

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

Yes, Timarron Kids, "There is a Santa Claus"

Not Available Online

Timarron Annual Holiday Lighting And Decor Contest

Winter holidays are here and the Timarron Community is holding the Annual Holiday Lighting and Decoration contest. Judging takes place the evening of Monday, December 8th or the next day if weather results in delays. So don't forget to have your lights on by 6:00pm for judging.

Interested in viewing pictures of 2007 holiday light winners? Go to Community Photos on the Timarron website at www. timarron-hoa.com.

ValleyCrest donates poinsettias for first place winners. Neighborhoods with more than one-hundred homes receive two first place awards. Runner-up and first place yards will also have a sign posted in their yard for everyone to see. Although beautiful to view, first place winners may not win two consecutive years. So let your creative side come out as 'tis the season!!!

DATE: MONDAY, DECEMBER 8th

TIME: 6:00 p.m.

HAPPY HOLIDAYS

from the Timarron Owners Association

Go Green Go Paperless

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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 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.

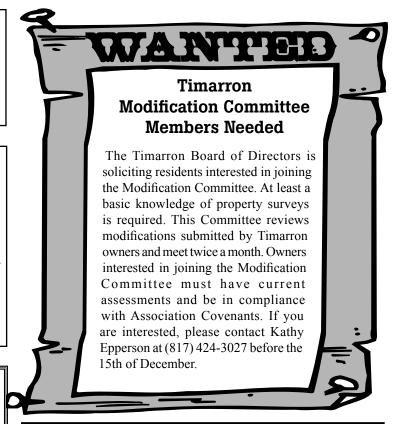
Mission Statement

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 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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Holiday Trash Pick-up Schedules

Neither Duncan Disposal nor IESI will pick up trash or recyclable material pick-up on Thursday, the 25th of December.

Unfortunately, the City of Colleyville and IESI do not announcement the rescheduled pick-up dates until the holiday week. We understand that this is extremely inconvenient for Timarron's Colleyville homeowners. Therefore, we will make every effort to send a mass email announcement through the Timarron website and Neighborhood Delegates when information is made available.

The City of Southlake and Duncan Disposal announced that pick-up is rescheduled from the 25th to Friday, the 26th of December. There is, also, no New Years Day pick-up. That pick-up is rescheduled to Friday the 2nd of January.

TOA Calendar

Bent Creek Clubhouse

December 2 – Ladies Bridge 9 – 3:00 p.m.

December 2 – Highland Ladies 7 – 9:30 p.m.

December 15 - Book Club Holiday Potluck 7:00 p.m.

December 19 – Couples Bridge 7- 10:00 p.m.

Wentwood Clubhouse

December 12 - Modification Submittal Deadline NOON

Please Leash Your Pets

We pet owners love our pets. They are part of the family. For this reason we ask that you please leash your pets when not secured in your home or within an enclosed fence. While pet owners may not understand it, some people fear animals. We are, also, in the winter months when it is dark and difficult to see roaming animals.

The last thing anyone wants is to experience the loss

of these family members. In addition, while you may have a friendly pet, someone else's animal may be leashed and less social. No one likes a squabble. Finally, it's the law. These laws are in place to protect you, your pet, and the neighbors. Please be considerate of others and leash your pets.

On-Site Office Closed for Holidays

The Timarron on-site office, at 700 Wentwood Drive, is closed the following dates for the holiday season: December 24th, December 25th, December 31st, and January 1st.

Happy Holidays from Melissa and Kathy!

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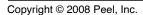




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817-226-0505



XTO Gas Lease Revenue Update

November 18, 2008

The TOA Board would like to take this opportunity to update each homeowner regarding the status of the XTO gas lease revenue and the necessary process for usage of these proceeds. Our two primary concerns regarding this revenue involve taxation and the possible ramifications to our not-for-profit status of our organization. We have addressed and resolved both of these concerns.

The first step was to lessen our tax liability. This will be accomplished by breaking the revenue into three separate payments that will be received over a 14-month span. The first payment will be received during the final quarter of 2008. The second payment will be received during the first quarter of 2009. The third, and final, payment will be received in the first quarter of 2010.

With the first payment The Board is discussing paying off the entire outstanding loan balance that was incurred when we installed the fresh water well earlier this year. We will use the remainder of the funds from the initial payment to address some much needed association projects that fall outside the category of capital improvements. With the second payment we will fully fund our reserve and capital improvements funds. With the third payment we desire to enhance our community and our amenities. This will include insuring that we have adequate: capital reserves, capital improvement fund, and current accounting cash flow. We plan on readdressing these issues to make the best use of these funds upon receipt of the third payment in early 2010, including keeping our homeowner's financial interests as a primary concern.

Should you have any questions or comments please contact our manager (Kathy Epperson), your delegates, or any TOA Board member.

Thank you.

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Neighborhood Highlight



Wyndsor Creek

Wyndsor Creek is home to 107 wonderful families and located at the corner off both Byron Nelson and Continental. One of Wyndsor Creek's residents is Juli Bledsoe. She was most recently elected to the Timarron Board of Director and holds the office of Secretary. As an original homeowner, Juli has acted as both a Neighborhood Delegate and served on the Landscaping Committee. Wyndsor Creek is, also, home to past TOA President Brighton Greene. If you follow the trails along a relaxing creek and watch wildlife through the trees, you are in for a relaxing journey through this Neighborhood



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Current Projects Happenin' in Timarron

- Crescent Royale Fountain The Crescent Royale Fountain at Byron Nelson and Villa Promenade was recently replaced. Please drive by this newly lighted fountain.
- Majestic Manor Fountain The Timarron Board awarded the Majestic Manor fountain repairs to a fountain contactor at their November Board meeting. These repairs will include vault sealing, new control panel, pipe leak repairs, fountain pond sealing, and much more. It is Timarron's intention to have the Majestic Manor fountain running as soon as possible.
- Signage The 2009 sign replacement is scheduled for February. Do you know of a missing or faded street sign? Please call the office and notify management.
- Bent Creek Pool Buildings Did you notice the Bent Creek pool buildings were recently painted and rotten wood replaced? The pool area will certainly look improved when the 2009 swim season starts.
- Wentwood Pool Surface Repairs The Wentwood pool is scheduled for pool surface repairs before the 2009 swim season begins.
- Entry Improvements The TOA Landscape Committee is reviewing proposals for the Byron Nelson and Continental Boulevard four-way stop. This intersection is the Landscape Committee's proposed 2009 landscape improvement project.
- Conner Lane Lighting The Board recently approved lighting repairs to the Conner Lane median. Work is anticipated to begin the first week in December.
- Queensbury Turn Gazebo Repairs The Board recently awarded the contract for repairs to the Queensbury Turn gazebo. Work is expected to begin the first week in December.
- Byron Nelson and Continental Boulevard Shrub Replacement Over the past few years, Timarron lost a number of shrubs along the main roadways of Byron Nelson and Continental Boulevard. Replacement of these missing shrubs, to fill replace dead shrubs, is scheduled for this winter.

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Colleyville

5201 Colleyville Blvd 817.788.0800

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Timarron Country Club

What are some of the celebrations you enjoy with your family? Birthdays and Special Anniversaries will most likely be top of the list, would they not? The same could be said of Timarron Country Club. We are about to celebrate one of those mile- stones in 2009 – the 15th Anniversary of Timarron Country Club. Some of you may be surprised that it's already been that long, and others may be surprised that it's only been 15 years. Either way – it's time to CELEBRATE!

We'd like to take a minute before we launch into our Anniversary Year and say a special thank you to our Founding Members. Long before many of your homes were built in the neighborhood, and long before the golf course was even green, our Founding Members were willing to invest in helping Timarron Country Club grow and expand as it has over the years. Fifteen years ago they were new to the area and arriving with their young families. And back then the Club didn't have the great Junior Programs as it does today. There was not a casual dining option, there was not a fitness center, and there were no meeting rooms!

But we did have a good golf course designed by Byron Nelson – to which some would say is now- at age 15 -beginning to show it's true wealth. We often will acknowledge "Lord Byron's" love of the game when he designed this golf course. And more importantly

his knowledge of what every golfer looks for when choosing a golf course to play. Today the course is more then just good – it's a great course, and highly ranked year after year by golfers in the area!

The first thing that comes to mind about the Course is how easy it is to sneak in a short round mid week, especially when the family schedule does not allow for Saturday play. For those of you that have not played the course, the Front Nine loops around almost like a three-leaf clover. You can walk out on a Tuesday and play three holes, or move on to play six if your time allows. I've known some members to play twelve, even eighteen holes on a weekday afternoon – all on the Front Nine – just watching the watch and keep going as long as daylight would hold.

One other attractive feature about the Course is the ease to walk the course. Which to the purest is The Only Way to play the game. There's a natural rhythm that walking adds – and for some, they feel more like a Pro! And for others, walking the course provides a quiet tranquility to help them leave the business world on hold for a little while and enjoy being with their friends and family. We heard one member say just this week it was golf that help "Restore" him so he could go on with the rest of the pressures life was passing his way. But then, that's what a Club has always been!

(Continued on Page 12)





2009 Assessments due January 1st

The Timarron Board has approved the 2009 Budget with an \$855 homeowner assessment. Assessment statements were mailed the 20th and 21st of November to the owner address in our records. This address can be different from the newsletter address as the newsletter is mailed directly to the physical property address. Please watch your mail as account assessments are due January 1st of each year and, this year, it is mailed in a white envelope with the Timarron emblem.

Please be sure to update your payment records and recognize the following lockbox address for assessment payments:

Timarron Owners Association, Inc. C/O Principal Management Group P.O. Box 60518
Phoenix. AZ 85082-0518

While ACH payments are convenient, the following criteria must be met to avoid online payment rejections:

- 1. Bank account holder's name should match the name we have for owner of record.
- 2. Address of property address should match account address.
- 3. Account number must match current account number.

Finally, for safety reasons the Timarron office does not accept assessment payments so please allow plenty of time for delays.

Please feel free to call the office at (817) 424-3027 to speak with either Melissa Prior or me with any questions.

Kathy Epperson

Timarron General Manager

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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>.



SOUTHLAKE

Street Tree Program

The Southlake street tree program is scheduled for January and February. Please watch for the program mailer as it is almost that time of year. Timarron asks that you help with trees on Timarron Common Property along right-of ways. There is no cost to homeowners as Timarron will reimburse you the expense 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. 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 Roundabout: White Chapel and Continental Boulevard

The Timarron Board sold a small portion of property at the southeast corner of Continental and White Chapel, for the City of Southlake Roundabout. During negotiations, Timarron and the City of Southlake addressed sidewalk locations as there is considerable pedestrian traffic and concrete barriers to minimize damage to Timarron's main entry signage. Once these matters were addressed, the Timarron Board sold this property and did not require the City to take the property through eminent domain laws.

Feed The Landscape . . . Not The Landfill! Recycle Your Leaves

The City of Southlake along with Duncan Disposal is pleased to announce that residents will now be able to recycle their leaves instead of sending them to the landfill. Duncan will be offering curbside leaf pickup for four Wednesdays this winter:

December 3 December 10 December 17 January 7 To participate, Southlake residents should place bagged leaves at the curb for collection on the appropriate collection days.

Bags should be physically separated, at least 10 feet away, from the location of regular solid waste set out for collection. Any type of bag may be used.

The City of Southlake is committed to responsible stewardship of the environment and is constantly looking for new ways to go green.

Mulch will be used at parks throughout the City. Help Keep Southlake Beautiful! Call 817-748-8311 for more information.

Southlake Christmas Tree Recycling

Each year, starting shortly after Christmas and continuing into January, residents are encouraged to drop off their live Christmas trees at Bicentennial Park to be ground into mulch. No artificial trees are accepted. All ornaments, stands and lights must be removed (metallic icicles are fine). For more information call 817-748-8311.







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6 Homes under contract

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Timarron Country Club- (Continued from Page 8)

The ClubCorp Credo describes it best: "We will be a haven of refuge and a home away from home for the genuine care and comfort of our Members and Guests. We establish traditions, build relationships and create lasting value by listening, learning and serving our Members' and Guests' expectations. We will provide the highest level of quality, personal service and recognition with a commitment to continuous improvement."

For Membership opportunities at Timarron Country Club, please call:

Susan Merrill Membership Director 817.421.7529

The Golf Course is Private Property

Please do not walk on the Timarron Golf Club's grounds or cart paths. And, especially, do not allow your pets to roam in this area. Timarron residents, the Timarron golf course property is private not owned by the Association. The last thing anyone wants is an injured resident or player.







Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at Peel, Inc. - Kids Club
311 Ranch Road 620 S Ste 200
Lakeway, TX 78734-4775

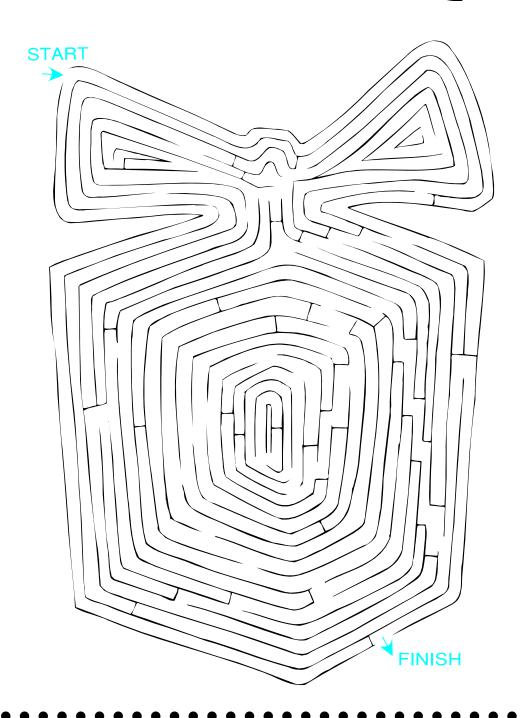
We will select the top few and post their artwork online at www.PEELinc.com. DUE: December 30th

Be sure to include the following so we can let you know! Name: (first name, last initial) Email Address: Age: [This information will only be used to notify you or your parents if your artwork was selected.] Merry Christmas

TM

TIM Kids

MATE CRAZE



Crime Tips During the Holidays

The holidays should be a time of joy, laughter and togetherness, but this jolly season can be tainted or even completely ruined by emergencies, disasters and crime. It is essential to be prepared for anything and take precautions to ensure the security of you and your loved ones during this time of year. Here are some tips to help keep the holiday season fun, festive and most importantly, safe.

Preparing a Dinner Party

Every year friends and family gather together for home made dinners and holiday parties. While these occasions should be a time to relax and enjoy the company of others, it is essential to take a few precautions that will help keep everyone secure and happy.

All food should be regularly monitored while it is cooking. One of the primary causes of household fires during the holiday season food items that have been left on the stove without being watched. An unsupervised dish may start to smolder and erupt into flames if it is left sitting on a burner for too long.

Another potential fire hazard during a dinner party comes in the form of lit candles that are placed in the living room or the dining room table. They are extremely easy to accidentally bump over, and even the smallest fire can spread quickly. Be very careful about where you put any candle, and try to avoid spots where children might easily reach them or knock them down.

All home owners should keep smoke alarms in every room of their house. They will give you the first indication of a fire on the premises, and can make the difference between a small incident that is easily managed, or a major catastrophe.

Decorating the House Safely

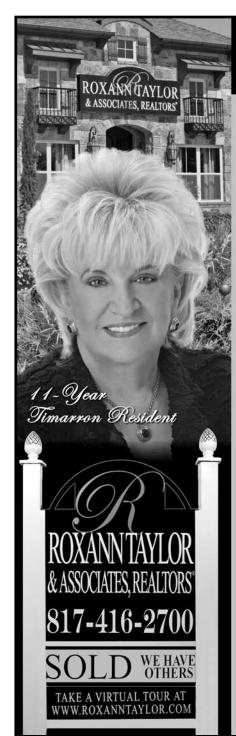
Putting up decorations on both the interior and exterior of your house can be a fun activity for friends and family, and leave your home looking brighter and cheerier. There are a few potential hazards that every person should be aware of while decorating, but by following a few safety guidelines you can protect yourself from harm.

Holiday lights brighten up homes and trees, but every year they are also responsible for hundreds of fires. Before stringing up a set of lights, always look through each one to make sure there are no broken bulbs and that the entire strand is in good operating condition. When mounting strings of lights outside, make sure you do not cut open the cord, or damage it so that the wiring inside is no longer protected. A string of lights that is not fully insulated should not be turned on for any reason. Use light strands that are in good condition, and only when someone is at home and can keep an eye on them. Always turn them off before leaving the house or going to bed.

Trees add a lot to the decor of any room, but live trees in particular can be a major fire hazard. Any real tree that is brought inside the home should be as fresh as possible and regularly watered to help ensure it does not get too dried out.

Whenever possible, choose flame resistant ornaments for your tree, mantel or any other part of your home as well. Keep the trees and other decorations away from small portable heaters, fireplaces or anywhere else where they may get too hot. The best way to avoid a fire is to take every step possible to prevent it.





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