

Inside TIMARRON

February 2008, Volume 2, Issue 2

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

Hello TIMARRON HOMEOWNERS!

The February newsletter is filled with both Timarron activity as well as local Colleyville and Southlake events. Read about the first annual Timarron egg hunt, local city valentine dances and Easter hunts, Timarron capital improvement enhancements, committee updates, and much more.

Watch for a Timarron mail-out this spring as it will include several pieces of important information, including the secure card reissue. For additional information regarding secure cards and other Timarron improvements please read the "Current Projects Happenin' In Timarron" article this month.

As always, I would like to thank the many homeowner volunteers as this Community continues to flourish with their help. As a not-for-profit corporation, Timarron relies on the homeowner volunteers to help the full-time General Manager and part-time Assistant Manager in addressing homeowner needs and Community improvements. If you are interested in joining a Committee, please contact me or Melissa Prior at (817) 424-3027.

Best regards,

Kathy Epperson

Timarron General Manager

Colleyville and Southlake Valentine Dances

Daddy Daughter Dance in Colleyville

An evening filled with fabulous music, light refreshments, fun and dancing awaits you and your special little sweetheart.

Diamonds, Pearls & Little Girls is the theme of the 2008 Daddy Daughter Dance. Scheduled Friday, February 8th from 7:00 – 9:00 p.m., the popular event will offer dancing, games, a free professional photograph, food, drinks and more. The event is located at Colleyville Center, 5301 Riverwalk Drive.

Tickets for Colleyville residents are \$35 for daddy/daughter couples. Additional tickets are \$10. Non-resident tickets are \$40 for daddy/daughter couples; \$15 for each additional ticket. The event is open for daughters ages 4-13.

For more information, visit Colleyville.com or call 817.503.1180. The annual Daddy Daughter Dance is one of the most highly attended events in the city. Don't miss the opportunity to make memories that will last a lifetime.

Space is limited, so please make your reservations soon.

Sweetheart's Dance in Southlake - Ages 2 to 6

February 9th from 6:00 p.m. – 7:30 p.m. in the Durham Elementary/Intermediate School Cafeteria.

Swing your amore' at our annual Sweetheart's Dance! Moms, dads, aunts, uncles, grandparents . . . bring your little sweetheart out for an evening of family fun! Dance the night away to your favorite songs of the past and present.

Sweetheart's Dance in Southlake - Ages 7 to 12

February 9th from 8:00 p.m. – 9:30 p.m. in the Durham Elementary/Intermediate School Cafeteria.

Come dressed in your Sunday best for a magical evening of dancing and fun! A light buffet dinner and dessert will be served.

Swing your amore' at our annual Sweetheart's Dance! Moms, dads, aunts, uncles, grandparents . . . bring your little sweetheart out for an evening of family fun! Dance the night away to your favorite songs of the past and present.



TIMARRON

Newsletter Information

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Publisher

Peel, Inc.....www.PEELinc.com, 888-687-6444

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ATTENTION TIMARRON RESIDENTS!!!

Our newsletter is in need of 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 provide 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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Save the Date for Timarron's Egg Hunt

Please join us for a fun afternoon of egg hunting, face painting as well as enjoying our very own musical talent.

When: Saturday, March 8th

Time: From 2:00pm – 4:00 pm

Where: Bent Creek Play Ground Area

Egg Hunts:

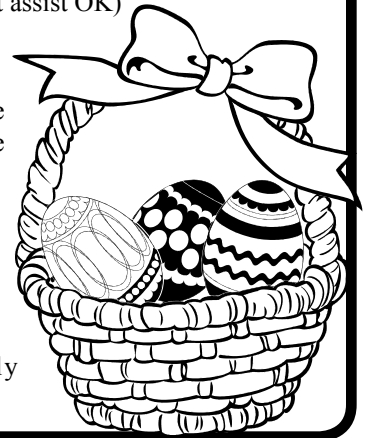
2-4 year olds - 2:00pm (parent assist OK)

5- 8 year olds - 2:30pm

9-12 year olds - 3:00pm

Our older teens and adults are also welcome to team up for some fun rounds of volleyball and basketball !

Be sure to check our website at Timarron-hoa.com for further information or contact Ichagnot@yahoo.com. Volunteers are greatly appreciated!



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What's Happening in Timarron?



- ★ 29 Properties Currently Listed For Sale
 - Average List Price - \$752,552
 - Average Price Per Sq.Ft. - \$162.50
 - Average Days on Market - 100
- ★ 8 Properties Currently Under Contract
 - Average List Price - \$674,425
 - Average Price Per Sq.Ft. - \$145.56
 - Average Days on Market - 113
- ★ 69 Properties Sold in the Last 6 Months
 - Average List Price - \$670,887
 - Average Price Per Sq.Ft. - \$153.20
 - Average Days on Market - 75

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Colleyville And Southlake Egg Hunts

Colleyville Candy-Free Hoppin' Good Egg Hunt

Hop on over to City Park. Join the fun as the Parks and Recreation Department hosts the annual egg hunt. The guest of honor has planned several activities for the entire family to enjoy. Pictures with the bunny will be available for a small fee.

Age: Infant to 12 (divided by age)

Day: Saturday

Date: March 15

Time: 3:00 p.m. to 5:00 p.m.

Price: FREE

Site: City Park



For additional information go to the Colleyville website at: www.colleyville.com

Southlake Easter in the Park

Sunday, March 9th from 1:30 p.m. – 4:30 p.m. at Bicentennial Park

Activities will be held on Fields #1 & #2. Please enter the park from White Chapel

Come and join us for lots of fun at our annual Easter in the Park and egg hunt!! Activities include: games, inflatables, face painting, and much more!!

Egg Hunt Schedule:

2-4 year olds: 2:30pm

5-7 year olds: 3:00pm

8-10 year olds: 3:30pm*

11-15 year olds: 4:00pm*

**Only children on the field during the last two hunts. No parents, please!!*

For additional information go to the Southlake website at: <http://southlake.recware.com>

CALLING ON ALL TIMARRON RESIDENTS....

We need your help and talent for the upcoming Timarron Egg Hunt scheduled for March 8th, 2008

We are seeking volunteers to help with set up, face painting, egg hunt safety, etc. We are also looking for musicians, dancers and magicians to add to our entertainment lineup.

This is a great opportunity for our youth groups as well as our community service participants to get involved. We spoke to Melody Bazar, the community service coordinator for Carroll High School, and she indicated that we could offer community service hours to high school students for the Easter egg hunt.

If you are interested in volunteering for this fun community event please contact lchagnot@yahoo.com

See History In The Making At The Ryder Cup Matches, September, 2008



Imagine yourself greenside at Valhalla Golf Course as the US Team takes on the Europeans to reclaim the Ryder Cup. Few events in sport rival the drama, the competition or the prestige of capturing one of golf's most revered titles.

Now, you can join Brad McCollum, PGA Head Golf Professional at Timarron Country Club as he looks to take a team to Kentucky to watch as the drama unfolds. See how Paul Azinger, Captain of the US Team and three-time Masters winner Nick Faldo, Captain of the

European Team match players in Four Ball and Foursome matches on Saturday followed by the Singles match play on Sunday. You'll enjoy exclusive access to the International Pavilion and celebrate victory at the closing ceremony before reliving the highlights of the match over a nightcap and cigar.

On Monday, you'll then head for the fairways to play the finest championship course in the heart of Bluegrass country.

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Current Projects Happenin' in Timarron

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

- New Irrigation Well Timarron continues to work closely with the City of Southlake Public Works and meeting with them regularly to continue the well progress. The irrigation lines are progressing slowly but we should have the landscape cleaned up just in time for spring. At the same time, homeowners will see the Bent Creek pond drained to install the pump station. Because of the low water levels, we must again turn off the fountain to avoid damage. While the pond is drained, TOA will take advantage of this time and have the surface inspected. For those of you concerned about the fish, there is no need to worry as lower areas allow fish to safely pool.
- Majestic Manor Fountain in the Cascades The shaft to the Majestic Fountain pump sheared for the second time in a year which resulted in its shipping to the manufacturer for inspection. This may be a warranty issue, if defective, as this failure is not typical. The shipping and manufacturer inspection delays are frustrating now but may avoid its failure in the future. In February, Cascades homeowners will see the fountain running again. While drained, the fountain allowed Timarron to perform significant masonry repairs to the Majestic Fountain walls.
- Bent Creek Playground The new Bent Creek playground equipment is installed. Please take a look at this most recent Timarron improvement.
- Bent Creek Volleyball Court The dirt, grass, and contaminated sand is removed and replaced with 38-yards of new sand at the Bent Creek Volleyball Court.
- Timarron Secure Cards Timarron homeowners are provided secure cards to enter many of facilities. These access cards are used for all tennis court gates, Bent Creek pool facilities, and the Bent Creek fitness center. This spring we are updating access control systems and reissuing cards. Due to system capacity constraints, each Timarron home is allotted up to two (2) secure cards. This first card issued this spring is at no charge. The second card is \$30. For homeowners with two or more cards are

encouraged to bring these old cards to the Timarron on-site office for a second card at no charge. This "free" card issue will cease in June 2008. Homeowners should dispose of any old cards as they will no longer work at Timarron. Home sellers please leave these cards for your buyers like you would a door key or garage door opener. The cards are issued and registered to the lot as opposed to individual homeowners.

- Timarron Website The Timarron website is going through a transformation. The site is a great place for information about the Community and last minute Community updates. The new website design will appear in mid-February. Take a look at the new design at www.timarron-hoa.com.
- Bent Creek and Cascades Tennis Courts In February tennis players will experience some inconvenience due to court surface repairs at both Bent Creek and the Cascades. At Bent Creek courts #3 and #4 will have shade coverings installed over the permanent green benches. Resurfacing is, also, scheduled for these two courts in the new US Open blue as soon as the shade installation is complete. The Cascades tennis court will have a surface repair between the two courts. The Wentwood courts are free of maintenance this year.
- Fitness Facility Timarron is gathering information on flooring products to replace the fitness facility carpet. Internal painting and floor installation is scheduled for this spring.
- Timarron Main Entrance Enhancements The Continental Boulevard and White Chapel upgrades are on hold until the Southlake roundabout is complete. At that time, the Landscape and Lighting Committees will reevaluate our options for enhancing this area. This will likely become a 2009 capital project.
- Neighborhood Entrance Enhancements The Landscape Committee prioritized the Neighborhood entrances needing enhancement and expect work in early February. Over the next three years, the Landscape Committee will work with ValleyCrest in designing upgraded entrance features.
- Crescent Royale Lighting The Lighting Committee is developing specifications for installing new lighting along the Villa Promenade entrance median.

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TOA Calendar

Bent Creek Clubhouse

- February 4- Book Club, 6:30 – 9:30pm
February 5- Ladies Bridge 9-3:00pm
February 5- Highland Ladies 7-9:30pm
February 11- Women's Book Club, 7:00pm
February 15- Couples Bridge 7-10:00pm
February 21- Eagle Bend Bunco 7-11:00pm
February 26- Pokeno RSVP Monica @ 817-424-2455
6-10:00pm
March 4 - Ladies Bridge 9-3:00pm
March 4 - Highland Ladies 7-9:30pm
March 8- Timarron Egg Hunt, 1:00pm
March 10- Women's Book Club, 7:00pm
March 20- Eagle Bend Bunco 7-11:00pm
March 21- Couples Bridge 7-10:00pm
March 25- Pokeno RSVP Monica @ 817-424-2455
6-10:00pm

Wentwood Clubhouse

- February 11- New Construction/Modification Mtg 9:30am
February 25- New Construction/Modification Mtg 9:30am
March 10- New Construction/Modification Mtg 9:30am
March 11- Delegate Meeting 7:00pm
March 24- New Construction/Modification Mtg 9:30am

Southlake Street Tree Program

It is that time of year and Timarron is asking you to help with trees on Timarron Common Property along right-of ways. There is no cost to homeowners as Timarron will reimburse you the \$95 with the presentation of a receipt and flag to the on-site office at 700 Wentwood Drive, Southlake, TX 76092. Checks are mailed the following week to your residence. The tree preference is Live Oaks and the Landscape Committee will place flags in areas needing trees. Trees are available on a first come, first serve basis.

The purpose of the Street Tree Program is intended to provide Quality shade trees to citizens within the City to be planted within the right-of-way areas along the streets and corridors throughout the City. The trees are intended to provide shade, screening, wildlife, pollution control, reduction of water runoff, soil erosion control, increased property values, reduced stress, aesthetics, and a sense of well being within the community.

Southlake residents may pay for the tree either in person or by mail:

1. In person: At the City of Southlake Community Services Center located at 400 N. White Chapel, Monday – Friday, 8 AM to 5 PM (Directions: From FM 1709, proceed north on N. White Chapel Blvd., turn west into Bicentennial Park entrance)
2. By mail: Please make checks payable to City of Southlake. Send check with the registration form to:
Southlake Street Tree Program, c/o city of Southlake
400 N. White Chapel Blvd.
Southlake, TX 76092

Deadline is February 28, 2008 or when the last tree is purchased, which ever comes first, so help our Community and provide a tree.



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- Personal website NancyDennis.com linked directly to Google search.

TIMARRON

Timarron Country Club

The month of LOVE.....February!

I still can remember the thrill of coming home with that small, thin, red box full of my newly selected Valentines. And what an extra joyful feeling of knowing that Mom had agreed to let me purchase my Valentines early so I had my choice of the best selection. Now I'm not going to say that this one event in my life taught me to plan ahead to get the best selection – but somewhere along in life I did learn that it is important to look ahead on the calendar. If you want to get a good seat - make reservations early.

The same could be said for this month of LOVE we call February. There are so many wonderful events for couples and for families to actually plan ahead, circle the date on the calendar – but most importantly to call ahead to the Club and make your reservations!

Of course we all know the month starts off with the best selections of commercials during that little ole sporting event known as the Superbowl. For some of us this is our First and perhaps our Only Love. We have the big screen for this event, and some specials being offered to enjoy during the game. I can't think of a better place to come and watch the game. Think about it Women – we don't have to cook – we don't have to clean – and we can actually sit back, enjoy a glass of wine with the other women at the Club and permit the men to scream at the game while our children play. Those attending the Club's Superbowl Sunday will have a chance to win a autographed

football from Mike Ditka!

The sad thing for football fans is that the Superbowl packs up the season for us and we find a hole to fill in our life– so this year the Club decided to extend the season a few more days with our Wine and Dine on Wednesday, February 6. The Mendochino Wine Company will be featuring the Mike Ditka Wines.

And before you can get much further into the month of LOVE we dust off our dancing shoes for the Valentines Day Dinner and Dance at the Club on Saturday, February 9. For those romantic souls that tune their heartstrings to food, we also will be enjoying Pasta Night on February 13. The following night we'll be bringing out the candles for the Valentines Candlelight Dinner on the 14th.

As it is the month of LOVE, and we know how much our Members LOVE the Sunday Brunch, we're hosting the Sweetheart Sunday Brunch on February 17.

(A word to the wise golfers out there – in a way, the Club is offering you a mulligan – just in case you forget to come home Thursday with a plan – you could pull the Sunday Brunch out of your pocket for a save)

For our Membership that LOVE Monday Holidays, you'll be happy to know that the Course is open for play on Monday, February 18 as our Country honors Presidents Day. The Tavern will also be open for Lunch only.

(Continued on page 9)

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Timarron Country Club - (Continued from page 8)

I personally LOVE a good King Cake and LOVE the celebration of Mardi Gras. Of course the Tavern will be open as we laissez le bon temps roulez Tuesday, February 19 in a good New Orleans fashion. But the month isn't over just yet!

We have so many Members that could be the poster child for any Foodies network, so in honor of these Members we are hosting a Prime Rib Night in the Oak Room, Wednesday, February 27th. I especially suggested early reservations for this event.

And this is one of those LEAP YEARS and how wonderful to have one more Friday Night Happy Hour in the Tavern. Just think – five Happy Hours in one month! And I know how many of you LOVE this special time of gathering with friends and neighbors each week.

Oh! And we have just one more LOVE here at Timarron –our Members that are always sharing their LOVE of Timarron with their friends. Remember that Membership at Timarron is by invitation only. If you're interested in the membership opportunities available at the Club, just give me a call. I'd LOVE to visit with you.

And that's life at the Club for the month of LOVE.

See you around the Club!

Susan Merrill

Membership Director

817-481-7529

Book Club Meetings

**Not Available Online
at HOA's Request.**

SAVE THE DATE:

Are you getting ready for spring clean-up?
The Timarron Spring 2008 Garage Sale
is April 4th and 5th.



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TIMARRON

Personal Classifieds

FOR SALE: Cleveland Golf Junior Set (age 7-9), great condition - \$50; Executive Leather chair, Burgundy with wood arms - \$75; RAZOR Pocket Rocket Electric Scooter - \$100. Please contact Al Kepler at 817-913-1666.

FOR SALE: Giant 18' x 12' Indo Tabriz 100% Wool Pile rug. Background is light beige/neutral with black, blue, green, apricot, rose colors. \$2,500.00 (current appraisal of \$4,350.00). Recently cleaned, mothproofed and packaged for storage. Call 817-421-2426.

FOR SALE: Light colored adjustable frame King size bed, new deep pocket mattress, boxspring, large matching end tables with drawer and storage cabinet, custom reversible black toile fabric quilt, matching pillows and bedskirt, four adjustable length curtains. Make offer, must sell ASAP. Contact Lori Otano 817-421-0902

BARELY USED--LIKE NEW!!! Stanley Tranquility style BUNK BEDS. Twin over FULL bunk bed with trundle under. Could sleep up to four kids. Maple Color. Excellent condition!! \$900. Call 817-481-2012 or email Joanzelt2@verizon.net.

COLLECTIBLE LBS: Ricky Nelson, Peter Frampton, Michael Stanley, etc. (Ohio people love Michael Stanley) Buy one or more. Best offer. Call 817-251-9814 or email JF727@verizon.net

BLACK IRON DECORATIVE FENCE FOR YARD 36.75 wide x 31 height (Has stakes on ends for inserting in ground). Perfect condition. \$25 Call 817-251-9814 or email JF727@verizon.net

HON EXECUTIVE DESK CHAIR. Ergonomic, on casters, color mauve. Quality chair. Easy to adjust. Very comfortable. \$99 Call 817-251-9814 or email JF727@verizon.net

FOR SALE: Portable Electric Oxygen Machine, \$175, Walker \$18, Portable Toilet Safety Bars \$10, Toilet seat riser \$8. Call Karen 817-614-1216 or email Karen.poor@verizon.net.

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 advertising@PEELinc.com. The advertising deadline is the 20th of each month for the following month's newsletter.

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.

TENNIS COMMITTEE UPDATE

At Bent Creek, the last week of January courts 3 and 4 will have shade coverings installed over the permanent green benches. Resurfacing is, also, scheduled for these two courts in the new US Open blue as soon as the shade installation is complete. Lamp post lighting repairs in the park are complete to light up the parking area for homeowners who wish after-night play. Please remember to turn off overhead lights when you leave that courts close at 11:00 p.m.

At Cascades, repairs to the courts are scheduled at just following the Bent Creek resurfacing.

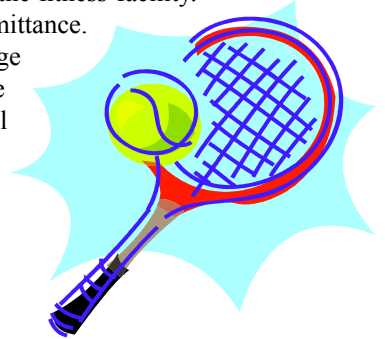
We are trying to start a Junior Level Tennis Program for Timarron residents only. Classes will be under the direction of Scott Brecken, a teaching professional as well as a Timarron resident. Please contact Scott at (817) 424-3880 if interested.

League play begins the last week of February. If you are a Timarron resident and interested in any of our levels, please contact (817) 424-3880 and we will try to get you placed and/or playing with other residents. Our levels begin at 3.0 and go to 4.5 with matches played at Bent Creek courts as well as other tennis sites in the immediate area. Please call as soon as possible as spaces fill up fast.

League players should use the swimming pool restrooms for their seasons at Bent Creek and not the fitness facility. Secure Cards are needed for admittance.

Please report any court damage or vandalism to the TOA office at (817) 424-3027. We need all residents to help us keep the courts and the tennis sites some of the best tennis facilities in the entire metroplex.

Debbie Farrar
Tennis Chairman



2008 Summer Lifeguards Needed

Are you interested in performing life guard duties this summer? In 2008 Timarron is contracted with Brammer & Associates, LLC for their lifeguard services. Amy Brammer is interviewing and selecting guards for the 2008 summer season. They work with several pools in the area. Applications should not apply unless they have the following qualifications:

- Hold current Red Cross Lifesaving Certifications
- Be at least 16 years of age or older
- Experience preferred
- Positions available for both Full-time and Part-time employees
- Seasonal employment from the Saturday of Labor Day to Monday of Memorial Day

For more information, contact Amy Brammer of Brammer & Associates, Inc. at (940) 206-3202.

DRIVING A ROUNDABOUT

Are you familiar with driving on a street roundabout? Timarron has one roundabout at the Continental /Brumlow intersection and two more proposed along Continental, so the following information is to help those unfamiliar with this traffic pattern.

Approaching a roundabout: Slow down to 10-15 mph when approaching the roundabout. Be prepared to stop for pedestrians.

Yield at a roundabout: Always yield to vehicles already in the roundabout. Enter the roundabout only when there is an adequate and safe gap in the traffic.

Driving a roundabout: Continue through the roundabout following the path of the circular roadway.

Exiting a roundabout: Move to the right to exit the roundabout. Be prepared to stop for pedestrians as you exit.

Signaling at a roundabout: Always use your turn signals to signal your intentions to other drivers.

WALKING A ROUNDABOUT

Always cross the roundabout at the designated crosswalks. Look for oncoming traffic to ensure the way is clear. Cross to the diverter island, and then look again for traffic and cross the remainder of the street. Do not attempt to cross the circulating traffic.

CYCLING A ROUNDABOUT

Experienced bicyclists should enter the traffic stream just like a motor vehicle. Inexperienced bicyclists should walk their bicycles through the pedestrian crosswalk watching carefully for approaching vehicles.

Are You Modifying Your Home Or Lot?

Please remember that all modifications visible from the exterior of your home require approval of the New Construction/Modification Committee. This includes landscaping and even modifications not visible from streets. While a backyard enhancement may originally appear as impacting only your lot, drainage and installation set-backs may affect your neighbors. Keep in mind that both Colleyville and Southlake must issue permits for roof repairs, pool installations, and other changes.

Please complete a Timarron Modification Form and submit the submission with all information to 700 Wentwood Drive, Southlake, Texas 76092 by the following deadlines:

Friday, February 8th by 3:00 p.m.

Friday, February 22nd by 3:00 p.m.

Friday, March 7th by 3:00 p.m.

Friday, March 21st by 3:00 p.m.

Meeting these deadline will include your Modification Submission on the New Construction/Modification Committee agenda for the following Monday.

Questions? For City permit questions, please call the City of Southlake at 817-748-8390 or the City of Colleyville at 817.503.1030. For questions regarding Timarron rules and regulations, please contact the on-site office at (817) 424-3027.

Play it safe and submit a Timarron Modification form.

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Timarron Real Estate Sales Statistics December 2007

704 Ashleigh Ln	\$390,000
807 Durham Ct	\$400,000
714 Wyndsor Creek Dr	\$415,000
707 Bryson Way	\$433,500
1212 Strathmore Dr	\$772,000

Statistics as reported by NTREIS as of Jan 18, 2008



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