

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

Timarron 8th Annual Halloween Parade COMEJOINTHEFUND

The Carroll Drum Line leads the 8th Annual Timarron Halloween Parade. Go Dragons! Participants and viewers, please meet at Wentwood Parking Lot and cheer on our kids. The parade begins promptly at 4:00 p.m. so be early so you don't miss it. Have a great time and show off your costume!

When: Sunday, October 28, 2007

Where: Wentwood Clubhouse (Byron Nelson and Wentwood Drive)

Time: 4:00 p.m.

For: Timarron Owners and Residents

Snacks to follow. See you there.



Newsletter Information

Editor

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

Peel, Inc. www.PEELinc.com, 888-687-6444 Advertising advertising@PEELinc.com, 888-687-6444

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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With Deepest Sympathy

All of Timarron extends it's heartfelt sympathy to our Manager for the loss of her Father.

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.



Moving Families Home ...



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Not available on-line as per the Homeowner's Association request.

Advertising Information

Please support the businesses that advertise in the Timarron Community Newsletter. Their advertising dollars make it possible for all Timarron residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales office at 888-687-6444 or <u>advertising@PEELinc.com</u>. The advertising deadline is the 20th of each month for the following month's newsletter.

Let's Play Chess & Checkers

The Timarron Social Committee will be holding an open seating for Chess and Checkers.

Come and test your skills or learn new moves!
When: Saturday, October 20th from 5pm to 6:30pm
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 boards for everyone so please bring your own if you have one. Children under 9 years must attend with an adult. Children will not be allowed to wander outside the club house with out an adult.

Any questions contact lchagnot@yahoo.com

ALERT! Curbside House Number Painting

Please alert your neighbors that Timarron homes may only use solid black with white numbers should they choose to paint addresses on curbing. Please do not use alternatives. A third-party vendor recently placed notices on doors and mailboxes regarding address curbing. This vendor is not affiliated with Timarron or any governmental agency.



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630 E. Southlake Blvd., Suite 58, Southlake, TX 76092 Tel: 817-800-3364 • 800-426-3976 www.dawsonmarketing.com Are you a decision maker looking for results? Dawson Marketing Group offers you a strategic marketing approach that delivers creative and highly-effective solutions.

The process begins with research and planning followed by creative and execution in all media. We work with you to develop powerful marketing programs that build sales, brand value and customer loyalty.

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have been our clients, our forte is working with small to mid-size companies.

To learn how our experience and strategic marketing approach can work for you, call us at (817) 800-3364. It may be the best decision you'll make today.

Personal Classifieds

FOR SALE: 4' x 6' silk rug. Background is deep navy blue and pale gray with coral, green, gold, blues. \$75 used (\$2,000 when new). Call 817-251-9814 or email JF727@verizon.net.

FOR SALE: Beautiful Kincaid solid wood Queen headboard. Style is Laura Ashley Camberly collection, Westchester, color linen (light). Excellent condition! \$450. Barely used in guest bedroom. Call 817-251-9814 or email JF727@verizon.net.

FOR SALE: Hickory White bachelor's chest. Collage Collection, color blonde. 42 length x 20 depth x 32 Height. Excellent condition \$475 Call 817-251-9814 or email JF727@ verizon.net.

FOR SALE: Hickory White chest. Collage Collection, color blonde. 57 length x 20 depth x 46 Height. Very good condition.\$675 Call 817-251-9814 or email JF727@verizon. net.

FOR SALE: Oak Crest Rolltop computer Desk. Large, walnut finish, 2 sets drawers. 60 length x 36 depth x 60 Height. Very good condition.\$475 Call 817-251-9814 or email JF727@ verizon.net.

FOR SALE: Large brass chandelier with 21 globes. Excellent condition. \$675 Call 817-251-9814 or email JF727@verizon. net.

FOR SALE: Formal Room Furniture - Couch, Ottoman, Queen Anne chair – coordinating. Custom made, Perfect condition. Neutral green and beige/wide stripe. Couch has gorgeous curved top edge. All: \$650. Call Melinda 817-421-1026.

RECYCLE BIN LIDS

Do you need a recycle bin lid?

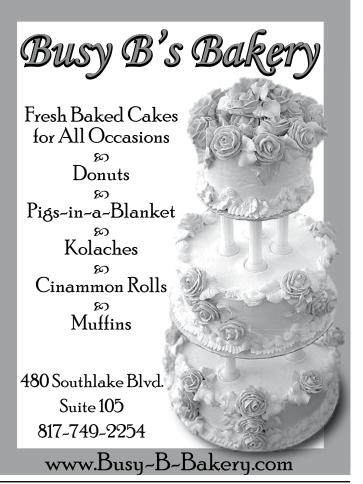
Homeowners can pick up recycling bin lids at their local City Utility Billing Department.
City of Colleyville - FREE at 100 Main St.
City of Southlake - \$1 at 1400 Main St., Ste 200.



Advertise Your Business Here 888-687-6444

Making Changes To Your Home Or Yard?

Please remember that all exterior modifications require a submission through either the New Construction Committee or Modification Committee for approval. This includes landscape changes, rear yard installations, exterior painting, roof colors or products, and front door colors or styles. Management would rather answer a question before an installation takes place than send letters to homeowners. Please feel free to call the management office with any questions.



TIMARRON COUNTRY CLUB

In Minnesota it was a pillowcase. In Mississippi it was a plastic bag. And growing up it was a brown paper bag from the Jitney Jungle. What was it? Well, of course! The Goodie Sac for all the candy on Halloween Night!

Isn't it amazing how you can pick one date on the calendar and announce that on this one day, all the children are to dress up, ring door bells and yell "Trick or Treat!" And all across the country doorbells start to ring. And when I was growing up it was standard, and accepted practice for all the families on the street to make homemade goodies for the children. And most of them were delicious and eaten before coming home.... all but Mrs. Stone's ooey-gooey and very sticky popcorn balls. I never did care for those and would gladly trade out for something else.

This month at Timarron Country Club we won't be trading out our popcorn balls, but will be trading our time and money for the benefit of four national charities. One day, one focus, and one big impact! And you're invited to join us.

During October Timarron Country Club will continue to celebrate ClubCorp's golden anniversary by serving our communities. Slotted for the same weekend in October across the United States, we will be joining the efforts of 94 golf clubs with ClubCorp in hosting the Charity Classic Golf Event. This historic endeavor showcases one of the key tenets of ClubCorp's success - our heritage of service and giving back. ClubCorp's founder, Robert H. Dedman, often quoted Sir Winston Churchill, who said, "We make a living by what we get, we make a life by what we give." The Charity Classic is a unique opportunity for all of us both individually and collectively to make a difference in people's lives. We'll hope to raise a substantial sum of money for four very worthy causes, including our Company's National Employee Partners Care Foundation.

All proceeds raised during the event will be divided and donated to four separate charities. Here's a look at what they are and what these certain charities do to give back to our community:

 The Muscular Dystrophy Association's (MDA), specifically "Augie's Quest," an initiative within MDA that is an aggressive, cure-driven effort singularly focused on treatments and cures for ALS (Lou Gehrig's disease).

- The PGA Foundation, which provides people of every ability, race, gender and social and economic background an opportunity to experience the game of golf and learn vital life lessons.
- Susan G. Komen for the Cure, the world's largest grassroots network of breast cancer survivors and activists fighting to save lives, empower people, ensure quality care for all, and energize science to find the cures. (I'm sure you may already know October is Breast Cancer Awareness Month)
- And the fourth is ClubCorp's Employee Partners Care Foundation, a fund created to help ClubCorp's employee partners and their families by providing financial assistance in times of crisis. Funds for the EPCF also come from the Employee Partner donations at each Club as well as private donation.

But wait! Did you read the best part??!! Everyone is invited to participate! That's you!

Please join us in the great national event. Please call the Club to learn how you and your friends can join in this great golf event at Timarron Country Club. And don't worry if you're not a golfer - you can plan to join us for the Reception and Silent Auction portion of the event. No Tricks – just the Treat of knowing that you will be joining a national effort of 15,000 Golfers in an effort to raise \$3 Million in one weekend.

Susan Merrill Membership Director Timarron Country ClubCorp 817-481-7529

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> 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 <u>advertising@PEELinc.com</u>.



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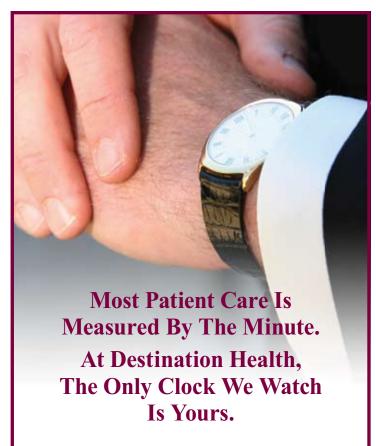
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Welcome NEW RESIDENTS OF TIMMARON!

There are lots of volunteer activities in Timarron. Call the Management office at 817-424-3027 for more information on joining a Timarron Committee.

See below for just a few social clubs in the Timarron area:

• Keep Southlake Beautiful meets the third Thursday of each month 6pm at the Community Center

http://www.colleyville.com/Keep Colleyville Beautiful Committee meets at 8am every third Thursday at 6701 Colleyville Blvd Chamber of Commerce Office.

Bob Jones Nature Center web site www.bjnc.org /

- Southlake Youth Action Committee 1st Wed of the month during the school year 4:30pm Community Center-Bicentennial Park
- GRACE website www.gracegrapevine.org Donation Station 112 N. Scribner Grapevine closed Wed Open Mon-Sat 9am-4:30p
- Grapevine Colleyville Southlake Mom's League Inc www.gcsmomsleague.org

First Friday from 9:30am-11:30 St. Martin-in-the-Fields Episcopal Church Keller, Texas

- Kiwanis Club of Southlake meets at Timarron Country Club 1st and 3rd Wed 11:30 am mailto:miltglenn@msn.com
- Southlake Chamber of Commerce info@southlakechamber.com

Colleyville Chamber of Commerce www.colleyvillechamber.

• Southlake Club-Toastmasters meet Monday at the Town Square Court House 3rd Floor

Meeting Room arrive 5 minutes early at 6:55am meeting at 7am for 1 hour Safe environment to work on public speaking abilities. Open Southlake membership.

- Southlake Newcomers Club www.Southlakenewcomers.com meets third Tuesday 9:30am Timarron Country Club
- Southlake Lions Club www.southlakelions.org 1st and 3rd Friday at 7am Marriott Solana
- Colleyville Lions Club 817-300-0881 Each Friday 6:45-8am, Colleyville Center www.colleyvillelions.com
- Start a Neighborhood Watch Southlake DPS 817-748-8137
- Southlake Historical Society meets the 3rd Monday check city web calendarmailto:lagheath@charter.net
- Southlake Noon Rotary Club meets every Tuesday noon at Paradise Cove on Lake Grapevine

(Continued on page 9)

Welcome - (Continued from page 8)

- Greater Southlake Christian Women's Connection meets the third Thursday of each month for a luncheon at the Timarron Country Club at 11:15-1pm. Each month we have a feature, usually a business from the community speaking about their product or sevice, followed by a pre-approved speaker provided by our sponsor, Stonecroft Ministries. Our luncheons are delicious, informative and uplifting. We have a large variety of ages from new moms, newlyweds to grandmothers. There are no dues, and we give out door prizes. Reservations www. southlakecwc@yahoohttp://www.southlakelibrary.org
- Moms Offering Moms Support Club meeting 9:45am second Monday of the month Southlake Boulevard Presbyterian Church 1452 W. Southlake Boulevard southlakemomsclub@yahoo.com http://www.southlake.recware.com/

Colleyville Rotary Club www.colleyvillerotary.com Colleyville Woman's Club www.c-w-c.org 817-416-3000

· Altrusa International www.altrusadf

Wood Fence Notices

The first fence notices just went out to Timarron homeowners. If you receive a notice and did not understand the request, please call the management office at (817) 424-3027. Thank you.

Crescent Royale Wrought Iron

Many Crescent Royale homeowners have wrought iron fences between their homes and the street. Within this neighbourhood, the front iron fences are a bronze color as opposed to the black of all other wrought iron fences. This fence color is as follows:

Lowe's Tinter #A #5 73705 - One Gallon Olympic/CCA. Premium Exterior/Alkyd/Gloss 101-9Y22.5, 107-1Y17, 109-1Y20, 113-1Y11

Please remember that only the wrought iron fences in Crescent Royale between the home and street are this bronze color. All other wrought iron fences in every neighborhood of Timarron are black.

MAILBOX REPAIRS

A big THANK YOU to all the Timarron homeowners who recently performed mailbox repairs.

If you still need mailbox repairs or numbers, feel free to call the management office for vendors.





Your Investment

- Standard Timarron approved colors available
- Don't replace your wood fence. In most cases, we can adjust or replace your post, pickets and gate as needed and top it all off with a fresh coat of stain giving your old fence an "As Good As New" appearance at just a fraction of the cost of replacement.

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Thank You



Thank you to Bahia Faith International Local Chapter for sponsoring Byron Nelson under the Keep Southlake Beautiful Adopt-A-Street Program. They are doing a great job!

Did You Know

October is National Breast Cancer Awareness Month
- To find more our please visit the American Cancer
Website at: http://www.cancer.org/docroot/CRI/content/
CRI_2_6x_National_Breast_Cancer_Awareness_Month.
asp?sitearea

ANNUAL BOARD ELECTIONS HELD SEPTEMBER 17th

Due to deadlines, the November Newsletter will contain results of the recent Annual Meeting and Board elections. Read this newsletter for a list of Board Members and Neighborhood Delegates. Thank you.

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



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

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FOOTBALL SCHEDULES



Carroll Senior High Dragons - Varsity

Date U	Opponent	Site	Time
Sat. 8/25/07	Arlington Martin ^	There	10:00am
Thurs. 8/30/07	Flower Mound ^	DS	7:30PM
Fri. 9/7/07	Lake Highlands	DS	7:30PM
Sat. 9/15/07	Northwestern(Miami,FL)	TBA	TBA
Thurs. 9/20/07	Rockwall	There	7:00PM
Fri. 9/28/07	Central *	DS	7:30PM
Fri.10/5/07	Heritage*	There	7:30PM
Fri. 10/12/07	Haltom**(H)	DS	7:30PM
Fri. 10/19/07	Northwest*	There	7:30PM
Fri. 10/26/07	Keller*	DS	7:30PM
Fri. 11/2/07	Grapevine*	There	7:30PM
Fri. 11/9/07	Richland***(S)	DS	7:30PM

^Denotes Scrimmages **Denotes Homecoming ***Denotes Senior Night

CHE WUSTANG PARTING

Grapevine High School Mustangs - Varsity

Date	Opponent	Site	Time
Fri. 9/7/07	Flower Mound Marcus	Home	7:30PM
Fri. 9/14/07	Flower Mound	Away	7:30PM
Fri. 9/21/07	Coppell	Away	7:30PM
Fri. 9/28/07	Haltom *	Home	7:30PM
Fri.10/5/07	Northwest*	Away	7:30PM
Fri. 10/12/07	Keller**	Home	7:30PM
Fri. 10/19/07	Keller Central*	Home	7:30PM
Fri. 10/26/07	Richland*	Away	7:30PM
Fri. 11/2/07	Carroll*	Home	7:30PM
Fri. 11/9/07	CHHS*(S)	Home	7:30PM
*Denotes District Games **Denotes Homecoming			coming



New Fitness Equipment





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@ 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 <u>advertising@PEELinc.com</u>.

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Package Price:
6 nights from

\$2,15900* per person Romance is about being swept away to a world far from cell phones, laptops and the every-day stress of your busy life. It's about exotic scenery, romantic dinners and dancing under the stars. Whether you're learning how to scuba dive together, browsing museums hand-in-hand, or celebrating your honeymoon, a romantic vacation can rekindle the spark of a relationship.

*based on double occupancy - All inclusive resort. Airfare additional. Prices valid through 12/15/07.





Package Price:
6 nights from
\$1,15400*
per person

Family vacations are all about getting away from normal everyday life and experiencing fun and excitement! They're about sun, sand, surf and explorations, discoveries, and adventures. Whether you have little ones who are delighted with beach activities and enchanted by antics of marine life or you and your partner want to spend time away with parents or extended family browsing art galleries or competing in a friendly round of golf, on a family vacation you'll create smile-inducing memories of time spent together.

*based on quad occupancy (2 adults/2 children) All inclusive resort. Airfare additional. Prices valid through 12/15/07.

*Most offers are based on travel dates through 12/15/07 when booked by 11/15/07. Booking and travel dates may vary. Other promotions and departure dates available may result in a different rate.

Contact Us Today, Your Getaway Awaits!

Phone: (817) 657-9866 kdawson@southlake-travel.com

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www.southlake-travel.com

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Not Available Online

Recipe of the Month:



Peach Cobbler

1 stick margarine 1 C flour 1 C sugar 1 C milk

2 tsp. baking powder 1 quart peaches (sweetened)

Melt margarine in baking dish in 350° oven.

In another bowl, combine sugar, flour, milk and baking powder. Pour this mixture into the melted margarine and stir. Pour the peaches (and juice) into the dough mixture. Do not stir. Bake until brown.

If you would like to submit YOUR recipe email it to Kepperson@principal-mgmt.com







4901 Green Oaks Dr.—Brook Meadows SOLD



2405 Carlisle Ave.—Leyton Grove SOLD



4608 Cresthaven Dr.—Thornbury Estates SOLD



4105 Martin Pkwy—Woodland Hills SOLD



Nancy.Dennis@cbdfw.com www.NancyDennis.com



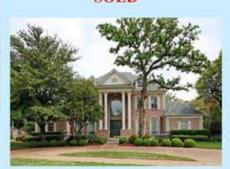
1300 Alexandra Ct.—Lakes of Somerset SOLD



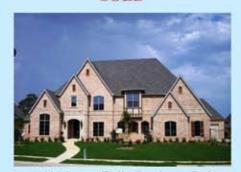
4401 Shadycreek Lane—Brook Meadows SOLD



COLDWELL BANKER PREVIEWS



4907 Cranbrook Ct.—Cranbrook SOLD



6100 Mustang Trail—Remington Park SOLD



4704 Cresthaven Dr.—Thornbury Estates SOLD



3124 Woodland Heights—Woodland Hills SOLD

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TIM'S Kids

Hey Tim Kids!

Would you like to post your summer photo in the Newsletter? Just email it with your parents OK to the Managers Office.

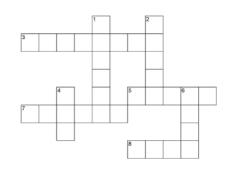




Timarron Friends (Matthew, Danielle and Sydney) meet in Hawaii by chance!

Kidz Crossword Puzzle

Instructions: Match the correct answer with each clue to complete the puzzle.



ACROSS

Answer

3. To sweat5. Great confusion

7. Gives off light 8. A dish

Clue

Answer Clue

Bowl 1. Husband or wife

Shines 2. To bring back Chaos 4. Not bright

rspire 6. Snaped like an egg

DOWN

灵

d

W

0

e

e

k

Answer

Oval

Dim

Spouse

Locate eight things you might see during Christmas. Words can go vertically, horizontally, and diagonally.

Do it in less than 3 minutes and you are a Pro!

N Η S Z U L K G R R R Τ P T C W Y В D G Ε Η K R M X O Q R G Ε 0 Τ Ε T S Ι M V Y S P K R Е L A Н M G T C N Z J W T S Е D N

CANDLES PRESENTS ELVES RUDOLPH LIGHTS SANTA MISTLETOE WREATHS

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-- Austin --

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Barton Hills
Belterra
Brushy Creek Village
Canyon Creek
Cherry Creek on Brodie Ln.
Circle C Ranch
Courtyard
Davenport Ranch

Forest Creek Granada Hills

Highland Park West Balcones Hill Country/Westview Estates

Horizon Park Jester Estates Lakewood

Pemberton Heights

Ridgewood

River Place

Scenic Brook

Sendera

Shadow Glen

Shady Hollow

South Lamar Neighbothood Assoc.

Steiner Ranch

Stone Canyon

Tanglewood Oaks

Travis Country West

Villages at Western Oaks

Westcreek

Wood Glen

-- Dallas/Fort Worth --

Brook Meadows
Eldorado HOA
Estates of Russell Creek
Highlands of Russell Park
Hunter's Glen
Timarron
Waterford Park
Woodland Hills



Berkshire
Canyon Gate at the Brazos
Coles Crossing
Cypress Mill
Enchanted Valley
Fairfield
Hambeldon-Briarchase
Harvest Bend, The Village
Kings Manor
Lakes on Eldridge
Lakes on Eldridge North

Lakewood Grove Legends Ranch Longwood Oakwood Glen

Park Lakes Riata Ranch

Riverstone Ranch

Steeplechase Summerwood

Village Creek

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Willowbridge

Willowlake

Willow Pointe

Winchester Country
Winchester Trails

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Be sure to include the following so we can let you know!

Name: ______ (first name, last initial)

Age: Email Address:



& ASSOCIATES, REALTORS imarron Resider & ASSOCIATES, REALTORS 817-416-2700 WE HAVE OTHERS TAKE A VIRTUAL TOUR AT

TIMARRON'S #1 REAL ESTATE COMPANY OF CHOICE



602 ABERDEEN WAY STRATHMORE, \$725,000



1429 Montgomery Lane Warwick Green, \$575,000

Timarron Real Estate Sales Statistics August 2007

\$435,000
\$420,000
\$443,000
\$463,500
\$459,250
\$472,000
\$472,000
\$558,000
\$595,000
\$617,000
\$640,000
\$635,030
\$670,900
\$795,000
\$909,500
\$902,500
\$1,235,350
\$1,700,000

Statistics as reported by NTREIS as of Sept 20, 2007



203 W. Main Street, Suite D Pflugerville, Texas 78660

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