June 2007, Volume 1, Issue 4

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

Managers Message

Hello Tímarron Homeowners!

What a pleasure it is to work with such a wonderful group of people. Since my first day, May 10th, I have met many of you either in person or by phone. It is my wish that we can move through the Management transition with few hiccups along the way. I appreciate everyone's patience while we get up to speed on your Association's special needs and meet with vendors to address outstanding concerns.

As mentioned in the May newsletter, I have managed Homeowner and Condominium Associations for almost five years. Two years ago, I moved to the DFW Area from Anchorage Alaska and continue to stay in touch with the Industry trends through my CAI (Community Association Institute) Membership.

I've recently relocated from the Plano area to Grapevine that I may respond to emergencies in a most efficient manner. It is a beautiful area and I am looking forward to getting to know the local venues.

Thank you for the opportunity to work with you. It is my hope that through Community volunteers, Board leadership, and Homeowner assistance we can continue to develop the Timarron Association to fulfill the needs of all Timarron Homeowners. If you have any questions feel free to call the office at 817-424-3027.

Kathy Epperson Timarron General Manager



Homeowner Fences

One of the ways to increase the value of your home is to make it visibly appealing from the outside and spring is a good time to get started on improvements. Are your wood and iron fences in good condition? A recent survey found that many of the homeowner fences in Timarron are deteriorating and need to be painted, repainted, repaired, or replaced.

In order to keep the high quality of our neighborhoods, it is a requirement that fences be maintained in good condition and be aesthetically appealing. Wood fences must be stained the standard Timarron solid color. Wrought iron (lollypop) fences in Crescent Royale must be painted the standard Timarron dark brown. All other wrought iron fences must be painted the standard Timarron black. Color codes are available at the on-site office.

Before making improvements to your fence, fill out and submit a Modification Submission Form to the Property Manager's office. Please see the Crescent Royale News for color codes or visit the Property Manager for Timarron color samples and recommended sources.

my ind		Calendar							
ron If	Bent Creek								
24-	June 15	Couples Bridge	7-10pm						
	June 19	Pokeno	6-10pm						
	June 21	Eagle Bend Bunko	7-11pm						
	July 10	Highland Bridge	7-9:30pm						
	Wentwood								
•	June 18	Modifications Com.	9-10am						
_	July 9	Modifications Com.	9-10am						

Don't want to wait for the mail? View the current issue of the Timarron Newsletter on the 1st day of each month at www.PEELinc.com

Newsletter Information

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ATTENTION TIMARRON RESIDENTS!!!

Our newsletter is in need for volunteers to help coordinate articles and information gathering. We are very fortunate to have the "Inside Timarron" newsletter. It has opened a great communication forum to help us build and maintain a stronger community, free of charge to our readers.

This could be a great opportunity for those interested in positive journalism to get involved in helping your community. Please contact the office to volunteer at 817-424-3027.

Mission Statement

The Mission of the Timarron Owners Association is to provide its members a superior residential development with amenities, policies, and standards which maintain the quality of life for its neighborhoods, maximize the property values of its homeowners, and provie uniform administration and enforcement of its polices

The principle points of focus to fulfill the mission are to:

- Administer strict but fair enforcement of covenants and restrictions
- Maintain the high standards of Timarron landscaping and infrastructure
- Respond to property owners particular needs and ideas
- Maintain accountability to the elected neighborhood delegates

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questions and concerns expressed to us recently.

formal complaint to the HOA (817-424-3027). The HOA will investigate and attempt to settle the issue with the homeowner. This information appears in our CC & Rs. Please be patient as it may take a bit of time for resolution.

Window air-conditioning units are not approved within Timarron. If you find a violation, you as a homeowner, must lodge a

Brenwyck Notes

Brenwyck Homeowners we have tried to answer a few of your

Neighborhood Specific Guidelines have requirements for the number of trees in front of each residence; however there is no formally written guideline to address the maintenance of the trees.

Vehicles parked on our streets have been an on-going problem within all of Timarron. The HOA may ask the individual/ individuals involved (first warning via a postcard) to remedy the situation. The individual/s can then be fined if the problem continues. However, we encourage residents to notify Southlake dispatch of specific vehicles parked on the street as they have resources not available to Management. You can reach them at 817-748-8149.

Mosquitoes and trash in the creek and canal areas seem to also be an ongoing problem. At this time, it appears as though it rests in the hands of the homeowners involved to solve the problem. The City suggests residents use non-pesticide (Mosquito Dunks) products to eliminate/reduce the presence of mosquitoes.

The addition/installation of storm/security doors must go through the New Construction Committee for approval. With any exterior modification, you will need to submit an application, include the picture of the exact modification you are requesting (in this case, the exact door you wish to attach), a picture of the front of your home and reason for the requested change. For a copy of this form, please contact the on-site management office at 817-424-3027.

If you are considering changing the color or product of your home exterior, you must get approval from the New Construction Committee. If you are repainting your home exterior the same color, be sure that the current color is not in violation.

Thank you again for your suggestions and please keep them coming. We are trying to get everyone's email so we can keep you all informed.

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Timarron residents, limit 30 words, submit before the 15th of each month. Please e-mail Kepperson@ principal-mgmt.com

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 888-687-6444 or advertising@PEELinc.com.

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2007

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FATHER'S DAY 🖢

CRESCENT ROYALE NEWS

With summer just around the corner, just a reminder about some of the spring home improvements that keeps homes in a good state of repair and, thus, consistent with the Crescent Royale code of regulations. By performing regular maintenance, our property values will continue to increase and we can all enjoy a beautiful neighborhood.

A few maintenance suggestions are:

1. Paint your **wrought iron fence.** For your convenience, we have listed the formula and you can purchase this at Lowe's in Southlake Tinter#1

11nter#1 #5 78622 Gallon Olympic, Base 5 (oil) with the following formula 101-9Y36.5 107-1Y17.5 109-1Y19.5 113-45

2. Wood fence stain - this can be purchased at Home Depot Behr Plus 10 Solid Color Stain #P10SCS with Tint Base #20. Also give the following information:

> Colorant OZ 48 96 B Lamp Black 4-23-1 F Red Oxide 1-1-0 T Medium Yellow 6-8-1 Ax Perm Yellow 0-24-0

> > EV UWER

mbol of Superior Service

If you purchase from Lowe's please be sure they do not accidentally provide the incorrect color. The Wood fence stain should match the following:

3. Replace the light bulbs in all outdoor lighting. If you have lighting that does not work, please call an electrician or provide the needed replacement or repairs. In the Crescent Royale neighborhood, we are all to have two lights on each tree by the curb and one light shining on your address pillar. This is the responsibility of the homeowner and not TOA.

5. Plant new grass. If the grass in your lawn is dead, please replace it in order to maintain the appearance of our neighborhood. This includes the strip of grass between the sidewalk and street.

6. Pet Reminder. The City of Southlake and Colleyville require pets be on a leash and owners immediately pick up and properly dispose of waste. Other homeowners will appreciate this courtesy.

Thank you for your cooperation and making our neighborhood enjoyable and beautiful for all of us.

Brian Zvonecek 190 W. Hwy 114 Suite A Southlake, TX 76092 817-251-8999

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Wentwood Pool Hours *Correction*

The pool opened May 26, and will remain open until September 3. The regular summer hours are: Monday, Wednesday - Saturday from 10 am to 9 pm and Sunday Noon to 9pm.

The Pool is closed Tuesdays for maintenance and cleaning.

Once school begins, August 20 to August 31, the pool hours will reduce to: Monday, Wednesday - Sunday from 4pm to 8pm. Saturday 10am to 9pm

Sunday Noon to 9pm.

Labor Day Weekend (Sept 1 to Sept 3) the hours are: 10am to 9pm.

Lifeguards will enforce all pool rules adopted by the TOA and require all persons to conduct themselves in an appropriate manner to assure their own safety and the safety of others. Lifeguards have the authority to expel anyone from the pool who fails or refuses to comply with the rules.

Shark Practices Close Bent Creek Pool

Bent Creek Pool will be closed for Shark Team practice on Monday thru Friday, every week, from 9 to Noon, June 12 thru July 14. Please wait for Coach Murphy to signal the pool is open for resident swim. Due to swim practices, the pool is cleaned early in the morning. Swim lessons close two lanes of the pool. Call the office if the pool needs attention. Remember there is no lifeguard at the Bent Creek Pool Follow the pool rules that are posted by the gate. Regular pool hours are 6am to 10pm.

The Pool is closed Mondays for maintenance and cleaning.

If lifeguards are in attendance, they will enforce all pool rules adopted by the TOA and require all persons to conduct themselves in an appropriate manner to assure their own safety and the safety of others. Lifeguards have the authority to expel anyone from the pool who fails or refuses to comply with the rules.

Don't forget to use the lost and found box!

Business Classifieds

A FREE MUSIC LESSON! My name is Mick Polich - our family just moved into Timarron in March. I've been a musician and music instructor for over 30 years and would like to offer my neighbors one free music lesson on either guitar, bass, drum set, or a music theory lesson on any instrument that you play ! I love music - it's a blast for me to play and teach, so I would like to offer this to my neighbors over the summer between camps, swim lessons, golf, work, and parties! E-mail:polich07@charter.net or call 404-509-8140.

At no time will any source be allowed to use the Timarron Community Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Timarron Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Timarron residents only.

Renting Wentwood or Bent Creek Clubhouses?

Our party rooms are in high demand and we want everyone satisfied with their experience. So there are a few things you should know when renting and using the Clubhouses. Reservations are now placed on the books when payment and contracts are logged by the on site office. Please include set up and clean up in your rental request as no one wants an event interrupted by the next party. And yes, the entire time blocked for your social event is reflected in the charge. Should you wish to use the pool for an event, additional lifeguards may be required. Please ask the office for additional information. And, finally, don't forget to perform an inspection when you first arrive in the facility and notify the office by leaving a voice message at 817-424-3027 if you see damage or needed repairs. We want everyone to enjoy the use of our beautiful clubhouses and appreciate your help.

ARE YOUR LIGHTS OUT ?? The etilights, that is. If so, please complete the the etilight Outage Reporting Form located a http://www.oncorgroup.com/community/ streetlights/



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* Travel & Golf Magazine

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TIMARRON CC&R's 15th BIRTHDAY REVIEW!

On May 1, 2007 the Timarron CC&R's became 15 years old! As a Birthday salute to the CC&R's, this newsletter will give some sections special attention. We will review the duties of Delegates and the Board of Directors. By the way, if you are interested in becoming a delegate please fill out an application available at the TOA office and return it by August 11, 2007. Without enough volunteers an election is not held for Neighborhood Delegates. For current delegate names, please see the April issue. August newsletter deadlines will make it impossible to update owners on the 2007 ballot status so watch your mailbox.

DELEGATES AND BOARD OF DIRECTORS REVIEW

<u>Governing Body:</u> Timarron Owners Association is governed by a five-member Board of Directors composed of homeowners. The transition from Developer to a Homeowner Board was effective January 2001.

<u>Background:</u> Voting Members or Delegates are elected annually. Delegates represent their neighborhood at the Annual Meeting, elect homeowner Board members, and bring to the attention of the Board of Directors matters and other issues that may come before the membership. Each Neighborhood may elect one voting member for each 50 units in the Neighborhood (rounded up to the nearest 50).

<u>Qualifications:</u> Voting Members or Delegates must be available for Neighborhood Meetings when necessary. Voting Members need to possess the ability to represent their Neighborhood interests in a fair and impartial manner. A Voting member must also be listed on the Deed of Record for their Timarron residence.

DELEGATE DUTIES:

- Attend Annual Meetings and Neighborhood Meetings. With the exception of Executive Session discussions, Board of Director meetings are open to all voting members if you choose to attend.
- Convene two Neighborhood Meetings per year to (1) educate members regarding their Association; and 2) obtain feedback from members for Board consideration. You may send out surveys to accomplish this goal.
- Assist in determining the nature and extent of services to be provided to the specific Neighborhood by the Association.

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Act as a liaison between the Board of Directors and the Neighborhood:

Transmit any and all communications to the Board of Directors and from the Board of Directors to the specific Neighborhood.

Establish a defined communication list among the delegates within a neighborhood (50-70 residents per delegate) for board or issue update distribution.

Provide email notification to those residents desiring quarterly board updates.

Suggest action items pertaining to Neighborhood problems and/or concerns which need to be addressed.

• Vote on behalf of constituents when an amendment to the governing documents is proposed.

PRIMARY POWERS AND DUTIES OF THE BOARD OF DIRECTORS:

Establishing policies relating to administration of the Association.

Preparing and adopting the annual budget.

Establishing and collecting annual assessments, approving banking operations and using proceeds to operate the Association.

Providing for the care, upkeep, and maintenance of all common areas.

Contracting for the repairs, additions, improvements, and alterations of the Common Area

Enforcing the provisions of the Declaration, By-laws, rules, and regulations.

Obtaining and carrying insurance, as provided in the Declaration.

Paying the cost of all services rendered to the Association.

Keeping books and records both financial, minutes, etc.

Making available to prospective purchaser of a unit, any owner of a unit, etc. current copies of the governing documents and other records pertinent to the Association. (These are currently provided through the Resale Certificate).

Employing for the Association a professional management agent to perform such duties and services as the Board of Directors shall authorize.

Support your neighborhood newsletter.

Advertise your business to your neighbors.

Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

			8		3			
	6	5	1					
				2		4		
8			6					
				7	9	3		
		6	4	8			5	
9	2		3			1		
4	5			6			7	
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*Solution at www.PEELinc.com

 \oslash **Timarron Fence Stain** Last month we told you the Home Depot formula for the Timarron Required wood fence stain. This month we are sharing the Lowe's formula for wood fence stain. The Timarron color at both store's stains the same shade. Please remember this is the shade required for all wood fences in our Timarron. Modification will not ok a different color unless it is on the interior of your yard. Last price check Home Depot was \$18 a gallon and Lowe's \$23. Lowe's Code: Olympic/CCA, Exterior/Alkyd/Semi-Gloss Fasthide Ult Base 5 217800 Tinter A, One Gallon mix of 113-7Y2, 107-2Y33,101-3Y4, 109-31.5

TIMARRON SOCIAL COMMITTEE

We are in the process of starting a social committee dedicated to bring our community families advantage of our common areas to and social events for our Timarron residents. Ideas include family picnics, sporting events, movies by the lake, fishing derbies, bike rides, chess and music clubs, holiday parades, etc. Please contact the Social Committee Chair at lchagnot@yahoo.com if you would like to join this committee or if you would like to submit ideas for future events.

Timarron Tidbits

To contact the Southlake Public Works for repairs, use the "fix it" form at: <u>http://www.cityofsouthlake.com/interactive/fixit_2.asp</u>

This is good for street curbs/gutters, drainage ditch, pothole, roadside signage, sewer man hole missing/relocated, sidewalk, storm pipe, street median, traffic signal, water conservation, water valve cover missing, water meter box, water line break, sewer line break, garbage collection, and recycling collection.

Mosquitoes got you scratching? The City of Southlake does not spray for mosquitoes but residents can use non-pesticide mosquito dunks.

The CC&R's state no overnight street parking, please be considerate and abide by this restriction.

Walking near in within the golf course? The golf course paths are for carts and players, be watchful not to walk either you or your pet on these paths.

The new road by the Senior Center (Parkwood Drive) is a dead end going both directions. There is no Timarron access on Parkwood Drive from Southlake Blvd. Please do not drive through this private property.

Southlake Emergency Radio is 790 A.M. and informs you of weather emergencies and local emergencies.

Colleyville Emergency Notification is the Code Red System. If you are new to the area, please register with the City of Colleyville that you are contacted should an emergency occur. Current residents should keep their info current and up-to-date on the city web site <u>www.colleyville.com</u>.

Southlake development activity can be tracked on the city web site at <u>www.cityofsouthlake.com/spin/default.asp.</u> Click on development cases. Timarron is SPIN 9E and 9W. If you are interested in future development around Timarron, frequently check the website.

If you see a sprinkler head broke on Timarron property, please call the office at 817-424-3027.

Your volunteer service for Timarron is needed. Call the Office at 817-424-3027 to sign up.

For water conservation tips and rules check your city website. <u>www.cityofsouthlake.com/PublicWorks/tips.asp</u> <u>www.colleyville.com/contect/view/696/12/</u>

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