

COMMUNITY of NOLAN RIVER ESTATES

2017 ANNUAL REPORT

The Association for Nolan River Estates continued to be very active again this year. The BOD, in conjunction with Association members, set forth the desired 2017 community goals. Community participation in these goals helped tremendously. The goals and results are as follows:

1. Springfest – Hold a community social in the spring. **(Completed)**
2. Fall Social Event (Oktoberfest) – Hold a community Trick-or-Treat hayride. **(Completed)**
3. Loaner Program – Find a new home for the Loaner Program. **(Completed)**
4. Garage Sale – Conduct a garage sale to benefit the RV-VFD. Not enough donations were received to conduct a sale in 2017. The possibility of a sale in 2018 will be discussed at the Jan 2018 HOA meeting. **(Open)**
5. Community Clean Up - Continue monthly clean ups. **(Completed)**
6. Dumpster Program – Provide a dumpster to use for a spring cleanup of properties. **(Completed)**
7. Web Site – Maintain the NRE web site. **(Completed)**
8. NRE Information - Continue efforts to improve existing CCR and Bylaws. **(Ongoing)**
9. Street Signs - Straighten and replace sign toppers throughout community as needed. Replace round sign poles with square as needed. The possibility of installing distinctive street sign posts was initiated and will be continued into 2018. **(Open)**
10. Community Crime Prevention Committee (COP) - Add members to this committee. **(Completed)**
11. Volunteers - Obtain additional volunteers for garage sale and other community activities. **(Completed)**
12. Encourage mowing - Encourage mowing of ditches. **(Completed)**
13. HOA Dues – Encourage owners to pay the voluntary annual NRE dues. **(Completed)**
14. Community Camera – Research the use of a camera for security uses. Testing of possible cameras is currently on-going. **(Open)**
15. Dog Tags - Consider or accomplish a community survey to determine if enough owners want to mandate dog tags. **(Completed)**
16. Animal Safety Committee – The search for a Chair for this committee continues. **(Open)**
17. Vet Service - Provide a community vet service in the spring. **(Completed)**

The following are some additional community accomplishments:

- 1) The deed restriction violations at 4900 Saint Leger were resolved in court in favor of the HOA.
- 2) Darryle Taylor (Lawn Tech) maintained the landscaping of the NRE community sign.
- 3) Telephone list updates were accomplished and lists were distributed upon request.

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 information and newcomer packages, and published an annual report.

The financial condition of the Association improved in 2017. NRE opened the year with \$22,016.52 and closed the year with \$23,798.85 thus maintaining the 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 20. The budget summary for 2017, a separate document, was discussed at the first community meeting of 2018 and is included in the Association notebook available at all meetings. Annual dues for 2017 were \$50; meaning they have been \$50 or less since 1998.

As in the past, Nolan River Estates owners 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.
- Volunteer work by the subcommittees.
- Aluminum cans and scrap metal.
- Refreshments for Association meetings.

Paid Association membership into the Community of Nolan River Estates was 51 owners out of a possible 100 owners for 2017. (All owners are automatically Community of Nolan River Estates Association (HOA) members, but owners are non-voting members until dues are paid in all matters except for deed restriction changes.) New residents and/or owners welcomed into NRE during the year were: Richard & Lauri Bennett, Jack & Penny Garland, Haney family, Kevin & Ashley Loyd, Robertson family.

The Recording Secretary position remained vacant in 2017.

THANKS TO THE MANY, MANY PEOPLE THROUGHOUT THE COMMUNITY WHO HELPED MAKE 2016 A SUCCESSFUL YEAR.

Scott Lingo - President
Stephen Beyer - Vice President
Kurt Newman - Treasurer
Michele Newman - Corresponding Secretary
Vacant - Recording Secretary