

# Inside TIMARRON

November 2009, Volume 3, Issue 11

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

## 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 7th or the next day if weather results in delays. So don't forget to have your lights on by 6pm for judging.

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

DATE: MONDAY, DECEMBER 6th  
TIME: 6:00 p.m. – 9:00 p.m.

HAPPY HOLIDAYS from the Timarron Owners  
Association

## Helping Others During the Holiday Season

### *Hello Timarron Residents:*

Each year in December there are Timarron homeowners involved in some type of holiday collection or participate in a "giving back" to the Community event. If you are a Timarron resident with this type of organized event, please email me with the details by November 18th so I can include the information on both the Announcement Page of the Timarron website and the Inside Timarron Newsletter. Please keep in mind that the Timarron newsletter is a mid-month publication when submitting. Please email Kathy at [kepperson@principal-mgmt.com](mailto:kepperson@principal-mgmt.com).

## Timarron Owners Association, Inc. 2009–10 Board of Directors

Congratulations to your 2009 – 2010 Board of Directors! On Monday, September 28th the Timarron Voting Members elected Brad Harslem, David Neely, and Marke Smith to the Timarron Board. Following the annual meeting, Board Members met and elected the following officers:

PRESIDENT  
Tom McCullough  
7212 Balmoral Drive  
Colleyville, TX 76034

SECRETARY  
Marke Smith  
1008 Hanover Drive  
Southlake, TX 76092

VICE PRESIDENT  
Juli Bledsoe  
1212 Sarah Park Trail  
Southlake, TX 76092

ASST. SECRETARY  
David Neely  
309 August Court  
Southlake, TX 76092

TREASURER  
Brad Harslem  
1648 Byron Nelson Parkway  
Southlake, TX 76092

## Book Club Meetings *Looking For a Good Read?*

November 9th at 7:30 p.m.  
Book: Tending Roses  
Author: Lisa Wingate  
Reviewed By: Debbie Mentgen  
Julie Holbert – Hostess

December 14th at 7:30 p.m.  
Christmas Party!  
Aimee Larson – Hostess

The Book Club Meetings are at different locations each month, so please contact the management office at (817) 424-3027 for contact numbers.



## 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.

## TOA Calendar

### Bent Creek

- November 17 Pokeno RSVP Monica @  
817-424-2455 from 7 – 10:00 pm  
November 20 Couples Bridge 7:00 pm – 10:00 pm  
November 26 Thanksgiving

### Wentwood

- November 26 Management Office CLOSED  
November 27 Management Office CLOSED

### City of Southlake

#### CARRIAGE RIDES

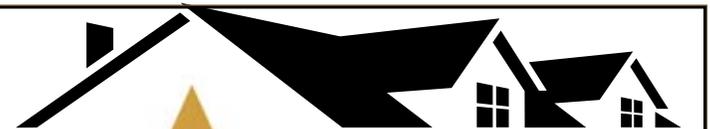
November 22 through December 20

Take a magical carriage ride through the winter wonderland of Southlake Town Square.

#### HOME FOR THE HOLIDAYS

Date: November 21, 2009 from 5:30pm – 8:30pm  
at Southlake Town Square (Tree Lighting at 6:30 PM)

Enjoy Activities, Entertainment & Photos with Santa  
(Holiday Crafts, Letters to Santa, Holiday Refreshments, etc)



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*\*mention ad and see store for details*



# TIMARRON

## 2010 Assessments

Timarron Owners Association annual assessments are due January 1st each year. If paying assessments is difficult during the holiday season or you prefer to pay in smaller increments, feel free to send advance payments for your assessment account on a periodic basis.

THE FOLLOWING LOCKBOX ADDRESS IS FOR TIMARRON ASSOCIATION ASSESSMENT PAYMENTS:

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

Make checks payable 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. To view your account balance on-line, sign on to the homeowner section of the Timarron website ([www.timarron-hoa.com](http://www.timarron-hoa.com)).

Timarron began the budget review process in September, the Finance Committee reviews the budget, the Board of Directors reviews and approves the next year's budget before the end of November. Then, the management company mails annual statements in November. If you have not already done so, please be sure you are sending all assessment payments to the address above as there are still some homeowners mailing their payment to the management company who left 3-years ago. For additional information regarding assessments and other Association questions, contact the Timarron on-site office at (817) 424-3027.

## Trash Collection: Thanksgiving Holiday Schedule

Colleyville Collection schedule: Colleyville typically cancels their Thanksgiving collection and resume regular pickup the following week. At newsletter deadline, Colleyville has not announced their intention for the 2010 holiday schedule. Please check the Colleyville Website at ([www.colleyville.com](http://www.colleyville.com)) the week of Thanksgiving. Timarron management will try to get this information posted on the Timarron announcement page as soon as collection is announced.

Southlake Collection schedule: For those customers with normal Thursday pickup, your pickup will be on Friday, November 27.

## ALL PRO MULTISEAL INC.

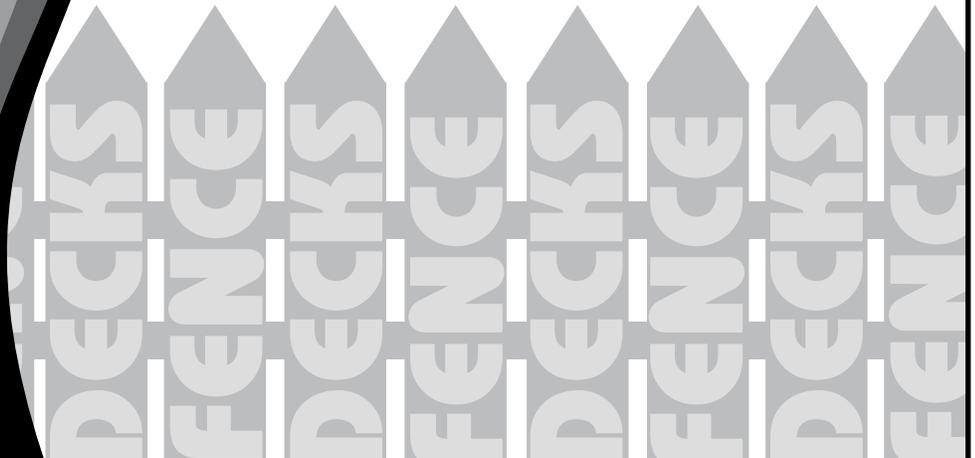
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## Are You Modifying Your Home Or Lot?

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

Please complete a Timarron Modification Form and submit the form with all information to 700 Wentwood Drive, Southlake, Texas 76092.

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

Play it safe and submit a Timarron Modification form.

## Parking

The Timarron Covenants prohibit on-street parking in Timarron. However, abiding by this Covenant is more challenging during the holidays with out-of-town 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. This includes vehicles that park behind closed gates. 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 Thanksgiving!

The Timarron office is closes at noon on Wednesday, November 25th and all day the 26th and 27th of November in observance of the Thanksgiving holiday.



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# TIMARRON

## Celebrate Colleyville!

Come and share the holiday cheer at the City of Colleyville's annual holiday event "celebrate Colleyville". Activities include entertainment, food, children's area, a snow hill and Santa's arrival.

All ages

Friday, December 4 from 5 – 9pm  
Colleyville Center

## Santa's Village

Visit Santa's Village at Rustin Pavilion in Southlake's Town Square and get your photo taken with Santa Claus!

DATES:

November 22 - Dec. 24, 2009

For More Information and pricing go to [www.SouthlakeTownSquare.com](http://www.SouthlakeTownSquare.com) or call 817-329-5566

## Toasting Timarron

We got up early one Saturday morning to move a row of knock-out roses that our grandson had planted for us. After looking at them we decided he got them to close to the shrubbery, so we thought we could move them back a foot and no one would know about it.

Not so in Crescent Royale.

In our neighborhood people get up early to walk. As we were straggling with an old shovel with a loose handle a neighbor, Barbara Pappy, came from across the street to see what we were doing. She said, I'll get my pick and help you. We were digging away and a couple, Jack and Linda McDevitt, on their morning walk, observed what was going on. They said, we have some better tools and will get them and be back. In a few minutes they came back in the van filled with shining equipment. In a short time the roses were planted.

How can you say thank-you to neighbors like this? They said, we believe in loving your neighbor as yourself.

Oh, I did not tell you but, we are in our nineties.

## We Want Your Pictures!

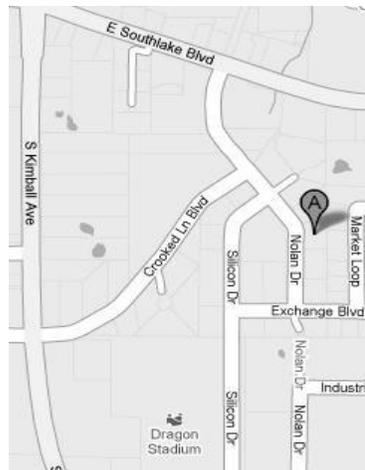
Do you have a picture of Timarron past or a Timarron activity? We would love to include your pictures in the Timarron newsletter. Send your pictures in a .pdf format to Kathy at [kepperson@principal-mgmt.com](mailto:kepperson@principal-mgmt.com). Please include event names, dates, or those pictured so we can include caption information.

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## CRESCENT ROYALE

### *Front Yard Landscape Schedule*

REDUCED MAINTENANCE SCHEDULE FOR WINTER IS AS FOLLOWS:

Mon & Tues (Nov 9–10) - Detail and Flower Fertilizer  
 Wed (Nov 11) - Detail  
 Thurs & Fri (Nov 12–13) - Mow Service  
 Mon (Nov 23) - Detail  
 Tues & Wed (Nov 24–25) - Mow Service  
 Mon & Tues (Dec 14 -15) - Detail and Flower Fertilizer  
 Mon (Dec 21) - Detail  
 Tues & Wed (Dec 22 – 23) - Mow Service



The Crescent Royale Neighborhood is a “front yard maintenance” community currently supported by an annual neighborhood assessment. The current maintenance contractor applies only to front yard service and defines the basic service standard for the entire community. The Crescent Royale Landscape Service Line is established and dedicated to front yard landscape concerns (see “bullet” items below).

- Front yard basic services currently include mowing, fertilizing, mulching, trimming, property cleanup including fall leaves, occasional trimming of trees, and weed and fire ant treatment.
- The contract currently includes a twice per year “changing of colors” consisting of pulling old flowers, preparing bed, and planting 10-flats of flowers selected by the homeowner from a contractor selection.

The phone number is (817) 488-6969. If you have a landscape question, service request, or complaint please call and leave a detailed message with your name, address, phone number. All calls will receive a timely response.

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## Personal Classifieds

**52" LG PROJECTION HDTV.** 3-year transferable warranty expires 8/2012. TV purchased Aug 2005. Barely used. \$700 firm. Cash only. Without warranty, can sell for \$450 firm. Call 469-744-5104.

**BRAND NEW ANTIQUE WHITE CHILDREN'S FURNITURE SET.** Never Used Children's Furniture Set. Includes twin bed w/ trundle, tall chest of drawers, and nightstand. \$750. Cash Only. 817-416-2426. Pictures available at <http://www.flickr.com/photos/42511589@N04/?saved=1>.

**1976 BENTWOOD ROCKER W/ CANE BACK & SEAT:** Classic rocker rocks well. walnut stain. Matching small round table. Custom new red cushions. Excellent condition. Used w/1 child. \$175. Cash only. 817-251-9814.

**GRACO PACK N PLAY:** Playpen (playard), bassinet, changing table, carrying/storage case. Excellent condition (barely used); looks brand new. Black & white plaid with red stripe. \$50 Cash only. 817-251-9814.

**KING COBRA DRIVER BRAND NEW** Brand New King Cobra SS427 Driver 9 degree have two one stiff and one regular. They are brand new still in plastic with head cover. Great Driver. Picture avail on Timarron website under Buy & Sell. [\$80] 817 251 7357

**MAYTAG NEPTUNE DRYER (GAS) LIKE NEW:** Maytag gas Neptune Drying Center. Has the top section for hanging, dry cleaning and flat drying Picture avail on Timarron website under Buy & Sell [\$200] 817-416-2610.

**ETHAN ALLEN ARMOIRE FOR COMPUTER OR TV.** Excellent condition. Call 817-913-1666

## Leaf Recycling Program

The City of Southlake, in partnership with Keep Southlake Beautiful and Duncan Disposal, is pleased to offer another round of curbside leaf recycling this winter. Collections will be made on Wednesdays: November 18, December 2, December 16 and January 6.

The Leaf Recycling Program gives citizens the opportunity to place their bagged leaves on the curb and have them picked up for recycling rather than ending up in the landfill.

### TO PARTICIPATE:

- Place bagged leaves at the curb no later than 7:00 a.m. on designated collection days.
- Bagged leaves should be placed at the curb physically separated from other solid waste.
- Any type of bag may be used.



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## Cooking Corner

### Crispy Veggie Oven Fries - (from Rachel Ray)

Serves 4

#### INGREDIENTS:

- 1 cup flour, plus two tablespoons, divided
- 2 eggs, lightly beaten
- 2 Tablespoons prepared mustard
- 1 cup breadcrumbs
- ½ cup grated Parmigiano Reggiano cheese (a couple of handfuls)
- Salt and pepper to taste
- 2 Tablespoons extra virgin olive oil (EVOO)
- ½ pound green beans, trimmed
- 2 carrots, peeled and cut into sticks
- 1 large bell pepper, seeded and sliced into half-inch strips



#### PREPARATION:

Pre-heat oven to 425 F

Set up three shallow dishes on the counter: place about 1 cup of flour in the first dish. In the next dish, beat the eggs with the mustard and 2 Tablespoons of flour. In the last dish, combine the breadcrumbs with the grated cheese, salt and pepper.

Drizzle about 2 Tablespoons EVOO on a baking sheet and place in the oven until the EVOO is hot, about 5 minutes.

While the baking sheet is heating up, coat the veggies in the flour, then the egg mixture and lastly, the breadcrumb mixture, pressing to set the coating. Take the pan of hot EVOO out of the oven and coat the veggie fries in the EVOO. Roast them in the oven, tossing halfway through baking, until golden brown and crispy, about 15 minutes.

Serve immediately.

### Turtle Pumpkin Pie

Serves 8 - 10

Looking for a no bake pumpkin pie recipe, then this is the one for you. With caramel, pecans, and creamy pumpkin spice pudding this twist on the traditional pumpkin pie is definitely a decadent treat.

Ready in 1 hour 15 minutes

#### INGREDIENTS:

- ¼ cup caramel ice cream topping
- 1 HONEY MAID graham pie crust
- ½ cup PLANTERS pecan pieces
- 1 cup cold milk
- 2 packages (4 serving size) JELLO Vanilla Flavor Instant Pudding and Pie Filling
- 1 cup canned pumpkin
- 1 teaspoon ground cinnamon
- ½ teaspoon ground nutmeg
- 1 (8ounce) tub COOL WHIP, whipped topping, thawed and divided (part for pie and rest for topping)
- 2 Tablespoons caramel ice cream topping
- 2 Tablespoons Planters Pecan pieces

#### DIRECTIONS:

Pour ¼ cup caramel topping into crust; sprinkle with ½ cup pecans.

Beat milk, dry pudding mix, pumpkin and spices with whisk until blended. Stir in 1-1/2 cups whipped topping. Spread into crust.

Refrigerate 1 hour. Top with remaining whipped topping, caramel topping and pecans just before serving. Store any leftovers in the refrigerator. (I doubt there will be anything left to store)

(NOTE: Will all of the sugar free and fat free options we have with pudding, ice cream topping and whipped topping you can most certainly make a delicious dessert that is low in calories - doesn't this sound wonderful? YUM!)

# Happy Holidays

## Labrador Retriever Rescue of North Texas

Labrador Retriever Rescue of North Texas (LRRNT) is a non-profit animal rescue organization. We are made up entirely of volunteers. Our organization is dedicated to making a significant impact in the area of pure bred Labrador Retriever Rescue work within the Dallas and Fort Worth metropolitan area. Our team is dedicated to providing a needed public service and pledge ourselves to do all we can to alleviate the pain and suffering of the numerous stray, abandoned, neglected and unwanted pure bred Labrador Retrievers within our local community. LRRNT strives to work with local animal control agencies, shelters, and humane societies to do all they can to prevent the needless death of adoptable Labrador Retrievers. We stress charitable and educational services in the form of quality shelter and volunteer foster care of unwanted, neglected and/or abused Labrador Retrievers until proper, permanent homes can be found. We also provide advice to potential and current Labrador Retriever owners about breed characteristics, behavioral and obedience training, veterinary health issues, sterilization and general care.

Labrador Retriever Rescue of North Texas is only limited in our efforts by the number of volunteers, especially volunteers interested in fostering, available to us. Information on Labrador Retriever Rescue of North Texas may be found by visiting our website [www.labreascuenorthtexas.org](http://www.labreascuenorthtexas.org). There you will find a listing of adoptable Labrador Retrievers currently in our adoption program. Applications for adoption or for

membership are also available online. We are also very grateful for donations - information and a link where donations can be made to aid the organization in LRRNT's rescue efforts are most appreciated. Labrador Retriever Rescue of North Texas is registered with the State of Texas and the Internal Revenue Service as a publicly supported non-profit organization and all donations are tax deductible.

LRRNT Adoptions are also held at the following locations between the hours of 11:00 am to 2:00 pm on the 1st and 2nd Saturday's of the each Month at: PETCO , 816 W McDermott Dr # 308, Allen, TX 75013 , (972) 747-7040



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Timarron Real Estate  
September Sales Statistics

938 Midland Creek Drive	\$410,000
1126 Longford Circle	\$431,000
235 Silverwood Circle	\$435,000
210 Silverwood Circle	\$470,000
905 Wentwood Drive	\$518,000
1214 Sarah Park Trail	\$550,000
7304 Braemar Terrace	\$599,000
1624 Byron Nelson Parkway	\$752,150
1668 Byron Nelson Parkway	\$870,000

Statistics as reported by NTREIS as of Oct 19, 2009



**600 NORTHWOOD TRAIL  
NORTHWOOD PARK, \$425,000**



**1327 REGENCY COURT  
CRESCENT ROYALE, \$850,000**

**817-442-4244**  
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