

## COMMUNITY of NOLAN RIVER ESTATES

# 2013 ANNUAL REPORT

The Association for Nolan River Estates continued to be very active again this year. NRE suffered through another tornado and grasshopper infestation. We were fortunate that the Precinct helped with the tornado cleanup and special information was published to help fight the grasshopper infestation. The BOD, in conjunction with Association members, set forth the desired 2013 community goals. Community participation in these goals helped tremendously. The goals and results are as follows:

1. Animal Safety Committee – Continue community efforts and work with the County to encourage them to help with the stray dog issue. Accomplished - The committee was very active throughout the year with multiple updates provided the Association.
2. Springfest – Conduct a community-wide family picnic. Accomplished in April.
3. Fall Social Event – Conduct a community-wide Trick-or-Treat hayride. Accomplished in October.
4. Loaner Program – Review community needs for additional loaner items. Accomplished.
5. Garage Sale – Conduct annual garage sale to benefit Rio Vista Volunteer Fire Dept. This event was postponed as not enough donations were on hand. Donations will be carried over to 2014.
6. Community Clean-Up – Continue monthly community clean-ups. Accomplished.
7. Nolan River Clean-Up – Conduct annual trash cleanup of the Nolan River area under/adjacent to bridge and river. Accomplished by the Smargiasso family.
8. Community Clean-up – Remove brush from the ditch next to the water well on Ascot to the improve traffic visibility. Accomplished
9. Scrap Metal Collection - Conduct community wide scrap metal collection project. Accomplished.
10. Web Site – Continue improving the NRE web site. Accomplished .
11. NRE Information – Continue efforts to improve existing CCR and Bylaws. Accomplished – Bylaws changes have been both proposed and approved.
12. Bad Weather Alarm System – Search for a telephone alert system. Accomplished – published in the NRE newsletter.
13. Street Signs – Straighten sign toppers throughout the community. Replace round sign poles with square as needed. Replace NRE sign toppers as needed. Partially accomplished – some were completed and more still need to be done.
14. CPR Class – Conduct a CPR class. Accomplished in January.
15. Financial Bond – Research bonding of members who have access to HOA funds. Ronny suggested contacting Marshall Young on Ridgeway. Research was conducted but the results did not provide any help.
16. Recording Secretary Position – Find a volunteer to fill this vacant officer position. Accomplished – A volunteer for 2014 stepped forward on 29 December 2013.

The following are some additional community accomplishments:

- TAMER was supported by donations from the Association and individuals. Information on how to fight increased water rates was disseminated.
- Several residents participated in identifying persons who committed criminal or suspicious acts.
- Information about criminal activity was distributed via email and the newsletter.
- Darryle Taylor (Lawn Tech) maintained the landscaping of the NRE community sign.
- Ditches were repeatedly mowed by residents.
- Additional trees, brush and rocks were removed from NRE ditches.

- 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.
- Deed restriction variances were processed.

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 welcome and newcomer packages, and published an annual report.

The financial condition of the Association improved in 2013. NRE opened the year with \$17,543.18 and closed the year with \$18,792.48 inching ever closer to our 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 26. The budget summary for 2013, a separate document, was discussed at the first meeting of 2014 and is included in the Association notebook available at all meetings. The suggested annual home/property owner dues of \$41 for 2014 were discussed and established by the voting owners present at the January 2014 Association meeting. The year 2014 is the 17th year that dues have 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.

Paid Association membership into the Community of Nolan River Estates was 57 owners out of a possible 100 owners for 2013. (All owners are automatically Community of Nolan River Estates Association members, but are non-voting members until dues are paid). New residents and/or owners in NRE during the year were: Randy & Patricia Anglada, Doug & Terry Dowdy, Keith & Misty Runnels, Gary & Jody Price, Kevin & Tammy Barnes, Paul & Lynette Dunn, Jim & Geneva Ely, John & Jo McKay, Jose & Marlene Rodriguez, Erik & Julie Dumas.

**THANKS TO THE MANY, MANY PEOPLE THROUGHOUT THE COMMUNITY WHO HELPED MAKE 2013 A SUCCESSFUL YEAR.**

Jon Puryear - President  
 Ronny Eller - Vice President  
 Michele Newman - Corresponding Secretary  
 Position Vacant - Recording Secretary  
 Kurt Newman - Treasurer