



Update

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

President's Corner

January 2020 brings Nolan River Estates to a new year of challenges, farewells to long-time residents, greetings to newcomers who will take their places, and the inevitable changes in our HOA Board and committee leadership. The year is bittersweet for me personally, as unexpected events in our family life dictate my departure from the Board. As my exit nears, it is important to express my appreciation to each of you who contributed to the success of NRE during 2018-2019. These fleeting months saw the retirement of the Newman's who were cornerstone residents and Board members since the very early days of our HOA. Many residents, working along-side the Board and the Newman's digitized over 20 plus years of documents and records for all Boards moving forward. Bright new members like Mary Stotler-Treasurer, Chris Vidler-Corresponding Secretary, and Geneva Ely-Recording Secretary answered the call to make this major transition both efficient and seamless. The Board, and the HOA it represents, is poised to take on many obstacles in addition to the day to day operation of the community and its approximately 100 property owners. It was my personal intent to review and propose revisions to some of the outdated CCR's and to review the Bylaws in order to reflect the desires of residents who vote, pay dues, serve, and support community functions. Sadly, we have a large component of "ghost" residents who seem to be ambivalent to the entire process. Many non-dues paying folks are the same folks who demand to be heard and clamor for Board attention. Per NRE Bylaws, residents who are not current on dues only have the single governance privilege of voting on CCR issues.

Additionally, they may not make motions, vote on any other community issues, or serve as Board members even if they attend the quarterly meetings. Pre-emptively, let me state that the "ghost" residents will be this first to criticize this writing as my own observations, when, in fact, all this information on Bylaws and CCR's is on our NRE website and has been for years! The new Board who will be elected and installed at the HOA meeting later this month will be encouraged to begin surveying and polling the community to collect much needed information. To remain a viable organization the Board must have a full complement of officers—President and Vice President must be elected and installed in the January 23d meeting. As residents begin to see surveys by mail and email, I implore each resident (whether dues are paid or not) to response to them to aid in continuance of the protections our HOA provides. Please answer truthfully as the Board must know what each property owner likes and dislikes, what each resident thinks should be eliminated, and what each would like to see that is not being addressed. Brutal honesty is key as we must stem the tide of eroding support for the HOA. It is past time for the Board to know who and how many residents desire the HOA to continue and the Board must be bold enough to respond to the wishes of the community, even if the desire of the majority is to dissolve the HOA. It is my prayer that this would not be the case, however, our community's make up changes more each and every year. To remain a viable legal entity, it is imperative that the Board and the HOA reflect the wishes of its residents. It has been my privilege and honor to serve as your Board appointed President for the past two years and I commit to pray for the new officers, committee members,

and community at large in 2020 and for as long as our Lord allows us to reside in this wonderful community.



Jim Ely

Assoc. Meeting Notice **Thursday, January 23, 2020**

Rio Vista VFD Meeting Room - 7 P.M.

- I. Invocation
- II. Minutes from October 3, 2019 Meeting
- III. Treasurer's Report
- IV. Old Business
 - A. Dues Payment Solicitation – Organized Methodology
 - B. EBOD Seats and Chairpersons
 - C. Fall Fest Report
 - D. Budget Report 2019
 - E. Annual Report 2019
- V. New Business
 - A. Property Ownership Update
 - B. Committee Reports if any
 - C. Officer Nominations and Elections: President and V.P.
 - D. Call for Committee Chair Volunteers.
- VI. Open Discussion – General Topics
- Vii. Adjourn

2020 Association Officer Nominations

President – Volunteer Needed
Vice President – Volunteer Needed
Recording Secretary - Geneva Ely
Corresponding Secretary – Christine Vidler

Treasurer – Mary Stotler

Additional nominations are encouraged and may also be accepted at the January 2020 community meeting as mentioned on the agenda above. (see next page)

Nominated individuals must be a current NRE owner willing to serve and current on HOA dues. Each officer position is a 2-year term. Owners may nominate themselves for a position. We really need and encourage new volunteers, please help support our wonderful community.

Fall Festival

A big Thank you to Scott and Stephanie Simmons for hosting the Fall Festival on Saturday, November 2, 2019. The chili cookoff was a big hit and we had 1st, 2nd and 3rd place trophies donated by Circle D Engraving, thank you Julie and Erik Dumas for donating the trophies. Stephanie Simmons took 1st place, 2nd place went to Sean Stotler, and Sean's wife Mary followed with 3rd place. The chili was then served to guests, with donated sides, and Hot dogs and other items were purchased by the HOA. Board members Jim, Geneva, Chris and Mary donated many items from the costume prize money to drinks, paper products, corn bread, etc. Thank you to all individuals that helped make another fall festival successful. What a fun way to meet and greet with fellow neighbors.



Suspicious Activity

October 28, 2019 a report came in of horses were being attacked by a possible large cat or coyote off St Leger Dr, where several sightings of Coyotes have been spotted as well. The coyotes seem to be roaming in the creek behind St. Leger resident's property line.

December 14, 2019 a suspicious black import car was trolling the neighborhood @ 1:30 pm what appeared to be looking for neighbors not home. A fellow resident from Nolan River Rd scared them off.

December 28, 2019 a suspicious white corvette was going around door to door, claiming to be with Oncor Energy. This individual was not in uniform and seemed suspicious.

Please report suspicious activity to the sheriff's office and 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 information on there as well.

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.....817-202-4101
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

Community Clean-up

Keeping NRE looking great has been a focus of many of our residents for years and still distinguishes us from many more populated areas in and around Cleburne. The listing published below has not been updated since 2018 and does include some residents who are no longer able to keep up their areas. Please review the listing and advise Jim Ely by email: jimely@sbcglobal.net or by phone: 817-675-3266 if you can or cannot continue to clean the listed areas at least once per month. Also advise Jim if you have not been involved but would like to join in to help in this very vital service to NRE. We generally try to clean on the second weekend of each month although the actual day is not critical if every area is addressed at least once each month.

1. Nolan River – from bridge area to 4520 NR Rd. = Beyer family
StephenBBeyer@gmail.com
2. Nolan River - from 4520 to Ascot = Barbee family rbarbee@c-isd.com
3. Nolan River - from Ascot to CR 1219 = D. Moore family
fdmoore215@gmail.com
4. CR 1219 - from Nolan River Rd to 4457 CR 1219 = Morris family
rlm53v@hotmail.com
5. CR 1219 – from 4457 CR 1219 to CR 1110 = Ely family
jimely@sbcglobal.net
6. Ascot – from CR 1219 to Nolan River = Simmons family
ssimmons@commplus1.com
7. Saint Leger – from Ascot to 4500 Saint Leger = Taylor family
jentaylor5dt@gmail.com
8. Saint Leger – from 4500 to Gold Cup = Lingo family
scott.lingo@mansfield-tx.gov
9. Gold Cup – from Saint Leger to Nolan River = Duncan family
danadandd@yahoo.com
10. Preakness – from Nolan River to cul-de-sac = K. Moore family
kmoore@iml-mfg.com
11. Nolan River – from Bridge to first house on hill prior to entering NRE = Jim Ely and Tim Biggs jimely@sbcglobal.net

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.

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.circledengaving.com.

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





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Proposed Committee Structure for NRE

In order to better meet all the varied residential needs within our community, the Board has discussed and is proposing the existing committee structure for 2020. Many of these proposed committees already exist but may need to be restructured so that one person is not over loaded during vacation periods and other times of absence of other members. **All committee chair persons must be current on dues paid per NRE Bylaws.** Committees chair persons report to the Board Vice President.

- **Animal**—2 members: Assistance and information for residents regarding animal care and control who would coordinate with NRE, Cleburne, and Johnson County.
- **Architectural** *--2 members: Approval of resident building plans and variance requests.
- **Benevolence** *—2 or 3 members: Open hearts of NRE for the purpose of assisting during periods of bereavement, family crisis, or other times when emotional and/or aid is needed.
- **Clean Up**—10-12 members: Adopt streets/areas for monthly clean up
- **Information Technology** *—2 members: Tech savvy residents who can apprise Board members of better ways to communicate, post and monitor the NRE website, and who would stay abreast of communication and internet services available to residents.
- **Loaner Program**—2 members: House, maintain, catalogue, and track community tables, chairs, canopies, and other loaner items via computer so that residents may book well in advance for upcoming events.
- **Public Relations** *—1 member: Resident who would search for opportunities to promote NRE in both Cleburne and Johnson County as well as promote individual residents and their family members who are deserving of recognition. Promotion of NRE events would be an important part of this committee's function.
- **Real Estate** *—1 member: Preferably Real Estate sales professional who would track properties for sale within NRE and assist by alerting welcoming committee members when properties close. Information source on local property values and trends would be helpful to both existing and prospective residents. Coordinate with and educate local lenders and title companies regarding what our voluntary HOA actually means.
- **Security**—2 to 4 members: Residents who would administer, train, and supervise the COPS program that exists within NRE as an early warning, eyes and ears team to spot unwanted vandalism, dangerous driving, suspicious characters, and other issues.
- **Welcome Team**—2+members: First touch team who would welcome folks to NRE, provide advice and counsel, assist with settle-in, and distribute welcome packets/gifts.

*New