

Community of the  
Nolan River  
Estates is a  
planned  
community of  
property owners in  
a platted Johnson  
County subdivision



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the Community of  
Nolan River  
Estates Executive  
Board of Directors

# Fall 2022 Newsletter

## LETTER FROM THE PRESIDENT

Greetings CNRE neighbors!

It has been a very hot summer with a horrible drought but I am thankful that we have received the rain! There have been several things that have occurred in our NRE good, bad, and heartbreaking. It has been nice witnessing neighbors helping others when in need.

The Executive Board of Directors have been performing the duties our membership has requested and you will be able to read the detailed news inside of this newsletter. We had a CNRE Community Meeting this past July where many good things occurred. One was the CNRE Bylaws were approved for the required second time making them officially passed. They were filed at the Johnson County Clerk's Office and posted on the website for immediate use moving forward.

The Community Wide NRE Garage Sale date has been set and property owners will hold their garage sale at their residences. This will be advertised on our website, Facebook page, other social media pages, and in the Cleburne Times. We will do everything we can to assure we have a large amount of customers visiting every property owner who is hosting their garage sale!

We will then have the Dumpster Program the week after so whatever didn't sell and you wish to get rid of can be placed in the dumpsters with other disposables by "Active" Members

The Octoberfest date has also been scheduled for October 29th which will allow our NRE children to have a safe hayride stopping at volunteered homes wishing to host a Trick or Treat for them! This has been a long standing tradition in the NRE for over a decade but was paused due to COVID. This year we are holding it again so read the story about it in this newsletter.

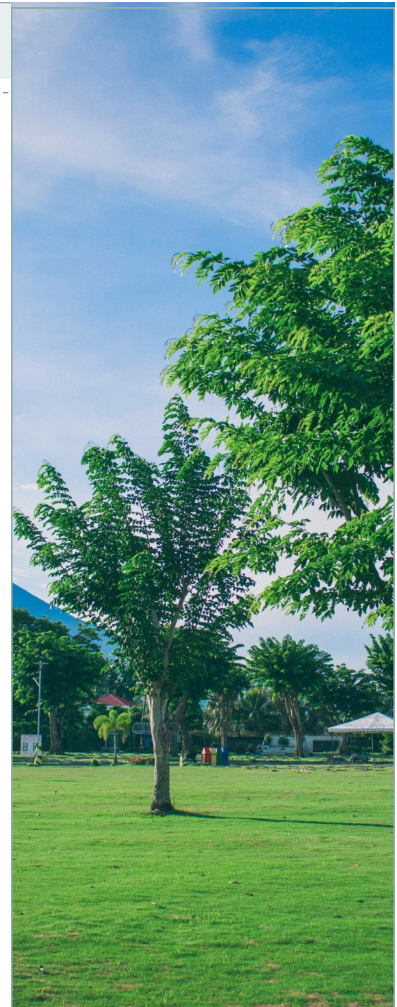
Thank you for your participation and allowing us to serve voluntarily in our positions. We still have positions that are needing to be filled so please volunteer if you can.

Jon Puryear, President

## SPECIAL CNRE MEETING IN SEPTEMBER

The CNRE EBOD have called a Special Meeting to vote on spending an additional \$400 on the Dumpster Program. The approved budget allotted \$1000 for this dumpster program which was to provide two large roll off dumpsters for Active Members (who are current on their annual dues) to perform a "fall cleaning". Inflation increased the price of a dumpster to \$700 each. As planned, two dumpsters would cost \$1400 total which is why we are asking for the additional \$400 to be moved from the Springfest line item, which was canceled and that money wasn't spent.

This meeting will be held on September 13th, 7:00 pm at Jon Puryear's residence 4324 Ascot Drive. It will be a very short and to the point meeting that shouldn't last more than 15 minutes. A motion must be made, seconded, and to vote for or against the motion. If it is voted "no" then we will still have the Dumpster Program but can only afford one. If voted "yes", we will have the two dumpsters. Please plan to attend as only Active Members who are present may vote and the majority vote will carry.



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## WE MORN THE DEATH OF OUR NEIGHBORS

This year has been a painful and heart-breaking one for several households in our NRE. The passing of family members and our neighbors compels us to both honor and acknowledge them as a community.

Bo Kirkpatrick on S. Nolan River Road passed away in a tragic accident while flying his private plane. He left behind his wife and children who still are our neighbors.

Dr Bade on Ascot Dr passed away. He was a long time resident and was the HOA Architectural Chair for many years. His wife had passed away many years prior and they were good friends to many.

Marcea Haubert on Ascot Drive passed away in her sleep. She was also a long time resident of the NRE and served many years as a CNRE Officer and Committee Chairs. Her passion and compassion was for the Animal Safety Committee. Her husband John Haubert still lives in the home and remains our neighbor and friend.

We definitely honor the memory of the time they were with us here in the CNRE. Be sure to lend a helping hand to their family who are still our neighbors when needed.

You are all in our thoughts and prayers.

*The Good Samaritan Committee Chair is still open and desperately needs a compassionate individual to serve in this capacity. This person would send flowers, cards, arrange meals by neighbors, and assist in any needs of sick neighbors. Please contact an Officer if you could fill this position.*

### WOULD YOU BE INTERESTED IN VOLUNTEERING FOR THE CNRE?

There are many activities and events that are done within the CNRE to make our community better. We have Committee Chairs who each have members that help when needed.

Our Activities Chair is Annie Guereca who coordinates the Springfest, Octoberfest, Garage Sale, and Dumpster Program along with any other activity we may perform in the CNRE. She always needs volunteers to help during these events as they are definitely not a one person job!

Stephanie Simmons is the Welcome Committee Chair and the Realty Committee Chair. She could use help from other NRE realtors to assure our properties are listed appropriately following the CC&Rs and Bylaws. Also making sure we contact new owners and speak to owners who are selling to keep the required CNRE documentation correct.

If you can help with any of these activities, please contact us at [nrecommunity@gmail.com](mailto:nrecommunity@gmail.com) as they would appreciate any help you can give!

## POSITIONS NEEDING VOLUNTEERS

There are several positions within the CNRE that need volunteers to fill. If you have just a little bit of time to help our community, it would be greatly appreciated. They are:

**GOOD SAMARITAN CHAIR:** This person would be notified of a death, illness, or injured neighbor within NRE or a family member of a NRE neighbor. They would coordinate any assistance needed, send flowers/cards, coordinate meals to be delivered by NRE neighbors, and just let them know that someone cares.

**NRE CLEAN-UP CHAIR:** This person would coordinate the clean up activities of the NRE. Currently, all property owners are responsible for mowing and keeping their ditches clean of debris. Several property owners have volunteered to mow and assure the cleanliness of the ditches around their residence for neighbors who aren't able to complete the task. So this position will just coordinate a map of who is responsible for each property in the NRE. You don't have to perform clean up days on certain days/times of the month.

Every Committee needs volunteers to help make them successful. If you are interested in volunteering your time to assist the Chairs, please contact them:

**ACTIVITIES:** This includes the Springfest, Fallfest, and Garage Sale

**LOANER PROGRAM:** Coordinating the borrowing of our tables and chairs

**NEIGHBORHOOD WATCH:** Drive around in the NRE with a magnetic sign on vehicle

**ARCHITECTURAL:** Assure that new structures within NRE meet the CC&Rs

**WELCOME:** Greet new owners and welcome them into the NRE with a gift

**GOOD SAMARITAN:** Send cards, flowers, coordinate meals for times of death or illness

**REALTOR:** Track properties listed within the NRE and get new owner's information

**CLEAN UP:** Coordinate the cleanliness and mowing of all ditches in the NRE with owners.



*Our NRE Sign on S. Nolan River Road as seen from the North entrance to our subdivision.*

## OUR NOLAN RIVER ESTATES ENTRY SIGN

This project was performed many years ago by many NRE property owners. They graciously volunteered their time, skills, and money creating this beautiful landscaped sign that would introduce people into our subdivision.

Over the years, it has been maintained by the Taylor's landscaping business and it has been very appreciated by the CNRE and every property owner!. Also, several property owners have kept the area groomed on their own initiative like Amy Lingo for one. During monthly clean up days, volunteers have performed the grooming of this area.

Now however, it is in need of some love and attention. The landscaping needs some care by pulling weeds and clearing some unbecoming growth. The sign itself has become weathered and needs a new "wrap" to replace it. Sign repair is something we will be discussing in a CNRE Quarterly Community Meeting.

Property owners should feel a sense of pride when they drive into their NRE and see that beautiful landscaped sign. They should also feel that pride when they tell their family or friends to look for this sign to let them know they have arrived into their subdivision. That is the reason our current and past NRE property owners put in the blood, sweat, tears, and blisters into making it!

We also have several other signs that the CNRE have installed in the entrances to our NRE subdivision. There are Crime Stopper signs letting would be criminals know, all NRE residents are watching out for not only their properties, but also their neighbors! There are No Littering signs in the same places letting people know that if they are caught litter-ing within the NRE, they will be reported and fined. Another sign is to prevent Animal Dumping in the NRE as it also carries a high priced fine and possibly jail time. Too many times, animals are dumped in the NRE. Finally we have the street sign toppers with the NRE Logo stating the street name. Again, something to be proud of to identify your NRE.

If you see any signs that are damaged or missing, please contact an Officer on the webpage or email [nrecommunity@gmail.com](mailto:nrecommunity@gmail.com) so we can maintain all our signs in great shape.

## CNRE COMMUNITY MEETING MINUTES ARE AVAILABLE ON THE WEBPAGE

On July 19th, we held the Q3 CNRE Community Meeting at Scott and Amy Lingo's house. Thank you Lingo's for allowing us to utilize your home for this meeting!

Every meeting that we hold like this will be posted on the website along with the agenda. It is also posted on the Facebook page and emailed to every property owner (who has provided their email). Once the meeting has concluded, the Recording Secretary's minutes of the meeting are posted on the website for anyone to read. Then at the next quarterly scheduled meeting, they will be presented to the members for a vote of approval. This is each members opportunity to voice any edits to the minutes to be made. After that, or if there aren't any edits to be made, an active member will make a motion to accept them, another member will second the motion, and a vote to approve them will be held. The approved minutes will then be signed and dated by the Recording Secretary and the President. Those official meeting minutes will be posted on the website and available to any one requesting a copy.

Meeting minutes go back many years and are all found on the website. This gives any property owner the ability to see the history that has taken place over the many years that the CNRE has been in place.

A lot has remained the same in the CNRE but, some things have also changed for the better. A top goal of CNRE is to protect the property values of every NRE Property Owner. It is also every property owner's re-sponsibility to do the same.



## NRE COMMUNITY GARAGE SALE

We are holding a NRE Community Garage Sale on September 30th. Any NRE Property Owner that wants to host their own garage sale on their property is encouraged to do so!

If you want to hold your garage sale on this day, call Annie Guereca at 817-691-0498 or email her at [aguereca1971@gmail.com](mailto:aguereca1971@gmail.com).

She will need some volunteers to assist in the coordination of this event. Your name and address will be added to the list of Garage Sales occurring in the NRE. It will be posted on the website, Facebook Page, other Facebook pages that are city group pages, other social media platforms, and the Cleburne Times. We will do all of this to help bring each of you customers to increase your sales!

We have performed this before COVID and it was a huge success. So we are hoping that we can increase the numbers of individuals holding their own garage sale to bring out more customers to each one.

In the past, we held one NRE garage sale at one location and that money was put into the HOA with a large amount donated to the Rio Vista Volunteer Fire Department. This was the only fund raiser the CNRE had but we forfeited that so the property owners could make that money.

We do have a fund raiser at our Springfest and Octoberfest so we can still hold a silent auction with all proceeds given to the Rio Vista Volunteer Fire Department since they are our First Responders.

### HERE ARE THE ACTIVITIES COMING UP THIS FALL THAT YOU WON'T WANT TO MISS!

We have many activities this fall that you definitely will want to be a part of! You can read about each of them on the right.

NRE Community Garage Sale is on September 30th.

Dumpster Program is from September 23rd to October 7th.

Fallfest Trick or Treat Hayride, cornhole, potluck, chili cookoff, and Memorial Sean Stotler Grilling Cook-off is October 29th.

These are all activities that all CNRE Members and families are invited to attend! Whether you paid your annual dues or haven't, please plan to attend the festivities with your fellow neighbors. This is a great opportunity to build relationships and get to know your neighbors.

## DUMPSTER PROGRAM

The Dumpster Program is a benefit to all Active Members of the CNRE! This alone is well worth the \$50 annual dues, even if you don't count eating at either the Springfest or Octoberfest or utilizing the Loaner Program borrowing chairs and tables!

Mary Stotler has graciously donated the use of her property for two large roll off dumpsters. In order to utilize this dumpster, you will have to schedule a date/time with her when she is available. This will control WHO is dumping (active members who have paid annual dues) and WHAT is being placed in the dumpster. There are rules of what can and can't be placed in the dumpster which will be sent out in an email and posted on the website. No tires, rubber, batteries, hazardous chemicals, pool tables or other heavy objects, concrete, or wet paint are just a few of the restrictions.

The date they will be available for use is September 23rd —October 7th. You may text/call Mary at 817-846-4351 or email her at [maryastotler@gmail.com](mailto:maryastotler@gmail.com)

## FALLFEST TRICK OR TREAT HAYRIDE

The annual NRE Fallfest will be held on October 29th from 6:00—9:00 pm at the Simmons's residence 4128 Ascot Drive. There will be many activities for your children, grand children, and adults to enjoy:

The gathering at the Simmons will occur at 6:00 pm with some refreshments and snacks. The children that will be riding on the trick or treat hayride will need to pre-register with Stephanie so we know how many flatbed trailers to have (we have had as many as 5 in the past!). NRE residents who wish the children to stop at your home to Trick or Treat will also need to contact Stephanie so we have you on our map of houses to stop at. EVERYONE is encouraged to let our children come to your home to make this fun for them!

We are thinking of a pot luck, chili cook off, and even the Memorial Sean Stotler Grilling Cook Off and the winner will receive the special trophy!

Please contact Stephanie Simmons at 254-396-2069 or email [stephaniesimmonsreal-tor@gmail.com](mailto:stephaniesimmonsreal-tor@gmail.com).

## CNRE HOA INFORMATION

The CNRE HOA is active and has been active since the 1990's. The Deed Restrictions and Covenants (CC&Rs) have been in existence before the HOA and must be followed by every NRE Property Owner. Even if there wasn't an HOA, the CC&Rs would remain in effect and ANY property owner may enforce them against another property owner who is violating them. Every Property Owner is a member of the CNRE HOA. Although our dues are voluntary, it is important for those who care about maintaining the Community of Nolan River Estates to support the HOA by paying the \$50 in annual dues. This allows us to provide services such as, maintaining the large entrance sign and its landscaping, replacing street sign toppers when needed, providing 911 signs for driveways, hosting community social events, providing a dumpster program for neighborhood cleanup, providing tables and chairs for homeowners to borrow from the HOA, and much more.

If you have not yet paid your 2022 dues, please contact Amy Lingo at 817-266-3024 or you mail your check payable to:

Community of NRE HOA, 4500 St. Leger Dr, Cleburne, TX 76033

Property Owners who pay their annual dues are "Active Members" and may run for office, make motions and vote at meetings. They may also vote on CC&R changes. They are able to participate and enjoy ALL CNRE activities, events, and the Loaner Program.

Property Owners who do not pay their annual dues are "Inactive Members" and may not vote on CNRE HOA issues, run for office, or make motions at the meetings. They are able to vote on CC&R changes and CNRE Officer elections. They may participate in activities and events the CNRE deems. They may use the Loaner Program but they must pay for the rental.

The CNRE HOA has Bylaws which are also stated in the CC&Rs to be followed by every Property Owner. They were just updated and the new ones may be found on our website.



*The NRE Deed Restrictions and Covenants may be enforced by any NRE Property Owner and the CNRE HOA Active Membership. These are designed and enforced to protect our property values.*

## Q4 CNRE COMMUNITY MEETING IN OCTOBER

The next 4th Quarter CNRE Community Meeting will be October 18th at 7:00 pm. The location will be announced closer to the meeting date.

All CNRE Members are encouraged to attend this meeting for many reasons:

- Get important information that is going on in the NRE.
- Get reports from the EBOD concerning the CNRE HOA.
- Learn of the dates of our CNRE activities within the NRE.
- Express your issues and ideas to the EBOD and membership.
- Active Members may make motions and vote on agenda items to improve the NRE.
- Meet and fellowship with your NRE neighbors.

So we encourage everyone to attend meetings and get involved!

Topics that will be discussed at the next meeting include, but are not limited to:

- Last meetings minute review and approval
- Financial reports and approval
- Committee Chair Reports
- Activities within the NRE
- Old Business
  - Follow up on legal action
  - Activities scheduled
- New Business
  - Deed Restriction & Covenants: review #1 discussing the subletting of outbuildings (AirB&B and similar) whether it will be allowed or not allowed).
- Topics by Members to discuss and to be placed on the next meetings agenda.



## CNRE HOA OFFICERS

### Jon Puryear

President

4324 Ascot Drive

[jon@jonpuryear.com](mailto:jon@jonpuryear.com)

### Scott Lingo

Vice President

4500 St Leger

[slingoelectric@gmail.com](mailto:slingoelectric@gmail.com)

### Amy Lingo

Treasurer

4500 St Leger

[Aiboutsourcing1@gmail.com](mailto:Aiboutsourcing1@gmail.com)

### Annie Guereca

Corresponding Secretary

4232 St Leger

[aguereca1971@gmail.com](mailto:aguereca1971@gmail.com)

### CC Biggs

Recording Secretary

4844 St Leger

[biggs0261@gmail.com](mailto:biggs0261@gmail.com)

## CLASSIFIED ADVERTISEMENTS WITHIN NRE

There are several NRE Property Owners who have their own business covering just about anything you may need. We ask that you support them if you are in need of services. Anyone may place an advertisement in the Newsletter and the webpage for free! Just complete a Contact Us form on our website [www.nolanriverestates.com](http://www.nolanriverestates.com) or [nrecommunity@gmail.com](mailto:nrecommunity@gmail.com).

**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](http://www.circledengaving.com).

**Pablo's Diesel Shop:** Call Louis (Miguel) Guereca at 817-812-6367 or Pablo's Detail Shop on FB.

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

**Jon Puryear EMS CE:** First Responder continuing education classes, tutoring, and education for EMTs and Paramedics. Contact 817-677-0700 or go to [www.jonpuryear.com](http://www.jonpuryear.com)

**Chacon Services:** Any construction jobs call Rick at 214-826-3342 or [chaconservices@hotmail.com](mailto:chaconservices@hotmail.com)

**Stephanie Simmons Realty Group:** Licensed Realtor. Call 682-702-6664 email [stephanie@stephaniesimmonsrealtygroup.com](mailto:stephanie@stephaniesimmonsrealtygroup.com)

**Lingo Electric:** Contact Scott Lingo at 817-269-3425 or [slingoelectric@gmail.com](mailto:slingoelectric@gmail.com) TECL 19269

## 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 Water .....866-654-7992  
Architectural Chair Jim Ely.....817-675-3266  
Not Sure? Contact any Board Member visiting the web-  
site [www.nolanriverestates.com](http://www.nolanriverestates.com)