all having moved in since the last publication of the Newsletter:

Sam and Elizabeth Geigel and Family now reside at 3757 Preakness Ct.

James Richmond has purchased the residence at 4181 South Nolan River.

Keith and Julie Davis and Family are our most recent homeowners settling in at their home at 4940 South Nolan River. Each will receive a customized welcome mat and welcome packet as contacts can be made. **WELCOME!!**



Vandalism

Most of our community and all of us on the Board have a strong distaste for acts of destructive negligence against citizens of CNRE. It seemed that this trend had gotten out of control just after the start of the new year. Please note that your Board is aggressively studying all legal means of protecting our community's people and assets. We are actively seeking to make examples of those we are able to catch and prosecute whether or not they may be residents or may be connected to residents in any fashion.

Note that we can only be as effective as is your ability to report these acts.

Littering

It's unsightly, it's unsanitary, it's costly and by the way folks,
IT'S ILLEGAL!

Johnson County Animal Shelter Campaign

If you are interested in helping in the grass roots efforts to secure permission and funding to build and operate the county's own animal shelter please call Marcea Haubert at 817-774-5980 or 817-558-9537. Her email is as follows: jomarhaubert@gmail.com.

Important Phone #'s

Fire, Medical, Police Emergencies.....911

Johnson County Sheriff's Office
Non-Emergency.....817-556-6060

Crimestoppers.....1-800-794-8477

Wild Animal Sightings
Texas Parks & Wildlife.....817-202-5080

High Water, Bridge Issues, Burn Bans,
Road Damage or Debris
County Precinct #1.....817-645-0441

Digging Underground
Call Dig Tess.....1-800-344-8377

Electrical Outages
TXU.....1-888-313-4747
UCS (Co-op)..... 817-556-4000

Water Supply Issues
Southwest Water, aka
Monarch Utilities.....1-866-654-7992

Community COP's
Jim Ely.....817-675-3266
Not Sure? Contact any Board Member
at: www.nolanriverestates.com or
email: nrecommunity@gmail.com

Routine Stuff

Let any Board member know if you see a mistake or if published information is unclear.

nrecommunity@gmail.com

New Phone Number or email address?

Please let Chris know at 817-648-2086 or cvidler59@gmail.com.

Assn. Meeting Minutes - The minutes of Association meetings are available online at nolanriverestates.com. Hard copies of the minutes are no longer mailed by snail mail.

Community Cleanup - The next community cleanup is Saturday, **13** April.

Please contact any Board Member in this Newsletter, on the website, or in the FAQ's for further details.

Classifieds



(2)

Listed Properties

House for Sale: 4400 Saint Leger Dr., 5,376 sf, 4 Bed, 4 Bath, on 10 acres.

House for Sale: 4221 Saint Leger Dr., 18,000 sf. 3BR/2BA, on 70 acres.

House for Sale: 5001 South Nolan River Road, 2000 sf. 3BR/2BA, with barn, holding pen, storage building, and stock tank, on 5.02 acres.

Resident Trades

Griffin Heating and Air: Call Mike Griffin at 817-558-7299.

Circle D Engraving: Contact Julie Dumas at 817-517-4722 or go to www.circledengaving.com.

Pablo's Detail Shop: Call Louis Guereca at 817-812-6367 or check out phenom work on FB.

Advertise at no cost!

Business Owners: Let CNRE help to promote your businesses as residents of our community. There is no cost and the Newsletter is published quarterly. Send your promotional material to jimely@sbcglobal.com or to any other CNRE Board Officer. Your business may be located anywhere but we will publish your add at no cost if you reside within CNRE. CNRE reserves the right to decline any add if the Board deems the add to be offensive or inappropriate.

Food For Thought

Despite what some folks may tell ya, you don't have to be a farmer to be out-standing in your field!

Pipeline Progress

If you are like me, you may have grown so accustomed to the pipeline crews, the heavy equipment, the trucks, and the orange caution signs--you may have overlooked that much of the disturbed earth is now being remediated to near its original condition (short of vegetation) I am personally amazed that this company is able to smooth some of these rocky areas back to manicured areas! They still have a way to go but the progress is noticeable on a weekly basis.

Each resident is encouraged to study their property wherein pipeline work or transit to and from pipeline work may have impacted their property condition. You should email any Board member if concerns arise regarding Troy Pipeline's agreement to properly remediate the right-of-way while completing this large project.

Animal Care

Resident Marcea Haubert has provided two superb articles regarding pet and animal care. Links to these two documents have been placed on the Resources Tab of the NRE Website. the first link is called Paw-scape and delineates several common types of plants that many of us have in our landscapes and/or gardens--but which are quite toxic to our pets once ingested. Who would have thought such common plants as Aloe Vera, Boston Ivy, Diffenbachia, and Poinsettia could be fatal to a pet? The second two page article is produced by the Humane Society and gives great detail on how to plan a care and defensive posture to protect both large farm stock as well as household pets in the event of severe weather and other types of natural disasters wherein we may not consider them in the moment of chaos during and following inclement or life threatening weather events or other natural disasters. Simply click on the links on the resource page on the NRE website and check out these two great pieces of information.

Poison Ivy

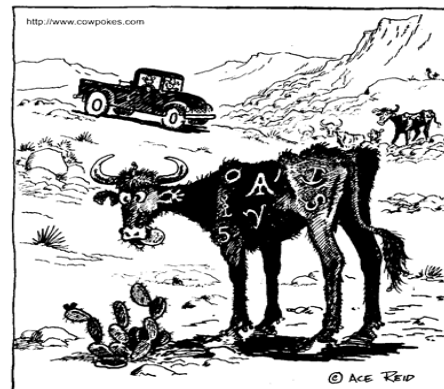
"Late at night, she'll come a creepin'" as the old fifties song use to say but have no fear this pesky plant found all over our area has no limits on time of day to pour out her itchy grief on the folks who do not know how to identify it and more importantly--stay away from it. Other than providing severe itching, swelling, and great discomfort this critter can be life threatening if you or your neighbor has a big burning campaign in progress. It takes very little of this ivy casually wrapped around a felled tree, to create respiratory havoc when added to the burn pile. The oil from the ivy is easily atomized and carried far and wide for innocents to breath. Please pay attention--particularly when burning property not to inhale or let this smoke get in your eyes or worse, lungs. I have



personally danced with this treacherous lady on several occasions here on CR 1219 and spent weeks of torture trying to get rid of her.

COW POKES®

By Ace Reid



"They're a hardy breed all right, or they couldn't survive that brandin'!"