

Inside TIMARRON

February 2009, Volume 3, Issue 2

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

City of Southlake Creative Cupids

Looking for a Valentines activity for a child ages 3 – 5? On Saturday February 7th from 10:00 a.m. – 2:00 p.m., participants will enjoy four hours of games, arts and crafts, and lots of surprises in a well supervised environment. Lunch, juice boxes and a special treat will be provided. Parents are not required to attend, but must sign-in and sign-out children.

The last day of standard registration is the 6th of February at 4:00 p.m. Limited space is available. For registration and additional information, please contact the City of Southlake Parks and Recreation Department at (817) 748-8203.



City of Southlake Sweetheart Dance

Once upon a time in the wonderful City of Southlake daddies, mommies, daughters, sons, aunts, uncles and grandparents dressed up and attended the Sweetheart Dance. There were fun activities for everyone to enjoy including dancing, photographs, crafts and yummy desserts!

So put on your princess dress or king's crown and join the City of Southlake for a magical evening! A dessert buffet will be served, so bring your sweet tooth. Limited space is available. For registration and additional information, please contact the City of Southlake Parks and Recreation Department at (817) 748-8203.

Ages: 2 – 12 years old

Date: Saturday, February 7th

Time: 7:00 – 9:00 p.m.

Cost: \$8 per person

Location: Parks and Recreation Staff
Eubanks Intermediate School

Registration Deadline: February 6th



Southlake Street Tree Program

It is that time of year and the Southlake Tree Program is here. Timarron asks Southlake residents to help with trees on Timarron Common Property along right-of ways. There is no cost to homeowners as Timarron will reimburse you the cost 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.

For additional information, visit www.southlakeparksandrec.com for program details & requirement. In addition, Southlake residents can purchase a tree online for the first time this year at the same website above. Trees are planted after February 28th or when all trees are sold, whichever comes first.

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.

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Go Paperless

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Visit PEELinc.com for details.



TIMARRON

Newsletter Information

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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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Colleyville Texas Junior Anglers

Enjoy a great day of FREE fishing for ages 16 and under!

Prizes

will be awarded. Poles and bait will be provided or bring your own. No registration required.

Date: Saturday, February 21

Time: 9:00 a.m. – noon

Location: Colleyville Nature Center

Price: FREE

For additional information contact the Colleyville Parks and Recreation office at (817) 503-1180.



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TIMARRON

TOA Calendar

Bent Creek Clubhouse

February 3- Ladies Bridge, 9:00 – 3:00 pm
February 24- Pokeno RSVP Monica @ 817-424-2455
7-10:00pm
February 27- Couples Bridge 7:00 – 10:00 pm
March 3- Ladies Bridge 9:00 - 3:00pm
March 20- Couple's Bridge 7:00 – 10:00 pm
March 31- Pokeno RSVP Monica @ 817-424-2455
7-10:00pm

Wentwood Clubhouse

February 3- Landscape Committee 6:30 pm
February 4- Communications Committee 1:30am
March 3- Landscape Committee 6:30am
March 4- Communications Committee 1:30pm

Pick up after your Pet

Timarron has such beautiful sidewalks, open areas, and lawns. Please not only pick up after your pet but properly dispose of the bag. Keep the property beautiful for everyone.



 **Ebert**
LAW OFFICES, P.C.



Will I have to give up my home and car if I file bankruptcy?

Not unless you want to. People who reside in Texas and need to file for bankruptcy are very fortunate. The State exemption for your homestead is almost unlimited and the other exemptions for your assets are very generous as well. In addition, if your vehicle is grossly upside down compared to the value and what you owe for it, you may have the option to do a cramdown and only pay what its worth and not what you owe. This can potentially save you thousands of dollars. Remember, the bankruptcy laws were enacted to help you. In most cases, we are able to wipeout all of your unsecured debts (credit cards, medical bills, signature loans, etc.) and allow you to only pay the secured debt (home, car, etc.) you want to keep. Our job is to relieve you of your debt burden and help you get a fresh start. The best way to understand this is to call for a **FREE** consultation at **817-268-2468** or visit our website at:

www.FtWorthbankruptcy.com



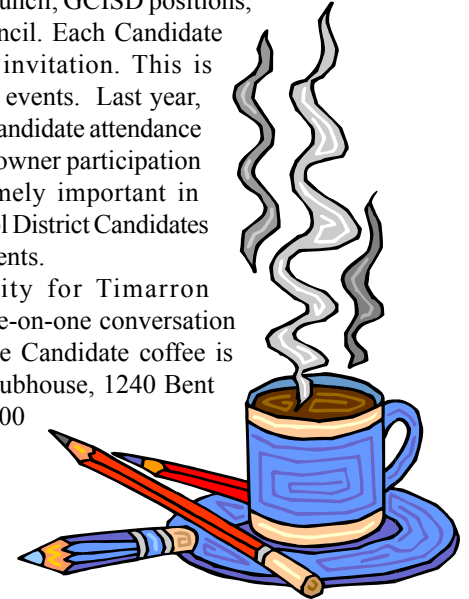
The Ebert Law Offices has been serving the DFW community for more than 30 years, and David and Carey have over 39 years of combined experience in the field of Bankruptcy Law

This firm is a debt relief agency as prescribed by the U.S. Bankruptcy Code.
We help people file for bankruptcy under the Bankruptcy Code.

City Candidate Coffee at Timarron

Timarron Owners Association is sponsoring a meet the candidate coffee for Timarron homeowners with candidates for Southlake Mayor, Southlake City Council, GCISD positions, and Colleyville City Council. Each Candidate will receive a personal invitation. This is different from city hosted events. Last year, Timarron received 100% candidate attendance at last year's event. Homeowner participation at these events is extremely important in introducing City and School District Candidates to their Timarron constituents.

This is an opportunity for Timarron homeowners to hold a one-on-one conversation with local candidates. The Candidate coffee is held at the Bent Creek Clubhouse, 1240 Bent Creek Drive, from 5:30 -8:00 p.m. on March 31, 2009.



DFW REAL ESTATE



Thinking of Buying or Selling?

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for your house in the timeliest manner.
Ask me about available discounts."*



WANTED

Egg Hunt Organizers Needed!

Are you interested in organizing a Timarron Egg Hunt from start to finish?

This is a great opportunity for our youth groups as well as our community service participants to get involved. Last year several hundred children attended this event.

If you are interested in volunteering for this fun community event please contact the Timarron office at (817) 424-3027.



Timarron Facilities Committee Members Needed

The Timarron Board of Directors is soliciting residents interested in joining the Facilities Committee. The Facilities Committee gathers information and makes recommendations to the Board of Directors concerning specific issues or areas of interest. This Committee seeks bids for and oversees large capital projects of over \$1000.

If you are interested, please contact Kathy Epperson at (817) 424-3027.

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- Guide Dog Puppy Raiser
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Renee McGinnis

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TIMARRON

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.

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 as they are considered a violation. A third-party vendor is again placing notices on doors and mailboxes regarding address curbing. This vendor is not affiliated with Timarron or any governmental agency.

Crescent Royale

Front Yard Landscape Concerns

Are you a Crescent Royale homeowner with front lawn maintenance concerns? Call the Brickman line at (817) 488-6969. This message line is checked weekly and concerns are addressed the following week.

Please leave a message on this landscape line if you want your Crepe Myrtles cut down in March. Regular full-time landscape service returns at the end of March.

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. They do not perform lighting and irrigation maintenance. While Brickman takes responsibility for actions resulting from their services, please leave a message on the landscape line within 14-days after damage or it is less likely that Brickman can confirm that they caused the damage.



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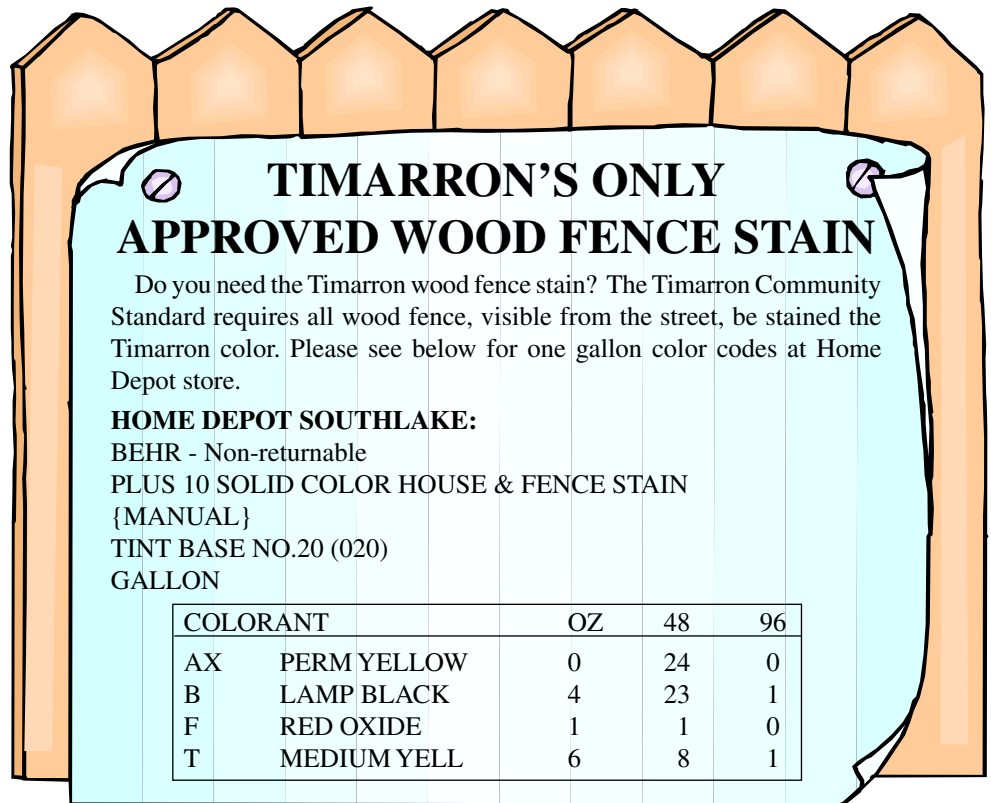


White Mailbox Numbers And Crescent Royale Mailbox Numbers.

Do you need white, 2-inch mailbox numbers? We tried everywhere in town and the only place we found to assist us is Identitec. If you need white, 2-inch mailbox numbers, Identitec charges: \$10 + tax to make and install your mailbox numbers.

Crescent Royale homeowners have mailboxes that require two sets of numbers. Identitec will charge \$20 + tax to make and install new mailbox numbers for all of you.

The catch? They require a \$28 minimum order. So get with a neighbor and order your mailbox numbers today.



TIMARRON'S ONLY APPROVED WOOD FENCE STAIN

Do you need the Timarron wood fence stain? The Timarron Community Standard requires all wood fence, visible from the street, be stained the Timarron color. Please see below for one gallon color codes at Home Depot store.

HOME DEPOT SOUTHLAKE:
 BEHR - Non-returnable
 PLUS 10 SOLID COLOR HOUSE & FENCE STAIN
 {MANUAL}
 TINT BASE NO.20 (020)
 GALLON

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

WHITEGLOVE HOUSE CALL HEALTH



Why incur unnecessary healthcare expenses?

These days, the total cost for you to get routine medical care can be more than \$100 per visit, not to mention the time and hassles. And, should you need care after hours, you could be faced with very large surprise bills. At WhiteGlove, we think there is a better way - we offer a new choice in routine medical care where you enjoy a higher quality experience that costs you less. And the best part - we come to you at home or work, 7 days a week, 8am to 8pm!

	WhiteGlove Visit	Primary Care Visit	Urgent Care Visit	Emergency Room Visit
Visit Fee	\$35	\$25	\$100	\$200-\$750
Rx ¹	\$0	\$25	\$25	\$25
Incidentals ²	\$0	\$50	\$50	\$50
Total Visit Cost	\$35	\$100	\$175	\$275-\$825

¹ WhiteGlove provides most of the generic medications that we prescribe on your visit for no-cost.
² Incidentals include foods/beverages, over-the-counter remedies, gas, parking, child care, etc.

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Check out our special offer for new members:
www.housecallhealth.com/offer

NOT AVAILABLE ONLINE

Wanted For Fun & Participation

Are you interested in Pokeno?

The Pokeno Group meets from 7 – 10 pm on the last Tuesday of each month. For additional information, contact Monica at (817) 424-2455.

Do you enjoy playing bridge and have a partner?

The Couples Bridge Group is looking for new members. The bridge group meets on the 27th of February and the third Friday all other months. For additional information, contact Rich Lyle at (817) 251-6633.

Personal Classifieds

ELLIPTICAL MACHINE - Horizon RE 7.6 for Sale for \$399.00. Bought from Sears for \$650.00 and barely used. Please call Gladis or Biju at 817-421-4082 if interested.

BRAND NEW: AT&T CELL PHONE-Samsung Blackjack II. This is the newest one out. Original Cost \$329. Will sell for reasonable offer. Call 214-274-5990.



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May God Bless.



NEIGHBORHOOD HIGHLIGHT

Wyndor Grove

Wyndor Grove is home to two new Neighborhood Delegates, Marial Yumul and Lois Day. These two ladies have jumped in with both feet. Wyndor grove is, also, home to an Association playground, pool, tennis courts, TOA on-site office, Halloween Parade, and a great place to view 4th of July fireworks. This 107 home Community is the highest altitude in Timarron. From the manager's office you can see miles away, including the Dragon and GCISD Stadium Lights. Thank you to the Wyndor Grove homeowners in everything they do for the Timarron Association and the owners.



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TIMARRON SPRING GARAGE SALE

Turn your unused items into cash! Simply place balloons by your mailbox or gate when you want to be open for shoppers.

Timarron is posting advertisements in the Journal publications.

PRESALE NIGHT: Your fellow residents will be able to preview the merchandise on Thursday, April 16th. Place your balloons outside between 4:00-7:00 PM if you are ready get an early start.

AFTER THE SALE: You can donate what is left by calling a charity of your preference to pick up your items and receive a tax receipt. Here are some places that would be happy to receive your clothing & household items in good condition:

The Second Glance Resale Shop - Benefits the Open Arms Shelter.
817-909-8765 (ask for Albert or leave a message)

The Arc of Texas - Support people with disabilities. 817-624-7001

Graceful Buys & Touch of Grace - Support food pantries and housing for the needy. Clothing and small items must be taken to their donation station in Grapevine. They will pick up furniture and working appliances. 817-305-4673

Note: Timarron only has a single spring and fall garage sale for one weekend only. Any other garage sale is against CC&R policy.

**Friday & Saturday, April 17th & 18th
9:00 AM - 4:00 PM**



Now more than ever, people with vision problems, the environment, our senior community, our youth and the disadvantaged around the world need your help. You can make a difference. By participating in our local Lions club, you can help meet pressing needs in our community and around the world.

According to the World Health Organization, the eyesight of one-in-four people worldwide can be improved through the use of corrective lenses. In some developing countries, an eye exam can cost as much as a month's salary. Many times, there is only one eye care physician available to service several hundred thousand people. A dramatic difference can be made in the life of a child or adult simply by donating a pair of unwanted eyeglasses.



Please stop by the Timarron Association Office at 700 Wentwood Drive to drop off glasses in the Donation Box on the first floor.

**Recycle for Sight
Donation Box**



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Join Us As We Explore Two Culinary Adventures This Year...

TUSCANY

Join us as we travel to Italy next fall for a total immersion in to the foods and wines of Tuscany. Ecco La Cucina offers an insider's view to Tuscany through hands-on cooking classes, wine tours and tastings, and excursions into the countryside and hill towns. Located in the heart of Tuscany near Sienna, guests stay in a restored 17th century villa on a lovely estate in the rolling hills of Tuscany.

8 Days/ 7 Nights
September 26 - October 3, 2009.

EDINBURGH

Join our 2nd Culinary trip with Darren McGrady, former Private chef for Princess Diana... as we tour the Palace of Holyroodhouse and Glamis Castle, experience the Military Tattoo, Her Majesty's Yacht Britannia, private cooking demonstration by the Chef, and more... Limited number of participants...

7 Days/ 6 Nights
August 6 - 12, 2009

Call for Details (817) 657-9866 • kdawson@southlake-travel.com

MAKE YOUR OWN CANDY FOR VALENTINE'S DAY!

Valentine's Day is Thursday, February 14 ... and it's a really really big holiday! According to the Greeting Card Association, an estimated one billion valentine cards are sent each year, making Valentine's Day the second largest card-sending holiday of the year. Since many folks give candy along with their cards, this year you might have fun making your own candy. Put some pieces of homemade white divinity in a clear bag tied with a red or pink ribbon, and your gift is sure to generate sweet thoughts (and probably some hugs and kisses as well)! There are many recipes for divinity, all fairly similar; so pick one from your favorite cookbook or Internet site, and start cooking. It's easy to make; and if you're a WeightWatchers member, this candy won't sabotage your good efforts—it's only one point per piece!

Divinity

2 egg whites • 1/2 cup water
1/2 cup light corn syrup • 2 cups white sugar

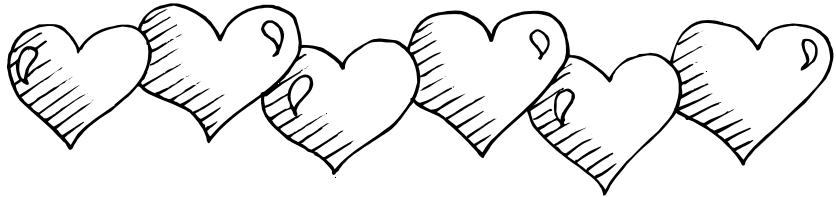
MIX together water and corn syrup in a heavy pan, and bring to a boil. Add sugar and continue boiling until dissolved. Continue cooking over medium heat, without stirring, to the hard-ball stage (about 250° on a candy thermometer).

WHILE syrup mixture is cooking, beat egg whites in a large bowl until they just hold their shape. When the syrup is ready, pour it slowly over the egg whites in a steady thin stream, whipping slowly at the same time. Do not scrape pan.

BEAT candy mixture until candy can be dropped onto waxed paper into pieces that hold their shape. (This can take a while.)

YIELD: 40 pieces (about 1-1/2 pounds of candy)

WeightWatchers Points: 1 point per piece



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1308	Regency Ct	\$699,000
508	Villa Crossing	\$744,800
700	Nelson Ct	\$750,000
206	Brookview Ct	\$767,700
1230	Strathmore Dr	\$825,000
1312	Byron Nelson Pkwy	\$915,000
1514	Byron Nelson Pkwy	\$1,040,000
1708	Byron Nelson Pkwy	\$2,500,000

Statistics as reported by NTREIS as of January 20, 2009



**628 CHANDON CT
CRESCENT ROYALE, \$418,800**



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