



Update

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

Hello fellow neighbors,

I thought I'd give the President a break from his messages and introduce myself. I am Mary Stotler and am married to my wonderful husband Sean, it was 25 years this June. It just seems like yesterday that we were saying I do, but shoot it was 18 years ago when we packed up from Southern California and moved to Cleburne in October of 2001. When we moved here there weren't but a dozen cars that would drive down our street on St. Leger Dr. The volume has since changed a bit, but I will take this country living any day over city living, we truly love our community and neighborhood!

From the time my family moved to NRE until just recently, Kurt Newman was our Treasurer, and what an amazing job he did, and then some! I have no doubt that I can take care of the books for the HOA as the new Treasurer as that is what I do for a living. We definitely are going to need assistance (VOLUNTEERS) to help fulfill the other things Kurt & Michele (Former Board Corresponding Secretary) had done. Without assistance, some things may not get done, as I had mentioned to the board when I agreed to take on this responsibility of Treasurer. I have a full-time job in Fort Worth as Office Manager/Bookkeeper working for a residential and commercial roofing company that I very much enjoy and is my occupational priority.

The reason for taking on the Treasurer's position in NRE is that I did not want to see the HOA go by the wayside. This can happen if we don't get volunteers and have a Board to represent the community in matters such as financial accountability and reporting, deed restriction monitoring, covenants keeping and by-laws administration. With that said, it's one of the reasons we have such a nice neighborhood and

community; I personally would like to keep it that way and will strive for that as long as I reside here.

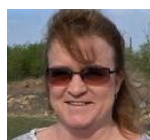
An important task for the Board is to keep the community informed regarding suspicious or criminal activity. Also it is important to notify our citizens about loose or missing critters. On the same note, we are all volunteers and have busy lives & schedules as well. Assistance is always needed here, by the community reaching out and calling the sheriff, or calling neighbors directly when cows, horses or other animals are out. We also have a community Facebook page called Nolan River Estates Community where one can make a post. Please be sure to "like" the page so as to have ready access if you are a Facebook user. E-mail's cannot always be answered quickly, so initiative is most important here to spread the word. If you witness something criminal or suspicious call the sheriff as you are the one with the information, then share this with the Board so we can inform the community if necessary.

Your help in keeping the bar ditches mowed and cleaned would be appreciated by the entire community as this was a task that Kurt performed throughout the neighborhood. Let's keep the ditches and streets looking nice. If we all weed-eat our own areas we would have a great start.

When paying HOA dues, please note there is a new mailing address (it is no longer Kurt Newman's address). Please update your online banking, and payables to: 4320 St Leger Dr., Cleburne TX 76033, payable to CNRE. Thank you for your continued support in paying your \$50.00 voluntary annual dues.

Best wishes to all, I remain respectfully,

Mary Stotler
Treasurer
817-846-4351



Assoc. Meeting Notice

Thursday, July 18, 2019

Rio Vista VFD Meeting Room - 7 P.M.

- I. Invocation and Special Presentation
- II. Minutes from April 2019 Meeting
- III. Treasurer's Report
- IV. Old Business
 - A. NRE archived file progress
 - B. Pipeline Progress
 - C. Matthews Variance Request
- V. New Business
 - A. Property Ownership Update
 - B. Dumpster Program
 - C. Misinformation from realtors, real estate sites, and title companies.
 - D. Dangerous driving inside neighborhood
- VI. Open Discussion – General Topics
- Vii. Adjourn

2019 Dumpster Program

The dumpster program seemed to be a big hit and great success for spring cleaning; The Board is polling all dues paying members to see who participated in the program. This will help to determine the future of the event. In total, 3 dumpsters were used. Paid dues enable this annual program to continue, so don't forget to support the HOA.

Successful Spring Fest Celebration

An amazing & fun community event was held on Saturday, April 27th: great BBQ, games, and fun was had by all. The Guereca's who hosted the event, conducted a silent auction helping to raise money for RV-VFD (sponsor's and their donations listed in the next article). Perhaps this can be a new way for raising money for our first responders for NRE? The

garage sale has been put on hold for lack of a host. Should a resident desire to volunteer, any Board member can provide details on what is required. All Board members are eager to hear suggestions and ideas for new ways to help support our Volunteer Fire Department.

Missed this event? Watch for the Fall Festival in October (date to be determined). The Simmon's family will be hosting the event again this year. Residents are also needed to distribute candy for the kiddo's on the hayride associated with this event.

A total of \$1,450.00 was raised and will be presented to the RV-VFD at the next Association Meeting on Thursday, July 18, 2019. Should you care to donate additional monies to a great cause, please send donations to CNRE and put RV-VFD donation in the check memo and mail to 4320 St Leger Dr., Cleburne TX 76033.

Below is a breakdown of the monies raised:

\$500.00 - HOA Donation (as budgeted)
\$525.00 – Silent Auction
\$300.00 – Donation cup at Auction Table
\$ 75.00 – Corn-hole Tournament
\$ 50.00 – Mailed in donation(s)
\$1450.00 – Raised for RV-VFD

Silent Auction Sponsors from the Springfest

PABLO'S DETAIL SHOP:

Miguel Guereca donated a car detail bundle, approximate value: \$150.00

LIGHTENING LEATHER:

Scott Simmons donated a custom leather wallet, approximate value: \$125.00

MEIS ROOFING & CONSTRUCTION:

Mary Stotler's employer donated a Camera Package, approximate value: \$100.00

HEATHER HARDIN, REALTOR:

Heather Hardin donated a Starbuck's Bundle, approximate value: \$75.00

GUERECA FAMILY (HOST):

Annie and Louis Guereca donated a Family Movie Bundle, approximate value: \$100.00

MANSFIELD FIRE DEPARTMENT:

Scott Lingo donated 4 fire extinguishers, approximate value: \$100.00

A Big thank you for all the donations/sponsors for making the 1st NRE Silent Auction a big hit and success!! Be sure to submit your business cards to be posted on our website. See additional pictures on the last page of this issue!

Volunteers Needed

Volunteers are still needed specifically for the following positions. Please contact any officer if you are 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. Duties: Simple training program (one page), reporting only, not armed, eyes on the community.

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 might be willing to store items throughout the year for the host group above mentioned.

Tech for Newsletter and Website—

Here's a new, 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 NRE.

Loaner Equipment Chairperson—

Need a detailed person with dry secure storage area to house items loaned to members of NRE.

AGGRESSIVE AND DANGEROUS

DRIVING WITHIN THE COMMUNITY

This article seems to be a continuous topic for the newsletter and some of the offenders are known to be residents, resident children, visitors, and, of course, those transiting the community. The speed limit throughout the community is 40 mph with the exception of Ascot's 30 mph limit. Obviously, 40 mph in some areas is too high, such as the curve on St Leger, the uneven roads on Gold Cup, and Nolan River. The Board continually gets complaints about this topic and our response moving forward will be to contact the suspected resident (if identified), and/or report the make, model, color and license plate to the sheriff's office. The non-emergency number is 817-556-6060.

We urge you to drive by the speed limits (or under for that matter) as we have joggers, walkers, horseback riders, and critters out on occasion. Unfortunately there have been fatalities in and near the community due to speeding and reckless driving. We all need to do what we can to avoid another needless accident within the community. **PLEASE SLOW DOWN!!!!**

Littering

It seems as some people don't like to leave trash in their car and prefer to dispose of it on neighborhood streets. This is unsightly and NRE volunteers pick up numerous bags of litter each month. Please dispose of trash properly and coach visiting friends and family to do the same. Let's keep the community looking good and clean!



Listed Properties

4400 St Leger Dr. – 5376 sf, 10 acres,
4 bed, 4 bath – 399K

4221 St Leger Dr – 18,000 sf, 3 bed,
2bath, 70 acres, 1.95M

3825 Preakness Ct – 3257 sf, 4 bed, 4
bath, 3 car garage, 5 acres, 423.5K

Welcome the Davis Family at 4940 S. Nolan River Rd



Storm Shelter News

Several years ago FEMA offered a rebate program for storm shelters. It assisted in paying for ½ a storm shelter up to \$3,000.00. We have a lucky neighbor that was chosen in our community on St. Leger Dr., The Stotler's. They chose an above ground model in their garage, purchased from Storm Safe Shelters of Oklahoma. Below pictured is their 4X6 safe room.



Vandalism/Suspicious Activity

The past few months have been relatively quiet, but with school out that is likely to change. Please be on look-out for anything suspicious and please report it to the authorities ASAP! Let the community know by sending an e-mail to the Board at nrecommunity@gmail.com or by posting it on our community Facebook page.

Neighbor to Neighbor and Voluntary Dues

The Board's primary responsibility is not to function as personal messenger service between neighbors. It's your responsibility as a neighbor, if you're having an issue with a fellow neighbor, to do the neighborly thing and discuss it among the two of you. There is also a proper protocol to report an issue which can be found on our web site, under the HOA information tab.

The voluntary annual dues are \$50.00 and come due at the new year, these aren't pro-rated. They help pay for items such as annual festivities, dumpster program, donating to the Rio Vista Volunteer Fire Department, postage, office supplies, web-site hosting and maintenance, state of Texas filings, along with purchase/maintenance of community signage among other expenses. Whether dues are paid or not doesn't mean that the deed restrictions are an option, they are legally binding. It seems recently potential and new buyers have been incorrectly informed or misled about this. We're doing our best to make sure that local realtors, and escrow/title companies are properly informed and in compliance, these documents should all be disclosed at any and all closings. Failure to clarify the "voluntary" meaning of our HOA dues is the most misconstrued item of late in almost all closings.



Goatneck Bike Race - Saturday, July 27, 2019 is the day of the race. Please be watchful of riders. They enter NRE from CR 1219 and return to Cleburne on Nolan River Rd. If owners who live on S. Nolan River Rd. can do a special mowing and cleanup of ditches right before the race (in between July 23-26), it would be greatly appreciated.

Important Phone #'s

Fire, Medical, Police Emergencies.....911
Johnson County Sheriff's Office
Non-Emergency.....817-556-6060
Crime-stoppers.....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.

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 on-line at nolanriverestates.com.

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

Classifieds

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.

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.circledengraving.com.

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



GUERECALAWN/TRIM

Need your lawn mowed, hedges trimmed, leaves raked or acreage mowed?

CALL MARCOS GUERECALAWN
817-240-7721



Richmond's Farrier Service

(817) 487-6527

James Richmond
Farrier



CORE
AIR MECHANICAL SERVICES, LLC.

Call Us Today!
817-396-0582

We offer financing!
LIC# TACLA76934E

Trust your home with the best!

	2 Ton System	3 Ton System
Residential and Commercial	\$3,999 Cash	\$4,299 Cash
	\$4,295 Financed	\$4,595 Financed
Free Estimates on New Equipment		
Service and Repair All Brands	4 Ton System	5 Ton System
	\$4,799 Cash	\$5,299 Cash
	\$5,199 Financed	\$5,699 Financed

Limited time offer. Cannot be combined with any other offer.

Proudly serving since 1987 4940 S. Nolan River Rd. Cleburne, TX 76033

Keith & Julie Davis

Spring Fest

2019



Sean Stotler—1st Place



Covered Dining at the Guereca's



Corn-Hole Tournament



Bounce House/Obstacle Course



Cook Off Judging



Baked Goods