

# Inside TIMARRON

May 2009, Volume 3, Issue 5

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

## TIMARRON POOL HOURS SUMMER 2009

*Both pools open Saturday, May 23!*

Last day of school for Southlake is June 5th:

Due to the number of pool users on the last day of school for Southlake residents, both the Bent Creek and Wentwood pools will have lifeguards and be available for use on the 5th of June. For safety reasons, TOA will not authorize any pool parties at the Wentwood pool on that day.

### **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:

**Tues., May 27th to Fri., 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 and maintenance. Use of the Wentwood pool is prohibited when lifeguards are not present as it is a violation of State Statutes since 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 27 – May 29): 4:00 p.m. – 8:00 p.m.

Weekdays (beginning June 1): 10:00 a.m. – 9:00 p.m.

**CLOSED TUESDAYS**



## Timarron Kids: Are You a Swimmer?

The Timarron Tigersharks and Coach Murphy return to the Bent Creek Pool this summer. For more information on the Tigersharks Swim Team and Swim Lessons, go to [www.timarrontigersharks.com](http://www.timarrontigersharks.com).

### **Enrollment Location:**

Bent Creek Clubhouse  
near the Bent Creek Pool  
1250 Bent Creek Drive  
(just South of Continental)  
Southlake TX 76092

### **Final Enrollment Date:**

Saturday May 9th  
10:00 am to 12:00 noon

If you missed the three enrollment dates, please go to the Tigersharks website at [www.timarrontigersharks.com](http://www.timarrontigersharks.com).



## Go Green

Sign up to receive *The Inside Timarron Newsletter* in your inbox. Visit [PEELinc.com](http://PEELinc.com) for details.

## 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 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*

## 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](mailto:advertising@PEELinc.com). The advertising deadline is the 20th of each month for the following month's newsletter.

## 2009 Capital Projects

The following items are budgeted and assigned to Timarron Committees for the 2009 Year:

Entrance Signage – Repaint  
Cascades lamp and Sign Posts  
Wrought Iron Fencing – Repaint  
Wentwood Pool Repair  
Bent Creek Wading Pool – Paver Replacement  
Bent Creek Pool – Entry Arbor Replacement  
Bent Creek Clubhouse – Pillar Replacement  
Fitness Center – New Weight Machine  
Trash Cans and Benches – Addtl and Repaint Existing

## Tennis Lessons for Timarron Kids

Timarron has Board-sanctioned beginning tennis lessons for Timarron kids ages 4-12 years old, at the Bent Creek Court. Lessons are planned for afternoons. For more information, contact Tongoona Fungai @ 402-730-5778



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## COMMUNITY HIGHLIGHT

### Dynamic Women's Network Fair

Greater Southlake Christian Women's Connection proudly presents one of many new events to be held at Timarron Country Club. Thursday, May 21, we kick off the first ever Dynamic Women's Network fair. This includes shopping, networking and lunch with friends from 11-2. Local businesswomen will host tables to show and sell their products and services. The fair will be open from 11-12, followed by a luncheon and presentation by Fashion Accessory Consultant, Kerrie Oles and her inspiring message, "Freedom and Fashion" transforming your wardrobe with a new identity. Exhibits will re-open for continued shopping from 1:00pm-2:00 pm. All this for only \$16.00! We will accept donations of women's toiletries on behalf of this month's service project recipient, Safe Haven of Tarrant County.

For reservations (by May 18, please) call Judy @817 488-3202 or by e-mail at OUR NEW ADDRESS, [dynamicwomennet@yahoo.com](mailto:dynamicwomennet@yahoo.com).

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## Cell Phones, Horses and Buggies

*By Suzanne M. Carter, Timarron Homeowner*

Before I had kids I used to dread driving through school zones. As soon as I saw the flashing lights I would put on my 'holier than thou' attitude and think, "how dare they slow me down! Don't they know I have important places to go?" I would reluctantly but firmly slam on the brakes and force my car into a twenty mile per hour crawl. Then I would fume during that one mile stretch that seemed always to last at least fifty miles. "How often do you ever even see any kids while driving through school zones anyway?" I would think. Usually they were safely tucked away on the bus, or in their parents' cars – not many kids walked to school anymore, or so it seemed to me. It was not that I disagreed with the school zone regulations, of course, hitting a child would top the list of absolute worst things I could ever imagine happening. But, nevertheless, the school zone speeding law used to feel so.....irrelevant. I knew enough to be on the lookout through this area anyway, so why were they imposing this law on me also?



Now that I am one of those parents brining my children to Old Union Elementary every day I feel differently. In fact, I've come to enjoy all school zones. When I see the fast approaching blinking



lights of the school zone it is as if I've been given a two-minute respite from my busy life. I've found that you can actually see people's faces as their cars inch along and usually they will smile at the other passers-by. I feel as if time has suddenly taken a catnap. Everything moves at Old World speed. I imagine the cars as horses and buggies. Everyone easily maneuvers through lanes and medians without fear of collision. Sometimes I am almost sad to see the "End School Zone" sign appear. Suddenly I have to return to the hectic pace I had just gotten a reprieve from- and sometimes I am just not ready to leave that slow-motion world.

The Southlake City Council recently decided to ban cell phones in school zones. This decision, I am sure, would really irk my 'old self' tremendously, who would see the ban as some kind of violation of right to free speech or some sort. However, the new me, the one who has come to enjoy being reminded of the important things in life, thinks that banning cell phones will make our school zones a kind of utopia – a world where we are reminded to live in the present – a world where our children are the most important things in the world - a temporary silence in the midst of a chattering frantic world.



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## NEIGHBORHOOD HIGHLIGHT

### Bryson Square

Bryson Square is home to many important people in Timarron. Board of Director Chip Reid, Delegates Lori Anderson-Stokes and Wendy Lehane, and 81 wonderful families. Situated by Rockenbaugh Elementary, it has many sidewalks for children to walk to school. Bryson Square has one entrance and is very quiet with low traffic. The multiple wooded areas and cul de sac's on the three streets making up the neighborhood, allow children to explore and play very safely. Because Bryson Square covers such a small area, the neighborhood remains a very close knit community with block parties, holiday gatherings, and daily conversation.

So far we have covered: Brenwyck, Bent Creek, The Highlands, Wyndors Creek, Wyndors Grove, Clubhouse Estates, Crescent Royale, Warwick, Huntley Manor, and Bryson Square. Still to cover are: Northwood Park, Glendover, Eagle Bend, Bent Creek Estates, Chadwick Crossing, Stratmore, Clubhouse Estates, and The Cascades.

If you would like to write the Neighborhood Highlight for your Neighborhood, please send the article including pictures to [kepperson@principle-mngt.com](mailto:kepperson@principle-mngt.com). Make the subject newsletter neighborhood highlight your neighborhood. Be sure to mention if you would like credit for writing the article or not.

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# TIMARRON

## 2010 ASSESSMENTS

Timarron annual assessments are due January 1<sup>st</sup> each year. And every year some Timarron homeowners receive late fees and penalties on their account due to late payment receipt. In fact, some homeowners still mail payments to a previous management company. If coming up with additional funds during the holiday season is difficult for your family, feel free to send in advance payments for your assessment account on a periodic basis.

The following lockbox address is for Timarron assessment payments:

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

Make checks out to "Timarron Owners Association" and be sure to include your account number on the memo line. For safety reasons, the Timarron office does not accept assessment payments so please allow plenty of time for mailing delays. For additional information regarding assessments and other Association questions, contact the on-site office at (817) 424-3027.

## Crescent Royale Front Yard Landscape Schedule

Monday – Wednesday	Detail Service
Thursday, Friday	Mow Service
May 11, 12	Flower Fertilizer
May 18, 19	Turf Fertilizer
May 25	No Service
June 15, 16	Flower Fertilizer
June 22, 23	Shrub Bed Fertilizer

Brickman is currently servicing Crescent Royale front yards. If you are a Crescent Royale homeowner with front yard landscape concerns, please leave your name, address, phone # and service request or question on the Crescent Royale line at (817) 488-6969. Management pulls messages periodically throughout the week and Brickman addresses concerns the following week.



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**(NEW CLIENTS: PLEASE PRINT NEATLY AND COMPLETE ALL LINES TO BETTER SERVE YOU! )**

**Timarron Addition** \_\_\_\_\_

**Name** \_\_\_\_\_

**Street Address** \_\_\_\_\_

**City** \_\_\_\_\_

**Phone Number** \_\_\_\_\_ **Circle one: NEW / EXISTING CLIENT**

**Existing clients will automatically be renewed unless cancelled in writing**

**(Return the bottom portion with your check)**

## CRIME TIP

Spring Cleaning? Prevent ID Theft by following BBB advice on what to keep and what to shred.

Spring is here and now is a good time to rid the house of paperwork that has accumulated over the past year. Better Business Bureau (BBB) warns that, when it comes to reviewing and cleaning out financial records, failing to shred sensitive documents can put everyone at risk of ID theft. Last year alone 8.1 million Americans became victims of ID theft resulting in the loss of \$45 billion according to a 2008 report from Javelin Strategy and Research. The report notes that, contrary to popular belief, only 12 percent of ID theft is perpetrated online. The vast majority of ID theft occurs when the thief has direct contact with the victim's personal information such as through a stolen or lost wallet, or by rifling through the victim's mailbox or trash. "When people think of ID theft they almost immediately focus on hackers and online security," said Steve Cox, BBB spokesperson. "But the truth is most ID theft happens when people have failed to secure or properly destroy important financial information including paper documents, IDs and credit cards." Properly destroying sensitive personal and financial documents is a key step in prevention and BBB offers the following guide on when to shred the following documents:

### *Canceled checks:*

Canceled checks with no long-term significance for tax or other purposes can be destroyed after one year. However, canceled checks that support tax returns, such as charitable contributions or tax payments, should be held for at least seven years – long enough to cover the six-year tax assessment period. BBB advises that consumers indefinitely keep any canceled checks and related receipts or documents for a home purchase or sale, renovations or other improvements to owned property, and non-deductible contributions to an Individual Retirement Account.

### *Deposit, ATM, credit card and debit card receipts:*

Consumers should save credit, debit, and ATM receipts until the transaction appears on their statement and they have verified that the information is accurate.

### *Credit Card and bank account statements:*

Credit card and bank account statements with no tax or other long-term significance can be discarded after a year; remaining statements should be kept for up to seven years. If a consumer receives a detailed annual statement, they should keep it and shred the corresponding monthly statements.

*(Continued on Page 10)*

## **SUPER SUMMER ! ENROLL NOW**

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## Timarron Vandalism

School is almost out and April is ending. Please speak with your teenagers about vandalism before it happens. Each year Timarron spends thousands of dollars to repair or replace amenities due to vandalism. This year alone there was damage to medians and open areas from vehicles and golf carts; paintballs damaged street signs, brick, and entry signage; and cars hit trees. Vandalism typically occurs during the summer and school holidays. Timarron files police reports for every act of vandalism.

Last year, Timarron hired a guard to drive the Community periodically for extra set of eyes on your Association assets. The same company is coming out this year. Help reduce vandalism in your Neighborhood by simply talking with your children and children's friends. Please speak with kids now before they have too much time on their hands and get in trouble for what they believe is innocent play.



## Burglary of Motor Vehicles

### Do You?

- Leave your vehicle unlocked over night in your own driveway?
  - Leave valuables in plain sight in your unlocked or locked vehicle overnight in your own driveway?
  - Leave garage door openers in your unlocked vehicle in your own driveway overnight?
  - Pay attention to strange/suspicious sounds during the night?
1. Unusual amount of dog barking near your house or driveway
  2. Glass breaking
  3. Doors closing at an unreasonable time of night
  4. Voices near your house or driveway
  5. Unusual or suspicious persons/vehicles in your neighborhood

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# TIMARRON

## **Crime Tip-** (Continued from Page 8)

### *Credit Card contracts and other loan agreements:*

Credit card contracts and loan agreements should be kept for as long as the account is active in case the consumer has a dispute with their lender over the terms of the contract.

### *Documentation of a purchase or sale of stocks, bonds and other investments:*

Investors should retain documentation of a purchase or sale for as long as they own the investment and then seven years beyond that time. Monthly retirement and monthly investment account statements can be shredded annually after being reconciled with the year end statement.

## **Be Conscious near Schools**

Please be careful when parking and waiting for your children to leave our local schools. It is difficult to pull into neighborhoods when vehicles are parked on the side of the street. Drivers' eyes focus too easily on the vehicles as opposed to children riding bicycles, scooters, or walking on nearby sidewalks. Kids do not realize the number of things drivers must watch and think cars will stop. In addition to these concerns, if you are parked on a yard next to the curb, you may be damaging irrigation and grass. Thank you.

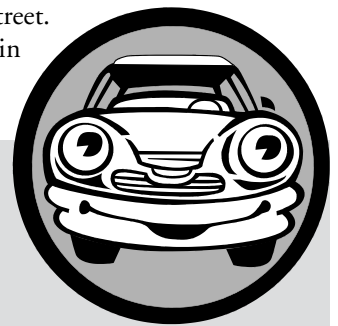
## **Visitors and Parking**

The Timarron Covenants prohibit on-street parking in Timarron. However, abiding by this Covenant is more challenging for homeowners who have overnight guests. Regardless of whether you or your guests inadvertently park on the street, please make sure drivers remove electronic devices, garage door openers, and **LOCK THE DOORS**. The last thing anyone wants is to file a police report on a holiday weekend.

The Timarron parking regulation is in place for many reasons, and one of those reasons is to allow out-of-place vehicles to stand out. While parking on the street is not against City regulations, a homeowner may better notice a vehicle parked on the street and make note of a license plate or vehicle description if there are no other vehicles on the street.

This can assist law enforcement in apprehending burglars or vandals. Have a safe Memorial Day!

**REMEMBER:**  
*Lock Your  
Car Doors!*



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Call Susan 817-416 9421

**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)

**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 [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

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## 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.

## Peel, Inc. Printing & Publishing

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## WATCH OUT!!

Timarron has an extensive amount of pedestrian traffic. Many of the sidewalks require crossing over main roads and neighborhood streets. Please drive cautiously through the streets and **WATCH OUT** for children, walkers, joggers, bike riders.

## You and Your Credit

Now, more than ever, people understand the importance of good credit and their credit score. This monthly series, 'You and Your Credit', will provide insight to the credit industry, do's and don'ts of managing your credit, items that impact your credit score, and how to improve or restore your credit rating should it go bad.

First, and foremost, **KNOW WHAT IS IN YOUR CREDIT FILE**. Credit bureaus make millions of dollars a year selling your credit file. The credit bureaus are publicly traded companies that sell information about you and your credit. Companies use this information to determine if you are worthy enough to obtain a loan, what your interest rate is on that loan, if you qualify for a job, what insurance product and rate you qualify for, etc.

Unfortunately, the information in your file is not verified as accurate before it is sold. In fact, the three credit bureaus, Transunion,

Equifax, and Experian, have amassed a record on consumer care that says, "We don't care." In 2000, the bureaus jointly paid \$2.5 million to the FTC for blocking millions of phone calls from consumers. In 2003, Equifax was fined again because they still hadn't hired enough people to answer calls. In 2005, after new federal laws provided consumers the ability to obtain a free credit report, Experian was levied a fine of just under \$1 million for marketing credit bureau reports through a website that automatically charged consumers for an \$80.00 credit monitoring service. Then, last year, Transunion paid \$75 million to settle a class-action lawsuit over the sale of consumer data for marketing purposes.

So remember, knowing what is in your credit file is the first step toward managing your credit effectively.

Mike Wileman, Timarron Homeowner

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# - Kids Stuff-

Section for Kids with news, puzzles, games and more!



Not Available Online

This information was provided by KidsHealth, one of the largest resources online for medically reviewed health information written for parents, kids, and teens. For more articles like this one, visit [www.KidsHealth.org](http://www.KidsHealth.org) or [www.TeensHealth.org](http://www.TeensHealth.org). ©1995-2006.The Nemours Foundation



## 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, Suite 200  
Lakeway, TX 78734

We will select the top few and post their artwork online at [www.PEELinc.com](http://www.PEELinc.com). DUE: May 31st

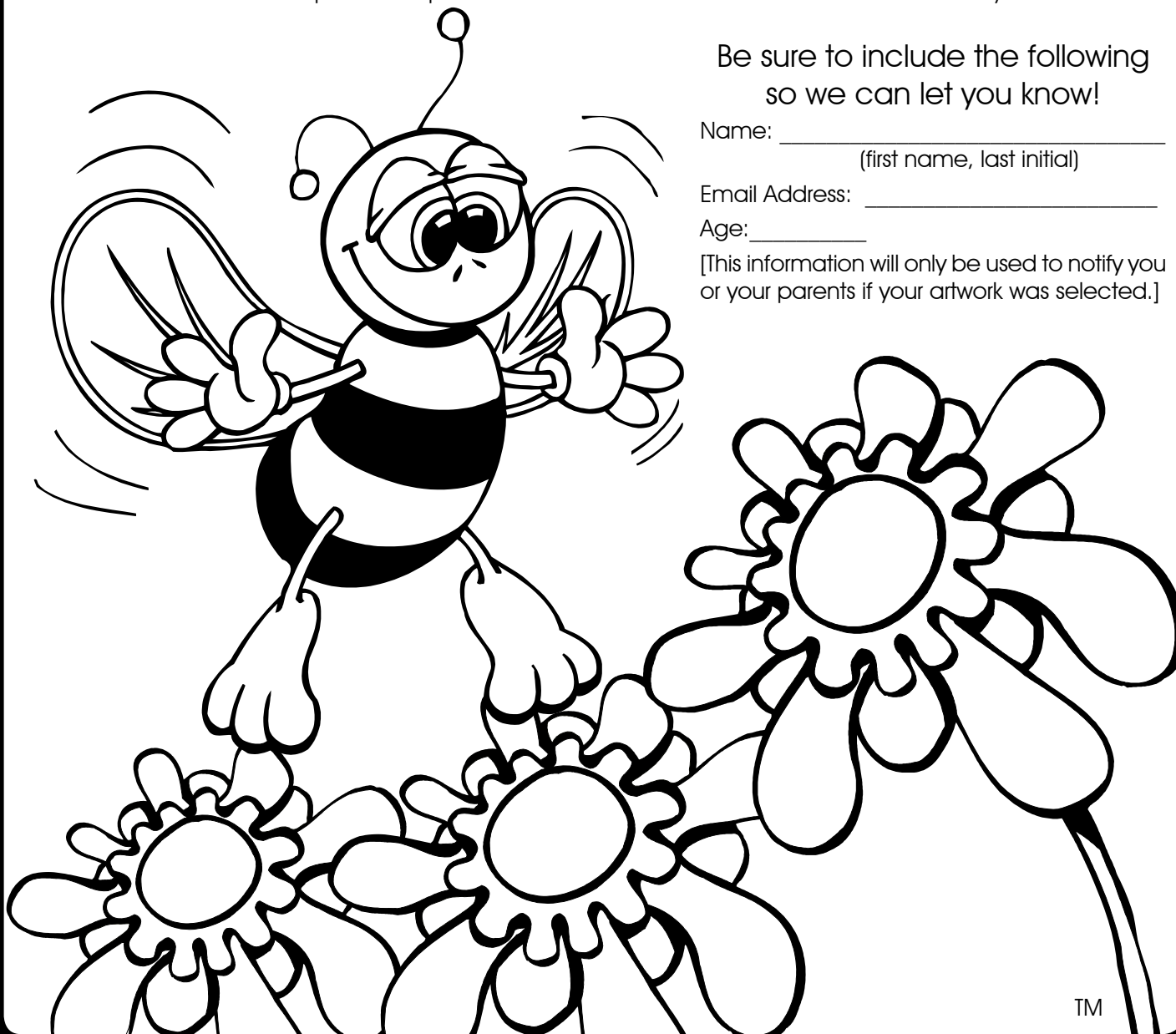
Be sure to include the following  
so we can let you know!

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.]



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## Severe Weather Information

Colleyville Residents are crediting Colleyville's CodeRED emergency notification system with saving lives and preventing injuries during February's severe weather according to the city web site.

CodeRED is an ultra high-speed telephone communication service for emergency notifications; it has the capacity to dial 50,000 phone numbers per hour. The web site also says the storms of Feb 10th, the city launched the Code RED alert at 8:12pm; all calls were completed by 8:38pm. The CodeRED system can deliver a pre-recorded message when the phone is answered - whether by a person or by an answering machine or voicemail. The system will attempt to connect to any number three times. However the system does require a voice response before playback of the recorded CodeRED message. Simply saying "hello" is enough to start the playback, as is a recorded voicemail message on an answering machine or cell phone.

See the city web site for more info. The Outdoor Warning Sirens are tested the first Wednesday of the month at 1pm. Southlake tests the sirens the first Wednesday of the month at noon.

Sirens are not tested if there is a threat of bad weather. Southlake residents can listen to 790 am radio for emergency information.

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## Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

4	5					3		
								5
	1					4		6
		9			7		6	1
2	7						3	
5				9				4
				7	1			
		4	9				2	
7		6	8		3			

\*Solution at [www.PEELinc.com](http://www.PEELinc.com)

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802 Caroline LN	\$380,000
614 Chandon CT	\$450,000
1004 Hanover DR	\$527,000
1209 Sarah Park TRL	\$533,000
1308 Regency CT	\$636,500
1313 Province LN	\$714,000
1341 Eagle Bend	\$1,000,000

Statistics as reported by NTREIS as of April 20, 2009



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