



Update

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

Hello Neighbors!

My name is Jon Puryear, I was elected President of our NRE HOA at the January election meeting. I have served as HOA President several years ago and it is an honor to serve again.

As President of the HOA, I will be working over the next two years with Scott Lingo, our newly elected Vice President, who also has served as HOA President in the past. Also, newly appointed Treasurer Amy Lingo, Correspondence Secretary Annie Guereca, Recording Secretary CC Biggs. As your Board, we are passionate about keeping our community beautiful, safe, thriving, and protecting our property values.

I recently sent out a letter which included a copy of the current Deed Restrictions & Covenants (CC&R) and HOA Bylaws for everyone to read. All property owners within NRE are "Members" of the HOA whether or not you pay the voluntary \$50 annual dues. These CC&Rs and HOA Bylaws apply to every property owner and they have to be followed. If you are current on your annual dues, you are an Active Member and may vote, make motions, nominate, and be nominated for Office or a Committee Chair. If you don't pay your

dues, then you are an Inactive Member and may attend meetings, and vote on CC&Rs. We all would encourage every property owner to pay their dues and become active in our NRE community. We also have openings for several Committee Chairs and members. We really need the help if you have a little bit of time to spare.

This year, we are planning to have our Springfest, Fallfest, and dumpster again. Also other community improvements that will benefit all property owners! Continue to check out the website and Facebook page for updates and events.

Best Regards,
Jon Puryear, HOA President
817-944-6178 (cell)

HOA meeting and Springfest

The HOA Springfest will be held this year after a long break from COVID! The Guereca's have offered up their home to hold our NRE party. It will be held in May and we will be sending out correspondence soon once the date is solidified. Every property owner's family is invited and encouraged to attend. We will

have a brisket smokeoff contest so get your grilling apron on! Also we will ask attendees to bring something to eat or drink like beans, potato salad, dip, chips, etc. so we can all share in a huge pot luck lunch.

2022 Officers

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

It's Time to Send 2022 HOA Dues

Annual HOA dues of \$50 were reconfirmed at the January meeting. Please send your \$50 check, payable to CNRE, to Amy Lingo, Treasurer, 4500 St Leger Dr., Cleburne TX 76033. Thanks to everyone for their support. Please remember: *Dues of \$50 per year are a small price to pay for the ability to make motions and vote on ALL community issues and elections.*

Did You Know?

All Property Owners are members of the HOA? If you pay dues, you are an "Active" member and if you don't, you are an "Inactive" member. However ALL members are mandated by the CC&Rs and Bylaws.

COMMUNITY HOA BOARD MEETING

The next quarterly HOA Community Board Meeting is April 19th at 7:00 pm. It will be held at the Bigg's residence 4844 St Leger Drive. We will be voting on changing the HOA Bylaws to comply with Senate Bill 1588. It requires us to change several things in our Bylaw wording to be compliant. (see Agenda below)

Suspicious Activity

Please report suspicious activity to the sheriff's office by calling 911 for an emergency or 817-556-6060 for the non-emergency line. In addition, please send an e-mail to nrecommunity@gmail.com so we can spread the word. We also have a FB page: Nolan River Estates Community, be sure to like the page and share the information there as well.

NRE Owner Contact Information Request

The HOA Bylaws state that all property owners must provide their contact information to the HOA Corresponding Secretary. This includes the name(s), address, mailing address, phone number, and email address to best contact you. This list is available to any HOA member upon request. Complete a form on www.nolanriverestates.com

Important Phone #'s

Fire, Medical, Police Emergencies.....911
Johnson County Sheriff's Office
Non-Emergency.....817-556-6060
Crime-stoppers.....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..817-202-4101
Digging Underground Call Dig
Tess.....800-344-8377
Electrical Outages
TXU.....
....888-313-4747
UCS (Co-op)..... 817-556-4000
Water Supply Issues Southwest Water866-654-7992
Architectural Chair Jim
Ely.....817-675-3266
Not Sure? Contact any Board Member visiting the website
www.nolanriverestates.com

Routine Stuff

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

Assn. Meeting Minutes - The minutes of Association meetings are always available and posted on-line at

nolanriverestates.com. There are other important information and documents you are able to download and view including CC&Rs and HOA Bylaws.

Congratulations Lady Yellow Jackets Power Lifting Team!!

The Cleburne Yellow Jackets Ladies Powerlifting State Competitors competed in Corpus Christi for the state title! Congratulations Kylee Grigsby, Lydia Guereca, and Morgan Marvel!



Classifieds Advertise at no cost!

Business Owners: Send your promotional material to NREcommunity@gmail.com or to any other CNRE Board Officer.

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 (Miguel) Guereca at 817-812-6367 or check out Pablo's Detail Shop on FB.

Brandon Sargent Farrier and Blacksmith: Horse trimming and shoes. 817- 374-3452

Jon Puryear EMS CE: Contact 817-677-0700 or go to www.jonpuryear.com

Chacon Services: Any construction jobs call Rick at 817-517-4722 or chaconservices@hotmail.com

Stephanie Simmons Realty Group: Call 682-702-6664 email stephanie@stephaniesimmonsrealtygroup.com

Lingo Electric: Contact Scott Lingo at 817-269-3425 or slingoelectric@gmail.com TECL 19269

HOA Meeting Agenda April 19, 2022

AGENDA FOR MEETING OF BOARD OF DIRECTORS

Name of Association: Community of Nolan River Estates Home Owners Association
Date of Meeting: April 19, 2022
Time of Meeting: 7:00pm
Location of Meeting: Biggs Residence: 4844 St Leger Drive
Type of Meeting: ☒ Regular Meeting ☐ Special Meeting

The following is an agenda of the items of business that the HOA Officers will act upon at the above described meeting:

ITEM NO.	DESCRIPTION OF AGENDA ITEM	OFFICER REPORT
1	Call to Order	Jon Puryear
2	Welcome New HOA Members/Guests	Jon Puryear
3	Immediate Action Items:	
	a. Approval of Minutes from prior meeting	CC Biggs
	b. Review / Approval of Financial Statements: Quarterly Financial Report 2022 Budget Approval (VOTE)	Amy Lingo
	c. Committees:	Scott Lingo
	Reports from existing committees	
	• Architectural	Jim Ely
	• Realtor	Stephanie Sin
	• Welcome	Stephanie Sin
	• Activities	Annie Guerec
	• Good Samaritan	(Open)
	• Neighborhood Watch	Kerry Ainswo
	• Clean up	(Open)
4	Old Business:	Jon Puryear
	2020 NRE HOA Goals	
5	New Business:	Jon Puryear
	HOA Bylaw Change (VOTE)	
	NRE Website Changes	
6	Owner / Guest Forum re Items Not on Agenda	Jon Puryear
7	Meeting Adjournment	Jon Puryear

Dated: _____

CC Biggs
Recording Secretary

Jon Puryear
President

This is the NRE HOA Community Board Meeting held on April 19th at 7:00 pm at the Bigg's property. Every property owner is invited to attend the meeting.

There are two items Active Members will be voting on:

- 2022 Annual Budget
- HOA Bylaw changes
 - link on www.nolanriverestates.com to see the proposed changes (highlighted in yellow). Most changes must be made to meet the current law. Others are to clarify the meaning of an item on voting.