

# Inside TIMARRON

June 2008, Volume 2, Issue 6

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION



## in Timarron

While Timarron has no planned activities for July 4th, there are plenty of things Timarron residents can do. Check local newspapers for fireworks times by the City of Grapevine for Lake Grapevine.

The City of Southlake will have fireworks at Town Square on July 3rd at 9:30pm. Town Square activities start at 5 pm on the 3rd. There are plenty of places in Timarron to view the fireworks. In the common areas, please be nice to the grass and use only a cloth material.....save our common area grass. Please enjoy the 4th of July and celebrate your freedom. But remember that fireworks within Timarron borders of any kind are *illegal*. At deadline, the City of Colleyville does not have their July 4th event scheduled. Please see the Timarron website ([www.timarron-hoa.com](http://www.timarron-hoa.com)) under "Announcements" closer to this date for planned City activities. Have a great holiday!



## TIMARRON POOL HOURS SUMMER 2008

*Both Community pools opened  
Saturday, May 24!*

### BENT CREEK POOL

The Bent Creek Pool is open from 6:00 a.m. until 9:00 p.m. Thursday through Tuesday. **The pool is closed all day every Wednesday for acid chemical applications.** The Bent Creek pool area is a "SWIM AT YOUR OWN RISK" facility. CHILDREN 16 YEARS OR YOUNGER MUST BE ACCOMPANIED BY AN ADULT. The same Secura Card assigned to your address for the tennis courts and fitness center also opens the access gate at this pool. Please keep the Bent Creek Pool gate locked at all times and do not prop it open. We rely heavily on homeowners to monitor and report vandalism and pool misuse.

The Timarron Tiger Sharks Swim team practice at this pool, closing the pool for a few practice hours on weekdays:

**Tuesday, May 27th to Friday, June 6th**

**Team Practice: 3:40 p.m. – 5:30 p.m.**

Coach Murphy will reopen the pool at the end of practice.

**Beginning Monday, June 9th**

**Team Practice: 9:00 a.m. – 11:15 a.m.**

**Coach Murphy reopens pool at the end of practice.**

**Swim Lessons (only one lane): 11:30 a.m. – 3:40 a.m.**

**CLOSED WEDNESDAYS**

For more information about the Timarron Tiger Sharks go to: [timarrontigersharks.com](http://timarrontigersharks.com).

### WENTWOOD POOL

The Wentwood pool is a lifeguard monitored area. This pool is closed on Tuesdays for cleaning. Use of the Wentwood pool is prohibited when lifeguards are not present as it is a violation of State Statutes as this pool has a diving board.

Wentwood Pool Hours:

Saturday: 10:00 a.m. – 9:00 p.m.

Sunday: noon – 9:00 p.m.

Weekdays (May 26 – June 6): 4:00 p.m. – 8:00 p.m.

Weekdays: 10:00 a.m. – 9:00 p.m.

**CLOSED TUESDAYS**

# TIMARRON

## Newsletter Information

### Editor

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

### Publisher

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

Advertising .....advertising@PEELinc.com, 888-687-6444

## 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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## 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** It is with a great deal of pleasure that we announce...WE HAVE WATER!!!! The irrigation on Byron Nelson from Southlake Boulevard into Crescent Royale and across Continental Boulevard is now irrigated from the new water well. Thank you to the Timarron Board of Directors and John Slocum for all the time devoted to this project.
- **Summer Color** Changes Timarron experienced delays to summer flower planting this year for two reasons: (1) No water in bedding areas (2) Storm and wind delays. However, Valley Crest planted the summer color beginning the 19th of May.
- **Mineral Leasing** For current information regarding Timarron Mineral Leasing, please sign on to the "owners only" section of the website (www.timarron-hoa.com) and read the Announcement page.
- **Crescent Royale Lighting** The contract is awarded and the new median lighting at the Villa Promenade entrance is scheduled for completion by the middle of June.



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## What's Happening in Timarron?



- ★ 50 Properties Currently Listed For Sale
  - Average List Price - \$795,563
  - Average Price Per Sq.Ft. - \$170.91
  - Average Days on Market - 77
- ★ 20 Properties Currently Under Contract
  - Average List Price - \$634,075
  - Average Price Per Sq.Ft. - \$155.10
  - Average Days on Market - 71
- ★ 42 Properties Sold in the Last 6 Months
  - Average List Price - \$607,795
  - Average Price Per Sq.Ft. - \$144.52
  - Average Days on Market - 92

(As of 5/20/08)

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# TIMARRON

## COLLEYVILLE'S 50th ANNIVERSARY EVENT

We have been celebrating your Parks and Recreation Department's 50th Anniversary all year, but on Friday, June 13th, beginning at sundown, the department will be putting on the City's first drive-in movie at City Park. Because the event is on Friday the 13th, we will be showing the PG rated movie "Little Monsters", a great family classic.

The event will take on a 1950's theme so participants are encouraged to bring out any classic, antique or show cars to make the event even more nostalgic. Awards will be given to the family with the coolest car, best dressed (1950's attire) and hula hoop contest winners.

### Editor's Note

It is with sincere apologies to those offended by the April manager's message. The statement was meant to address the lack of year-round lifeguard positions in the Dallas/Fort Worth area. *"Do you know a responsible, patient teen of at least 16-years of age? Is so, read Amy Brammer's request for summer lifeguard help. Many of our local teens have moved on to more career-minded summer jobs so positions are currently available."*

## CRESCENT ROYALE FRONT YARD LANDSCAPING

Front lawn maintenance concerns? Leave a message on the Crescent Royale Landscape line at (817) 488-6969. This Crescent Royale/Brickman message line is checked weekly and concerns are addressed the following week.

Brickman performs general front yard maintenance to Crescent Royale homes. This maintenance includes semi-annual color changes, turf maintenance, bed and turf weeding, and most chemical applications. While Brickman takes responsibility for actions resulting from this maintenance, general lighting or irrigation maintenance is not including in their contract.

### The June Schedule is below:

- Detail Service (bed weeding and shrub pruning): Monday, Tuesday, and Wednesday
- Mowing Service: Thursday and Friday
- Flower fertilization is scheduled for the middle to end of June.

As with any landscape contract, weather conditions may result in changes to calendared items.



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## Personal Classifieds

**GATE FOR SALE** Fence has a remote controlled Iron Gate that is for sale. Gate, solar panel and battery console, Wrought iron fence is part of the Gate. Contact: Percy Pinto (817) 421-3271 or (817) 691-3671.

**RAINBOW SUNSHINE CASTLE FOR SALE** w/ green canopy. Includes tire swing, rope disk, 2 swings, rope ladder, and slide. Good condition. \$499 or best offer. Call Robin (817) 791-9691.

**WOOD BLINDS FOR SALE.** Four 2-inch wood blinds, Golden Oak color, 34W x 82H at \$15 each. Contact Lisa (817) 421-5436.

**DESIGNER HANDBAGS FOR SALE.** Gently used. Authentic with original storage bags. Louis Vuitton Cabos Mezza \$650, Pochette \$150, and Porte Valeurs organizer \$175. Coach-brown leather backpack \$75, Cole Hahn – light tan leather medium hobo \$75, Luella – black leather/silver hardware handbag \$150, Isabella Fiore – chocolate leather/gold grommets large hobo \$200, Gucci – black leather small hobo, silver logo hardware \$125. Call (817) 937-4025 for details or viewing.

**DESIGNER JEWELRY FOR SALE.** David Yurman, black onyx/silver/gold pierced shrimp earrings. Retail \$595. Sale price \$350. New with tags, storage bag, cleaning cloth. Call (817) 937-4025 for details or viewing.

**MOVING SALE:** Oak Desk \$60, Coffee Table \$75, Oak Corner Unit \$80, Coffee & End table set \$30, Queen Sofa Bed \$250, Green Couch & Recliner \$695, Queen Bedroom suite \$975, Formal Chair \$120, BBQ Grill \$150. Contact Karen (817) 614-1216 or (817) 488-7363.

**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](mailto:Kepperson@principal-mgmt.com)



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the  
Graduating Class of 2008*

## Neighborhood Highlights- Brenwyck

*By Janet Doud, Brenwyck Delegate*

Brenwyck is one of the first neighborhoods in Timarron. Located North of Continental it has a large common area along Byron Nelson that extends back to a larger area along Big Bear Creek Tributary EE, with tall majestic trees and a great walking path located along the creek. It is enjoyable to watch the wildlife there. Other common areas include the end of Durham Court, Oakcrest Ct, Ashleigh Lane and island along Heatherglen Court.

Home to 168 houses with wonderful families. The K-4 age attends Rockenbaugh Elementary School in CISD. Size of homes vary from 2000 to over 3000 square feet. Entrances are Nettleton and Inwood. With only the two entrances, it is a very quiet neighborhood. Brenwyck wishes to thank its main source of communication for neighborhood news, Jan Agin. She will be moving and will be missed.

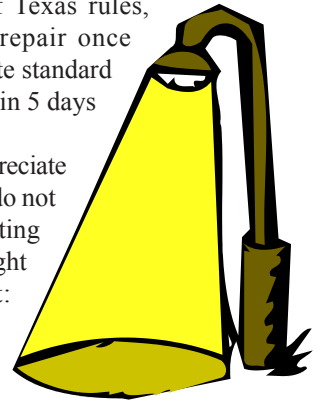
As an original homeowner, she has kept Brenwyck informed. Thank you for your dedication, Jan!

## Streetlight Outages

Lighting the way for drivers and pedestrians, streetlights are vital to our everyday lives. We appreciate your help in identifying lights that are malfunctioning or in need of repair. The sooner Oncor knows they are out, the sooner we can get them fixed!

Per Public Utility Commission of Texas rules, Oncor has 15 days to complete a repair once notified, however we strive to complete standard repairs (burned out bulbs, photocells) in 5 days or less.

Also, don't forget- safety first! We appreciate your help, but it is important that you do not put yourself in harm's way when noting street light outages. To report street light outages, contact Oncor Electric at: <http://www.txelectricdelivery.com/community/streetlights/default.aspx> or call 1-888-313-4747.



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# TIMARRON

## Call \*DPS (asterisk 377) Advice from the Southlake DPS

For Non-Life Threatening Situations on the Road The Texas Department of Public Safety and four wireless carriers have established \*DPS, a statewide wireless phone number for Texas motorists to use when reporting non-life-threatening situations on Texas roads and highways.

Customers of participating wireless companies – ALLTEL, Nextel, Cingular Wireless, and Verizon Wireless – can dial \*DPS (asterisk 377) free of airtime charges anywhere in Texas and receive roadside assistance for non-emergency situations. Similar to the DPS Roadside Assistance number, 1-800-525-5555, callers may quickly contact a DPS representative who will dispatch a State Trooper, other peace officer or appropriate assistance to the scene. Examples of when a motorist should dial \*DPS (asterisk 377) include: stranded with car problems, hazardous road conditions, or suspicious activity at a rest area. Calls to \*DPS are answered 24 hours a day, seven days a week, and are free of airtime charges courtesy of the wireless carriers. \*DPS is not intended to replace 911 as an emergency number; emergency calls should always be directed to 911. Although \*DPS is intended for non-emergency calls, any emergency calls reported to the \*DPS number will be handled by DPS operators, who would contact local law enforcement agencies for assistance. (Information courtesy of the Texas DPS and Texas Department of Transportation)

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## MOVIES IN THE PARK

- *All ages welcome*
- *Pre-registration is NOT required*
- *FREE*

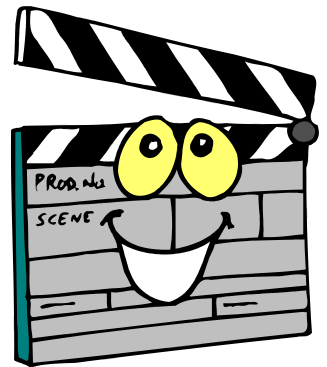
Bring the entire family out on **Friday nights** for Movies in the Park! We will be showing some of your favorite movies at Bob Jones Park (3901 N White Chapel Blvd). Participants are welcome to bring chairs or blankets. Staff will provide concessions at a minimal cost. Concessions open at 8:30 p.m. and the movie will begin at 9:15 p.m.

In the event of inclement weather, the movie will be shown indoors at Durham School cafeteria (801 Shady Oaks—around the back of the school).

### Bob Jones Park (Softball Complex Entrance)

Friday	9:15 p.m.	Free
June 13	Shrek the Third	
June 20	Nancy Drew	
June 27	Surf's Up	
July 11	The Water Horse: Legend of the Deep	
July 18	Bee Movie	
July 25	Zoom	
August 1	Teenage Mutant Ninja Turtles	
August 8	Daddy Day Camp	
August 15	Happily N'Ever After	
August 22	Enchanted	

*\*Movie titles are subject to change.*



***Don't want to wait for the mail?***

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Timarron Newsletter on the 1st day of  
each month at [www.PEELinc.com](http://www.PEELinc.com)



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## TOA Calendar

### Bent Creek Clubhouse

- June 3- Ladies Bridge 9-3:00pm  
 June 3- Highland Ladies 7-9:30pm  
 June 9- Womens Book Club Potluck  
 7:30 – 9:30pm  
 June 20- Couples Bridge 7-10:00pm  
 June 24- Pokeno RSVP Monica  
 @ 817-424-2455 6-10:00pm

### Wentwood Clubhouse

- May 30- Modification Submittal  
 deadline for next mtg, NOON  
 June 2 - New Construction/  
 Modifications Mtg 9:30am  
 June 13 - Modification Submittal  
 deadline for next mtg, NOON  
 June 16- New Construction/  
 Modifications Mtg 9:30am

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T	MEDIUM YELL	6	8	1

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# TIMARRON

## Masterworks Music Series

- All ages welcome
- Pre-registration is NOT required
- FREE

Spend Saturday evenings at Southlake Town Square listening to some of the area's greatest talents. Bring your own blankets and lawn chairs for a relaxing evening with your family. These events, in conjunction with the Northeast Tarrant Arts Council, are a great opportunity for you and your family to enjoy a wide variety of performing arts. No alcoholic beverages or glass containers are allowed.

### Southlake Town Square, Rustin Pavillion

Saturday	7:30-8:30 p.m.	Free
June 7	Skyline	Acoustic Rock
June 14	TX Gypsies	Classic Rock & Roll
June 21	Brian Burns	Texas Country
July 5	David Carr Jr.	Jazz Sax
July 12	Havana NRG	Salsa/Latin
July 19	Zack King	Classic Rock
July 26	Empty Pockets	Country Western
August 2	Kyle Hunt Band	Country Rock
August 9	Razzmajazz	Dixieland
August 16	Matt Ingram	Rock/Blues/Soul
August 23	Southlake Band	Swing
August 30	Corner Pocket	Sophisticated Jazz

## The Many Faces of Mood Lighting

Submitted by Kirsten Hanna

The term "mood lighting" usually conjures up images of candlelit dinners, soft tones and romance... but there are lots of moods! Typically, a space should have several lighting options to allow you to choose the combination of lights to suit a particular purpose, such as reading or having a dinner party. But beyond the tasks that lighting schemes enable, there are some distinct moods worth exploring:

\* Romantic – the classic of mood lighting... but let's dissect how it works. Soft lights at or below eye-level when seated are key – this is usually achieved with candles, but accent table lamps with a dimmer switch do the trick just as well. Warm tones in the orange family are especially flattering, and can be achieved by a combination of a low-watt bulb on a dimmer with a lampshade made of natural material.

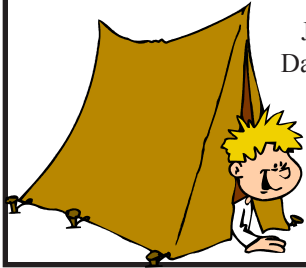
\* Conversant – So a few friends have come over for appetizers and drinks... what kind of lighting can get the party started? The number of people and size of the room impact how many watts you need, but the main tip is to beware of creating hot-spots. If there is a high-watt lamp next to a guest, turn it down or move it to the perimeter of the room – it is uncomfortable to be blinded every time you turn to speak to someone, and it takes the focus away from the conversation. Likewise, dark-spots with little light coverage leave people feeling... well, like they are in the dark.

\* Industrious – You have your "To Do" list, your stack of papers and your game-face on. Maybe it's time to tackle those bills, or just a healthy stack of magazines, but you're feeling industrious. Light it up! If you have a great view (great enough to distract you) pull those shades and turn up the task lighting.

When fluorescents are the only light source (like many offices and stores) they can cause headaches due to the constant, almost imperceptible flicker... but when combined with incandescents in a living space they can provide just the right amount of focused light to help keep you focused. A bright bulb can reflect off a computer screen, but a well-positioned desk lamp can help cut down on eye strain and help you finish in no time.

These are just a few simple tips to help you create the perfectly lit space. Because lighting is only a part of completed and finished 'look', do not forget to consider textures and colors as well.

## COLLEYVILLE FAMILY CAMPOUT



Join Adventure Team Outreach Father's Day Weekend for a Family Campout at McPherson Park, Jun 14th and 15th. For more information or to register, visit [AdventureTeamKids.com](http://AdventureTeamKids.com) or call (972) 741-9169. Pre-registration is required.



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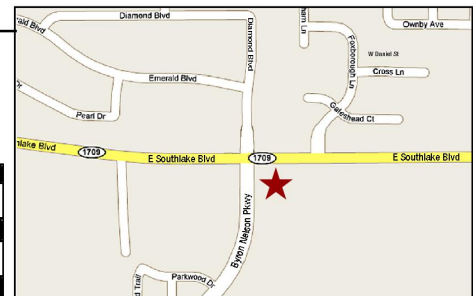
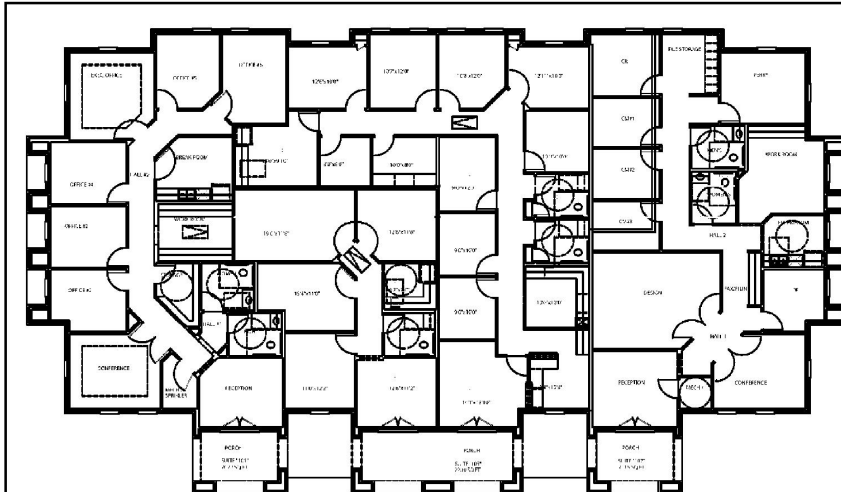
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## A Hyperactive Nightmare on Two Legs Does This Sound Like Your Child?

*Submitted by: Jeannette Quickenden S.A.C. Dip, MICHT, AADP*

Screaming fits, temper tantrums, hyperactive, letters home from school, lack of focus, antisocial and unacceptable behavior. Is your child? I so understand your situation. My young daughter can be a big pain depending on what she has consumed.

There could be a very simple solution to these behavioral issues. It is now widely accepted that food additives and delayed patterns of food allergies play an important role in causing learning and behavioral problems both in children and adults. A huge number of convenience foods contain a number of preservatives and colorants that have an adverse effect on some individuals, especially the young.

So what's the answer? Some suggest you cut out a whole range of foods and drinks such as all dairy products, yellow foods, junk food, all food with colorants, fried foods, soda and fruit juices for 2 weeks. You will then need to slowly reintroduce each of them and monitor any behavioral differences, but I know if I did this, my little one would be packing her bags and moving in with the neighbors.

I suggest the first step is to keep a food and behavior diary with time lines for 2 weeks to allow you to monitor what is drunk and eaten along with any personality changes. If you see a link between certain foods or drinks with a change in behavior, check all the ingredients and see if there is a common theme, then avoid, to a degree, foods

containing those ingredients. It would be a bit harsh saying your child can't eat birthday cake because of all the colorants, but you can do as I do and just think ahead and be prepared for the fallout.

Although every one is different the most common causes of food intolerance are colorants such as sunset yellow (E110), carmoisine (E122), tartrazine (E102), allura red (E129) and also products such as soda's, energy drinks and even those 'healthy' fruit drinks that contain lots of sugar.

Although it's hard it is to limit their favorite foods, it helps if once you have discover what might be affecting them try a similar alternative to their favorite munchie, but without those problem additives. Whilst this maybe time consuming it can be done. You will then need to educate them to avoid the 'bad' foods. If you are a busy parent or just need some help to put you in the right direction it is worth contacting diet and nutrition specialists. They can help by analyzing the diet and then going on a super market run with you to work out the 'good options'.

Now as the first option in fighting behavioral problems many parents and individuals are looking at what is consumed rather than opting for drugs as the only solution.

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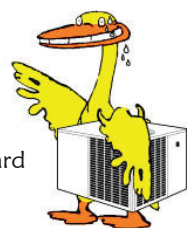
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Melissa Prior, Timarron  
Assistant Manager,  
for her one year  
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### Attention Teenagers

The **Teenage Job Seekers** listing service is offered free of charge to all Timarron teenagers seeking work. Submit your name and information to [Kepperson@principal-mgmt.com](mailto:Kepperson@principal-mgmt.com) by the 15<sup>th</sup> of the month!

**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.

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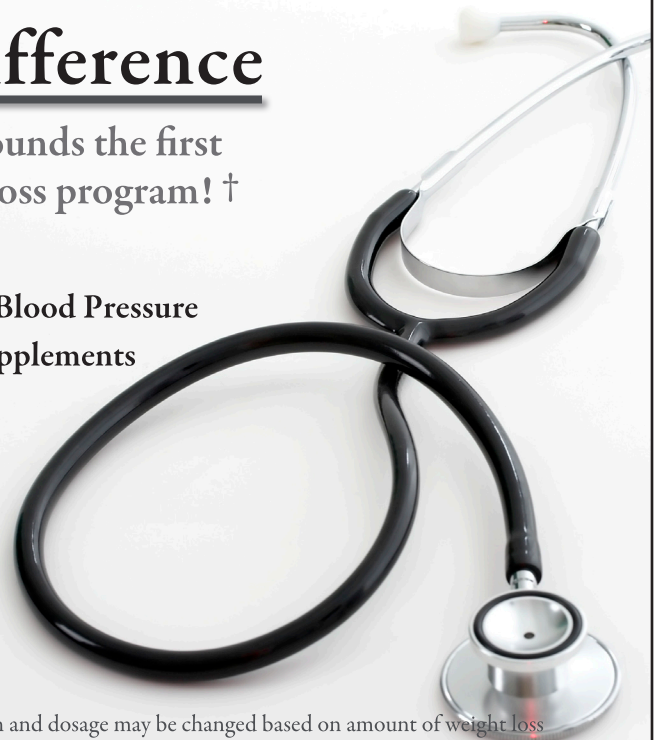
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Please support the businesses that advertise in the Timarron Community Newsletter. Their advertising dollars make it possible for all Timarron residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce 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](mailto:advertising@PEELinc.com). The advertising deadline is the 20th of each month for the following month's newsletter.



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- All ages welcome
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Fort Worth Astronomical Society members volunteer their time and telescopes to educate the public about the night sky. Star parties are excellent opportunities for those new to astronomy to ask experienced club members questions.

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## Meet Jennifer

DOB 2001

Too many kids start out life without being loved or nurtured. It often takes a while for these kids to learn to trust, to learn to open up and to get out of survival mode. Jennifer is a little girl in need of some one on one attention. Almost 7 years old, she loves to play in the dirt, ride her bike and catch frogs. She also enjoys watching cartoons, playing t-ball and taking baths. Jennifer is currently in kindergarten and she is working on learning how to write her name and read. She's always on the move and requires constant supervision. Jennifer is shy but she can also be very loving and affectionate. She craves individual attention and can be competitive with younger children for her caregiver's attention. Jennifer participates in therapy on a regular basis and is working on her social skills.

Jennifer needs to learn boundaries from a family with patience -- someone willing to let her develop and blossom in her own time.

For more information about becoming a foster or adoptive parent, please contact Tracy Eilers at [tracyeilers@adopttexas.org](mailto:tracyeilers@adopttexas.org).

*The picture is courtesy of Lucy Durfee, The Heart Gallery of Central Texas.*

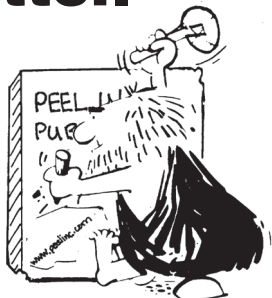
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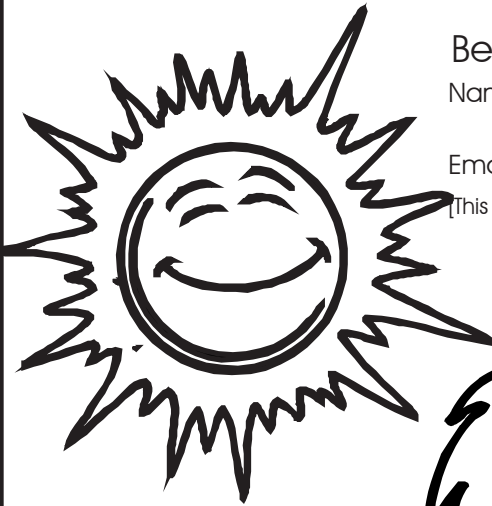
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## Easy Ways To Eat More Fruits And Vegetables



**Healthy Idea-There are ways to make produce stay fresh longer.**

(NAPSA)-From orange peppers and green spinach to purple plums and red watermelon, eating colorful foods could leave you as a picture of health.

The Centers for Disease Control recommends that everyone consume more fruits and vegetables. One reason is that eating a variety of colorful produce on

a regular basis provides a great source of vitamins, minerals and other natural substances to help protect against chronic diseases.

The good news is that in addition to being healthful and nutritious, fruits and vegetables can be easy to add to almost any diet. Try these tips:

- Add vegetables such as bell peppers, mushrooms or tomatoes to your omelet.
- Top toasted whole-grain bread with peanut butter and sliced bananas.
- Ask for more vegetable toppings and less cheese on your pizza.
- Add lettuce, tomato, onion and cucumber to sandwiches.
- Snack on vegetables such as bell pepper strips and broccoli with a low-fat ranch dip.
- Top a cup of low-fat yogurt with sliced fresh fruit.

### Saving Green On Your Greens

Of course, if you plan to eat more fruits and veggies, it could pay to also find ways to keep them fresh. Still, Americans throw away 27 billion pounds of produce annually because it has spoiled. That translates into about \$250 worth of wasted produce per person.

One solution is to use a product such as Produce Saver from Rubbermaid. The food containers can help consumers reduce food waste, save money and live healthier lives by keeping produce fresh up to 33 percent longer than traditional containers.

The line is designed with a vented lid that allows produce to breathe and a tray that elevates food out of moisture. Available at local retailers and grocery stores, it can be a smart and affordable way to incorporate more colorful fruits and vegetables into your diet. For more information, visit [www.rubbermaid.com](http://www.rubbermaid.com).

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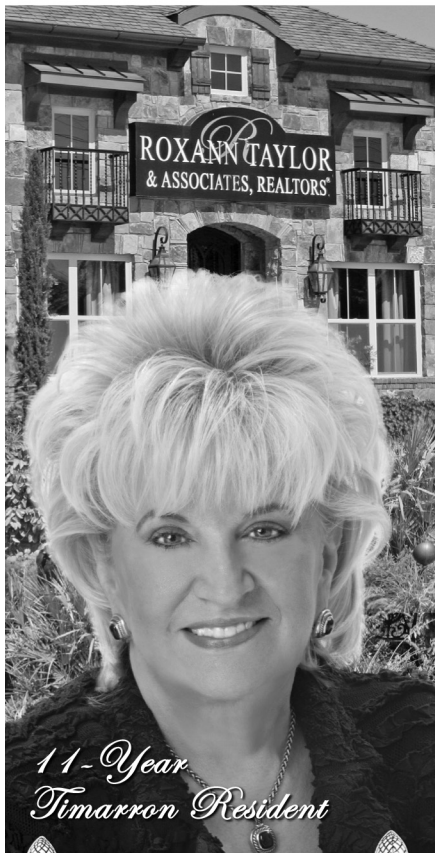
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601 Parkwood Dr	\$490,000
320 Silverwood Cir	\$507,000
185 Creekway	\$560,000
905 Aaron Way	\$630,000
702 Nelson Ct	\$845,000
1210 Strathmore	\$970,000

Statistics as reported by NTREIS as of May 16, 2008



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