August 2007, Volume 1, Issue 6 REAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

TIMARRON HOMEOWNERS:

Please Welcome Melissa Prior the Newest Member of the Timarron On-Site Team!

Hi! I'm Melissa Prior, Assistant Manager of Timarron Owners Association.

My background includes sales and sales management, business development, recruiting, events planning, public relations and customer service. My previous work experiences are with such name brand companies as General Electric, Nordstrom and Century 21 have provided me with "real-world" business models that allow me to better streamline the processes and systems necessary to help manage our homeowner association.

I am honored to assist Kathy Epperson, General Manager for TOA. Together, we are highly motivated, ethical, energetic, and strive to provide the best service for you. We have been well trained to educate, to represent, and to protect the interests of our homeowners here at Timarron. We are totally committed to you!

It is vitally important to keep the lines of communication open throughout each concern, question or complaint. We take tremendous pride in providing accurate information to assist our Timarron homeowners. We are extremely thankful for your confidence and support!

I invite you to stop by our offices at 700 Wentwood Drive, second floor Clubhouse to meet your Timarron Management Staff. Our offices are open Monday through Friday 8:30 a.m. to 5:00 p.m.

Melissa Prior Timarron Assistant Manager Candidate Application Deadlines Nearing...

Want to run as a Neighborhood Delegate and represent fifty (50) of your neighbors for the 2007-8 year? Pick up a form or request one through email from Management. Please complete and return Delegate Forms to the on-site office at 700 Wentwood Drive by August 17th at 5:00 p.m.

Want to serve on the Board of Directors? This year, Delegates elect to fill three (3) Board positions for the next 2-year term. Please complete and return this application by September 7th at 5:00 p.m. This allows Delegates time to review applicant submissions prior to the September 17th election.

Timarron Board Meetings are held in the evening. All Timarron Owners Association decisions are made by a Board majority, with input from Delegates and Committee.

Not interested in becoming a Delegate or Board Member but wish to participate? The New Construction/Modification Committee meets at 9:30 a.m. twice a month and is appointed by the Timarron Board of Directors. The Landscape Committee consists of one representative from each neighborhood. Other Committee Volunteers can join at any time through out the year.

If you have questions feel free to contact the Timarron Manager, Kathy Epperson, at 817-424-3027.

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

Editor

Kathy Epperson.....Kepperson@principal-mgmt.com **Publisher**

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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 policies

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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Note: This article will be updated each month to summarize projects either currently in process or being considered over the following 12 months.

- Water, Water, Water!!! The new water well is drilled. In August contractors are boring and trenching to lay new water lines. It will result in approximately 2-miles of new pipe to feed this irrigation system. It services the primary irrigation areas along Continental from White Chapel to Champions Way and Byron Nelson from Crescent Royale to Southlake Boulevard.
- Drainage in Sand Valley Ball Court has historically been a problem. We are still meeting with contractors for proposals to french drains under the courts to resolve this issue.
- Tennis Courts (2 in Bent Creek and 2 in Cascades) are currently being assessed for new surfacing and if necessary will be completed no later than spring 2008.
- Cascades Playground In July the pond overtook the Cascades Playground and left the area under water. When the water receded, fish and other debris were left in the playground area. The mulch was made into a smelly mess and fabric was pulled back in many areas. Because of the health and safety concern, the Association contacted a vendor to place "caution" tape around the area and remove all product as soon as weather permits. Until yesterday the rain did not permit access to the playground for clearing. In the mean time, Timarron is looking into a permanent rubber flooring installation at the Cascades playground as opposed to installing 6-inches of mulch this year and install 3-inches of mulch next year. The Association funds are better used as a capital improvement to the Cascades Neighborhood. The Facilities Committee is gathering bids and information on the product and is preparing a recommendation to the Board. Unfortunately, this leaves the playground closed for a longer time. But I hope you agree that this unexpected natural disaster and inconvenient delay will ultimately result in a Neighborhood enhancement.

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 <u>Kepperson@</u> <u>principal-mgmt.com</u>

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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Not Available Online at Timarron Homowners Association's Request.

Timarron Tigersharks



School Start Dates

Carroll and Grapevine-Colleyville School Districts both start on the same day this year August 27, 2007. Please visit the District web sites for Back to School Information.

www.southlakecarroll.edu/backtoschool0708.htm for Southlake Carroll ISD

www.gcisd-k12.org/pr/backtoschool.htm for Grapevine-Colleyville School ISD

Timarron Students attend nine different school campuses. Have a great year Timarron kids!

We are always very proud of you.



Have you driven past the Bent Creek Pool on a weekday morning and wondered why the parking lot was overflowing with vehicles? On closer inspection you will have seen the pool full of young girls and boys wearing black and green swim suits. Yes, the Timarron Tigershark summer swim team has been back in session for another year. This recreational summer swim team has been a part of our community for many years but never as strong as this year when the number of swimmers has swelled to almost 200. Organized by an enthusiastic band of volunteer parents we are fortunate to have the very best in swim instruction from our Coach Kevin Murphy. Coach Murphy is the Head coach for CISD and for the second year he and his group of assistant coaches have devoted hours to help our youngsters develop this lifelong skill. The summer swim program lasts 7 weeks and includes daily instruction in the pool and several swim meets held at the CISD aquatic center against other local neighborhood teams. The Timarron Tigersharks win many of their meets each season but this sport also allows for each swimmer to track their individual progress and watch their times improve week after week as they compete for ribbons and medals. But it's not all hard work! Ask any of the kids about 'Fun Friday' when the usual instruction may be replaced by relay races, and drills like the 'Shamu', and popsicles are handed out. One of the highlights of the program is the end of year party held at the Bent Creek pool with pizza, cake, fun activities and trophies handed out to each of the participants. Coach Murphy also offers a comprehensive swim lesson program. For information on the swim lessons please contact Murphy at murphyk@cisdmail.com. For information on the Timarron Tigershark swim team program please contact Sonia Leonard at sonia@sonialeonard.com.

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TOA Calendar

Bent Creek Clubhouse

- August 7 Spades 6-11:00pm
- August 7 Ladies Bridge 9:00am-3:00pm
- August 7 Highland Ladies 7-9:30pm
- August 14 Neighbors on Watch (NOW) 7:00pm
- August 16 Bunco 7-11:00pm
- August 17 Couples Bridge 7-10:00pm
- August 21 Chess & Checkers 6-7:30pm
- August 28 Pokeno RSVP Monica @ 817-424-2455 6:00pm-10:00pm

Wentwood Clubhouse

August 6 - New Construction/Modifications 9:30am August 20 - New Construction/ Modifications 9:30am

RECYCLE BIN LIDS

Do you need a recycle bin lid?

Homeowners can pick up recycling bin lids at their local City Utility Billing Department. City of Collevville - FREE at 100 Main St. City of Southlake - \$1 at 1400 Main St., Suite 200.



POOL SEASON

WENTWOOD POOL HOURS

Monday, Wednesday - Saturday 10:00 am - 9:00 pm Sunday 12:00 pm - 9:00 pm Closed on Tuesdays for maintenance and cleaning

BENT CREEK POOL HOURS

Tuesday - Sunday 6:00 am - 9:00 pm Closed on Mondays for maintenance and cleaning ***CAUTION*** Acid used in pool on Mondays***

Last Day of Pool Season is September 3rd, Labor Day

BOARD CERTIFIED FAMILY MEDICINE

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- SATURDAY HOURS
- ACCEPTING MOST AREA HEALTH PLANS & MEDICARE
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Brian Zvonecek 190 W. Hwy 114 Suite A Southlake, TX 76092 817-251-8999

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David P. McNair M.D.

TIMARRON OWNERS ASSOCIATION, INC. MODIFICATION SUBMISSION FORM

Account Number_____

			Contraction of the				
NAME:		DATE:					
ADDRESS:		PHONE:					
BLOCK:	LOI:	NEIGHBORHOOD:					
I WOULD LIKE TO REQUEST APPRO	AVAL FOR THE FOLLOWING SUBMISSION	4:					
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(Pla	ase make sure the above l	ncludes detailed specifications,					
	and a second secon	r and a site plan showing location)					
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IMPORTANT NOTICE: For your protection, Inquire with the City and the County about permit requirements before starting any work on this property involving new construction, additions, alterations, or any modifications to structural, electrical, heating, water, gas or sanitary plumbing systems; or property improvements (fence, garden wall, retaining wall, patio cover, carport, garage, swimming pool, yard sprinkler or water softener). Also, for specific neighborhood requirements, please refer to your Neighborhood Design Guidelines.							
DELIVER OR MAIL TO: MODIFICATION COMMITTEE TIMARRON OWNERS ASSOCIATION, INC. 700 Wentwood Drive Southlake, Texas 76092 FAX: (817) 488-9373 Please call the Management office at (817) 424-3027 if you have any questions.							
APPROVED:	DATE:	DENIED: DATE:					
CONDITIONS/REASONS/COMMENTS:							
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Colleyville

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Currently Listed in Our Neighborhood



1205 Lansdowne Court



605 Fairway View Terrace



1416 Kensington Court



726 Ashleigh Lane



720 Nettleton Drive

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www.tommypennington.com

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SOCIAL COMMITTEE ADVENTURES

Let's Play Chess and Checkers!!

The Timarron Social Committee is holding an open seating for Chess and Checkers! Come and test your skills or learn new moves!

When: Tuesday, August 21st from 6pm to 7:30pm

Where: Bent Creek Club House

Timarron residents of all ages are welcome to attend. Bring your water... we will have the crackers!!! We do not have enough Chess boards for everyone so please bring your own if you have one. Also, with only two adults coordinating this event, children under 9 years old must attend with an adult. Concentration is needed so please be respectful of other players or we may ask you to leave. Children will not be allowed to wonder out of the club house without an adult. Any questions contact lchagnot@yahoo.com

National Night Out

The 24th Annual National Night Out (NNO) has been scheduled for Tuesday, August 7, 2007. Each year neighborhoods across the country come together on the first Tuesday in August. This year, Timarron is joining participating Communities and asking residents to take



POLICE-COMMUNITY PARTNERSHIPS

their families and a flashlight on their evening walk from 8:30 - 10:00 pm and participate in a Family Flashlight Walk.

NATIONAL NIGHT OUT is designed to:

• Heighten crime and drug prevention awareness;

• Generate support for, and participation in, local anticrime programs;

• Strengthen neighborhood spirit and police-community partnerships; and

• Send a message to criminals letting them know that neighborhoods are organized and fighting back.

Neighbors on Watch Meeting – August 14th

The Timarron Neighborhood Crime Watch Meeting was held on July 17, 2007 at 7:00 p.m. in the Bent Creek Clubhouse. Corporal Mike Bedrich discussed a wide variety of topics. Some of those items included the following:

Most Burglaries occur between 10am and 2pm when most people are at work or doing errands. Frequently, burglars break out the striker plate on doors. For this reason he encouraged installing reinforced striker plates. Alarms can protect not only your property but your person. Homeowners should set alarms whether absent or at home. YOU are the most valuable asset in the home. Police response time to a tripped alarm is usually 2-6 minutes and burglars know they have approximately 2.5 minutes to gather as many items as possible. Using a factory installed home safe? Be sure to change the safe combo as the factory combination number is likely posted on the safe itself. Are you a shopper? Use a separate debit/credit card for on-line transactions. Keep a minimal balance in the associated account or use a different financial institution for this card. Discontinue over-draft protection for this card account and keep a minimal balance beyond expected

transactions to minimize financial impact should someone use your card number for their own use. Don't have checks delivered to your mailbox but pick them up at your financial institution.

Finally, homeowners should shop in Southlake and Colleyville to keep your money in our local economy. Southlake has a 1% sales tax which goes directly to funding crime.

Were you unable to attend the July Meeting? An additional meeting is scheduled for Tuesday, August 14th at 7:00 p.m. in the Bent Creek Clubhouse with Officer Bill Hutchins of the Colleyville Police Department. Please mark your calendars for the N.O.W. Meeting (Neighbors on Watch).



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TIMARRON COUNTRY CLUB

You're not a golfer... so reading the Club News isn't really something of interest to you. And that's the same reason you and your family have never been interested in a Club Membership. I have news for you - I'm not really a golfer either. I enjoy the time knocking the little white ball around, but my husband says I play to enjoy the walk outside - and that is partly true. My problem is I have a hard time believing my golf ball is actually smaller then the hole as it does it's best to be everywhere but. I quit keeping score along time ago, and realized for me it was more about cute shoes and new outfits - things I could control. These days my score card looks more like a laundry list of initials such as LGIS which for me means "looked good in sand".

Well, this may surprise some of you - but we actually do more then just golf at the Club. In fact, we have over 250 active members that don't even play golf!

Some of the favorite activities on the Club Calendar are the fun family events. The Second Tuesday of each month we host an incredibly delicious fresh pasta night in the Tavern. This past month I found it hard to concentrate after 5:00 when the warming smells of garlic, tomatoes, and delicious sauces started wafting their way to my office. On the Third Tuesdays we celebrate ClubCorp's 50 years of Membership by Invitation with 1950s Flashback in the Tavern. I keep waiting for an Elvis sighting and keep asking Members "Who do you know who...".

The Summer Party is August 18th. What a great way for us big kids to enjoy another warm Summer Night.

This year's Margaritaville Event will have us all looking for lost shakers of salt and dancing to the tunes of Frank & Bob's Hot Tub Tour Band! So I know everyone will want to navigate their way to the Clubhouse wearing their flip-flops and colorful shirts. The following week the younger members of Timarron will be here for a Back to School night with a special dinner buffet and family activities full of school spirit. And to top off the end of August the Fort Worth Zoo will be here to take us on a wild animal adventure on the 31st!

Oh my! How dare me write about Club News and not even mention a word about golf. Well here's something for everyone to enjoy! Our Club Pro is hosting complimentary golf lessons for ALL members at Timarron Country Club each Saturday ALL members includes those of us that dream of one day breaking 100. See you at the Club!

Susan Merrill Membership Director **Timarron Country Club** 817-481-7529 susan.merrill@ourclub.com

TIMARRON WOOD FENCE STAIN

Do you need the Timarron wood fence stain? Please see below for one gallon color codes at both Lowe's and Home Depot stores.

LOWE'S OF SOUTHLAKE:

Tinter A

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Custom mixed colors are Non-returnable Custom Formula 06/04/07One Gallon Custom Color exterior Cabot PRO V.T. Neutrual Base Timmarron tim 101-3Y2.5 107-5Y13.5 109-31 113-4Y

HOME DEPOT SOUTHLAKE:

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COLORANT	OZ	48	96
AX PERM YELLOW	0	24	0
B LAMP BLACK	4	23	1
F RED OXIDE	1	1	0
T MEDIUM YELL	6	8	1

TIMARRON SOCIAL COMMITTEE

We are in the process of starting a social committee dedicated to bring our community families together and take advantage of our common areas to provide fun and social events for our family picnics.

Timarron residents. Ideas include sporting events, movies by the lake, L. 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.





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4401 Shadycreek L.n.—Colleyville Brook Meadows



4608 Cresthaven—Colleyville Thornbury Estates



2500 Valley Ridge Ct.—Colleyville Thornbury Estates



4604 Green Oaks—Colleyville Brook Meadows

Community Corner MOMS IN TOUCH

Kick off luncheon for Moms in Touch an International Organization will be held on September 6, 2007 at the Bent Creek Club House. The luncheon will introduce new mothers to the different pray groups that meet and pray for the children and schools of Southlake.

Lunch is from 11:00-1:00 and you can contact Debbie Mason @ 817-410-7399 for more information





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SENIOR LIVING

Thinking of going back to college? Are you over 55-years old? Check out Tarrant County Community College website for their Senior Education

Classes https://waj.tccd.edu/CE/ceCoursesS.html Enrollment for Fall starts in August.

Tennis Anyone... Beginning tennis lessons for Timarron residents, ages 3-12 years old, are available at the Bent Creek court. Private lessons are also available. If all goes well, we hope to have lessons throughout the entire year. Currently, sessions

run on a monthly basis; however, they could go to six week sessions if we can get enough residents interested. Call Timarron resident Scott Brekken at (817) 421-5605 for more information.

COLLECTION DAY HOLIDAYS

Please make note of the trash collection holidays.

For **Southlake** pick up remains Monday and Thursday except on the following holidays: 4th of July, Labor Day, Thanksgiving, Christmas, and New Years. If collection pick-up is scheduled for

a holiday, please hold items until the next scheduled collection day. – Thank you, Duncan Disposal

For **Colleyville** pick up remains Monday and Thursday except on the following holidays: Christmas, New Year's Day, or Thanksgiving fall. If collections pick-up is scheduled for a holiday, trash will occur on the following day.



Do you have a Secure Card?

As a Timarron Homeowner, you should have a Secure Card to enter Timarron Facilities. This card allows homeowners access to tennis courts, outside bathroom facilities, the Bent Creek pool, and the Bent Creek workout room. Original owners received these key cards from the office and sellers should leave the card for buyers. If you do not already have a card, they are available from the office for \$30. Please turn in found cards to the office as only Timarron residents should have use of our Community areas.

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Texas Events - August

17-25—DENTON: 77th Annual North Texas State Fair Features a world championship rodeo, music, carnival rides and games, fiddling contest, petting zoos and barbecue cook-offs. North Texas Fairgrounds. www.northtexasstatefair.com 940/387-2632

17-Sep. 1—MESQUITE: The Foreigner Mesquite Arts Center Black Box Theater. E-mail: mtemplet@ci.mesquite.tx.us 972/216-8126 18—DALLAS: Story Time in the Gardens Joan Youngblood reads a

garden nature story and leads a short tour. Texas Discovery Gardens at Fair Park (Dallas Horticultural Center). 214/428-7476

18—DALLAS: Whistle Fair Enjoy live steam whistle demonstrations, music from the 1905 steam calliope, balloons, arts & crafts and more. Museum of the American Railroad. www.dallasrailwaymuseum.com 214/428-0101

23-26—FORT WORTH: Great Performances Festival: The Mahler Cycle First of a three-year cycle dedicated to composer Gustav Mahler. Bass Performance Hall. www.fwsymphony.org 817/665-6000

24-25—PLANO: Quilters Guild of Plano Plano Centre. www. planocentre.com 214/632-7720

25—BELLVILLE: Spring Creek Bluegrass Club Festival E-mail: bellvillechamber@sbcglobal.net 979/865-3407

25—FEDOR: Fedor VFD Fish Fry Fedor Picnic Grounds. 512/253-6151

25—GRAND PRAIRIE: Estrellas del Manana "Stars of the Future" talent show. Traders Village. 972/647-2331

25—MCKINNEY: 12th Annual Killis Milton Ice Cream Crank-Off Enjoy sampling homemade ice cream in a wide variety of flavors. Historic Downtown McKinney. www.dowtownmckinney.com 972/547-2660

25—WACO: Margarita & Salsa Festival Includes live entertainment. Local restaurants and individuals compete for the best queso, salsa, margaritas and guacamole. Heart of Texas Fair Complex. www. arthritis.org 254/772-9303

26—CISTERN: Sts. Cyril & Methodius Catholic Church Picnic Features food, an auction, games, music and a country store. 113 Manchester. www.flatoniachamber.com 361/865-2222

27-28—MESQUITE: Goldilocks & the Three Bears Mesquite Arts Center Black Box Theater. E-mail: mtemplet@ci.mesquite.tx.us 972/216-8126

31-Sep. 1—DALLAS: The Smothers Brothers Morton H. Meyerson Symphony Center. 214/692-0203

31-Sep. 2—GRANBURY: Thunder Over Texas Includes Christian bike rally and car show, scenic rides, vendors, Power Team and entertainment. Historic Granbury Square. www.thunderovertexas. com 817/297-3155

31-Sep. 3—WORTHAM: AMA Toyota Motocross Championship Includes top Texas amateur racers, Pit Bike National, Texas National and Vintage National. Freestone County Raceway. www.freestonemx. com 903/599-1888

Texas Events has been published with the permission of the Texas Department of Transportation. All events are taken in part from the Texas Events Calendar. All dates for events were correct at the time of publication and are subject to change.

TIM'S Kids

Hey kids... here are some jokes for you to share with your parents and friends.

- Knock, Knock
- Who's there?
- Howell.
- Howell who?
- Howell I get in if you don't open the door?
- Knock, knock
- Who's there?
- Danielle.
- Danielle who?
- Danielle so loud; I can hear you!
- Knock, knock
- Who's there?
- Jamaica.
- Jamaica who?
- Jamaica passing grade in Math?
- What do you find between elephant's toes?
- ...Slow-running people.

You can send in your funny jokes or funny pictures to the Timarron's office. Be sure to get your parent's approval first.

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z	D	М	Е	W	L	С	J	L	Ζ	Ι	D	
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0	Т	Ι	М	Ι	С	Κ	R	А	Х	Р	Κ	
r	В	L	S	Р	Q	Н	S	D	G	Х	V	,
d	Х	Е	F	Ν	G	F	R	Н	J	Ν	W	
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e k		ISEL ERS		DRII SAW		-	ILE CREV	VDRI	VER	-	IAMN VREN	-
		© 2006. Feature E						Exchange				

Kidz Maze Mania

Help Terry the Tree find his girlfriend, Rosie the Redwood, who moved to a different part of the forest after the storm!



Kidz Crossword Puzzle

with each clue to complete the puzzle. ACROSS DOWN Clue Answer Clue Answer 2. Travels into space Antonym 1. Form of dance Synonym Amphibian 3. Word with similar meaning 4. Reduction in price Fawn 6. Lives on water & land Astronaut 4. Used to clean items Ballet 7. Word with opposite meaning Sale 5. A baby deer is called... Soap © 2006. Feature Exchange $\bullet \bullet \bullet$

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Timarron Real Estate Sales Statistics June 2007

916 Midland Creek Dr	\$415,000
712 Ashleigh Ln	\$425,000
1412 Kensington Ct	\$435,000
806 Durham Ct	\$442,800
800 Durham Ct	\$460,000
913 Midland Creek Dr	\$462,500
801 Durham Ct	\$474,500
809 Heatherglen Ct	\$470,000
713 Bryson Way	\$478,900
601 Northwood Ct	\$485,000
1330 Montgomery Ln	\$519,800
902 Jenny Terrace	\$561,000
811 Wentwood Dr	\$585,000
904 Aaron Way	\$600,000
603 Rustic Ridge Ct	\$620,000
806 Aberdeen Way	\$630,000
1358 Montgomery Ln	\$630,000
1333 Montgomery Ln	\$643,000
7304 Thames Trl	\$682,000
100 Wendover Ct	\$740,000
1203 Earlston Ct	\$850,000
1314 Byron Nelson Pkwy	\$978,800
- •	

Statistics as reported by NTREIS as of July 14, 2007



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