

# Inside TIMARRON

May 2007, Volume 1, Issue 3

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

## Principal Management Selected as New Property Management firm for Timarron

The Property management selection committee for Timarron Home Owners Association has completed the property management competitive review process which resulted in the committee developing a comprehensive request for proposal and the identification of companies that could potentially support the needs of Timarron. Very specific criteria were developed for the selection process that focused on the following areas:

- o Administrative support and leadership
- o Financial management
- o Operational capabilities
- o Communication
- o Price Value
- o Cultural Fit

A bidder's conference was held on January 22nd and 23rd to qualify and get to know each of the candidates prior to their Request for Proposal (RFP) responses. The RFP was sent to 5 companies in late January and oral responses were given in late February after the written responses had been submitted and reviewed. The 5 companies were then down selected to the final 2 companies which included CMA and Principal Management Group. Reference checks were done for both companies and during the first week of March the board met and reviewed the weighted criteria and capabilities for both companies. The unanimous decision by the board was made to go with Principal Management Group. Principal is an established leader in the property management industry and has well trained managers, state of the art technology and a strong reputation for providing excellent management, operational, and financial services to their homeowners associations. You can check out their website and capabilities at [www.principal-mgmt.com](http://www.principal-mgmt.com)

We have notified CMA of our intentions and while disappointed they have ensured an orderly and effective transition through April 30th. The board has recently hired a new onsite manager and finalized the contract arrangements with Principal. Kathleen Epperson will be joining Principal as the Timarron On-site Manager May 8th. Kathy has diverse management experience having held management positions with a restaurant chain and a bank prior to moving into Property Management almost 5 years ago. We are planning to have an open forum town meeting in May to introduce the new management company and the onsite team.

Timarron Homeowners Board

## Managers Message

Barbara and I must, unfortunately, say farewell to the wonderful Timarron Community. The Board of Directors elected to enlist the services of a different management firm. To that end, CMA will truly miss the opportunity to care for your needs in this beautiful community.

RTI/Community Management Associates, Inc. (CMA) was privileged to manage Timarron since the inception of your community. I can honestly say I thoroughly enjoyed having been associated with the Timarron Homeowners, Committees, Delegates and Board of Directors. Thank you all for giving our company the opportunity to serve your specific needs.

My parting thoughts turn to words of encouragement. It is vital to successful community living to be aware of your environment. The Neighborhood Watch and Neighbors-on-Watch programs are very useful in your communities to provide a safer environment for you and your children. Be active. Volunteer.

Last month you had a glimpse of the current volunteers serving your Timarron family. You may have noticed there were many vacancies. Consider your contribution in areas that interest you. Be active. Volunteer.

Many great ideas are being shared to bring wonderful social events to Timarron. Maybe you would consider serving on the Social Committee. Be active. Volunteer.

You hopefully picked up on the common thread woven through my encouragement. You may also be asking how to get involved (I hope you are). Simply call the office at 817-424-3027.

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

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

# TIMARRON

## Newsletter Information

### Editor

Articles ..... [articles@PEELinc.com](mailto:articles@PEELinc.com)

### Publisher

Peel, Inc. .... [www.PEELinc.com](http://www.PEELinc.com), 888-687-6444

Advertising ..... [advertising@PEELinc.com](mailto: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.

## Business Classifieds

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## 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.

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## 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 polices*

*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

## 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 [articles@PEELinc.com](mailto:articles@PEELinc.com)

**Business classifieds** (offering a service or product line for profit) are \$45, limit 40 words, please contact Peel, Inc. Sales Office at 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

## No Digging in Common Areas

Parents, please mention to the youth of Timarron that digging is not allowed in the common areas. There have been several holes dug near the creek along Longford Drive. This leaves an unsightly appearance and also damages the Oaks. I have had to remove a couple of the Oaks that died because of the roots system being disturbed.



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## “Timarron Disposal Service News”

Starting May 1st, Timarron Southlake had a change in garbage and recycling pick-up schedule. By now hopefully TOA residents know, the days for garbage pick-up are **Monday and Thursday**. The day for **recycling is Thursday**.

As far as we know Timarron Cascades schedule remains the same.

## Safety Awareness

Consider this a reminder that the speed limit throughout Timarron is 30 MPH. We have had several close calls of kids chasing a ball and an unattentive, speeding car. Please plan accordingly and leave a little earlier to avoid speeding. It only takes a second to change everyone’s life if a child is hit.

## TIMARRON POOL HOURS SCHEDULE SUMMER 2007

**BOTH POOLS ARE OPEN BEGINNING SATURDAY  
MAY 26!**

As always, our goal is to offer extended time for all homeowners to enjoy the use of both pool areas. Brammer & Associates will again be providing pool management, and lifeguard services to Timarron.

### BENT CREEK POOL

The pool will remain open from 6:00 am until 9:00 pm. These hours will commence as of Saturday, May 26th. The Bent Creek Pool area is a “**SWIM AT YOUR OWN RISK**” facility. **CHILDREN 16 YEARS AND UNDER MUST BE ACCOMPANIED BY AN ADULT**. The gate to the Bent Creek Pool will remain locked at all times. You may gain access to the pool with your Secura Card that has been assigned to you to enter the fitness center and tennis courts. We will rely heavily on parents to monitor and report any vandalism or misuse of the pool area.

### WENTWOOD POOL

The Wentwood Pool hours are **Weekdays & Saturdays 10:00 am until 9:00 pm, and Sundays Noon to 9:00 pm**. Tuesday of each week the pool will be closed for necessary repair and maintenance items. Use of the Wentwood Pool is prohibited when lifeguards are not on duty. This is a violation of the State statutes for commercial pools with diving boards. Violators are criminally trespassing and will be prosecuted.

All pool parties require a \$35 fee and must be scheduled through the Timarron Management Office, 2 weeks prior to the event by calling 817-424-3027. Lifeguards must be hired for all parties at \$25 per hour per guard.

**PLEASE CONTACT THE ASSOCIATION OFFICE  
AT 817-424-3027 WITH ANY QUESTIONS.**



# Congratulations Senior Class of 2007

## Graduation

Graduation is a beautiful time for Parents and Young Adults. Celebrate and have a good time, within limits. Enjoy...college life will happen quickly. Congratulations Timarron Seniors!!! We are proud of you!!!

## Tennis Anyone?

There is a new rebound board on court 3 at the Bent Creek Courts. Residents come try it out for some extra practice.

Please contact the TOA office if you should see vandalism on our courts. If you have problems with any of the courts (Bent Creek, Wentwood, or the Cascades), please notify the TOA office immediately so that action can be taken to correct.

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# TIMARRON

## TIMARRON SWIMMING

Bent Creek Pool is closed for Tiger Shark Team practice. Wait for Coach Murphy to give the go ahead for open swimming.

Support our Sharks! They are Timarron Children!

Bent Creek Pool 6am to 10 pm **No Lifeguards!** Do Not Leave Gate Propped Open and be sure to turn out bathroom lights and close the bathroom door!

Please remember to use the lost and found. Keep our pool areas neat and clean.

Pools are for residents and their guests. Guests without residents are not allowed and will be asked to leave.

Swim lessons will close two lanes at the Bent Creek pool. Please stay out of the swim lesson area.



*Photo provided by R.E.B. Photo*

Non resident swim lesson participants are to leave after their lesson is over. Call management if there is a problem.

Ducks and other birds love our pools, put trash in its proper place to discourage the birds being there. Please clean up food spills.

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www.alisongist.com

## 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.

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

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

# Currently Listed in Our Neighborhood



510 Northwood Trail



916 Midland Creek



1416 Kensington Court



720 Nettleton Drive

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726 Ashleigh Lane

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## “Timarron Awareness”

Charter and Verizon among other utilities may be outside your home working on new underground cable installation. In some areas this may include digging in the easement area that runs along your back yard. To gain access they need to notify you prior to entering your back yard and should also have a city permit to conduct such repairs. They usually knock at your door right before they enter your back yard. If you are not home they are required to post a notice to you.

Please note the digging process is usually done by another subcontracted company that is not very well identified and may not follow the procedure accordingly.

In addition to entering your back yard without your acknowledgment, they might cause damages to your irrigation system or landscaping.

If you are home be sure to go outside and get a business card or contact information from the company that is there at that time. Should you incur any damages due to their presence in your property, it will make it a lot easier to have the contact handy to inform them of your concerns and they should come back to address them for you. Should they fail to fix their damages you can call the utility company that sent them to follow through for you?

Please call the TOA office to report any major work being done in your neighborhood that may cause major concerns. Sometimes the TOA is not aware it is happening since these companies go directly to the work sites without notifying the TOA.

## Timarron Tidbits

Windy days cause big problems. Remember to place the lid on the recycle bins!! Call your City to get a lid. Tie trash bags to prevent debris too! Please avoid putting food in trash bags. Timarron recommends using a trash container with lid.

Security Cards are for security, if you prop a door open, there is no security. You should be present with your guest.

Check the City Website for the great activities to keep children busy this summer. Get calendars at the library; visit park programs; catch and release fish at the ponds; swim and play tennis; play with friends and neighbors. Just keep those balls out of windows. School playgrounds are open during daylight hours. Have a great summer and be safe.

Join the Social Committee if you want to set up a playgroup. Timarron playgrounds are open during the daylight hours. Wentwood bathrooms open with a security card. Turn out light and close door when finished please.

Senior Citizens....sign up for Fall Classes at Tarrant College Community beginning early August.

Need a new roof? Use a contractor registered with the city, have a permit, get an inspection from city when complete.

Want to change your yard for improvement? Don't forget to get it approved by the Modifications Committee. See calendar for their meeting dates. Plan ahead and get the ok first! Forms available at the office or in your copy of CC&R's.

Coming soon to the Fitness Center.....a new recumbent bike and a new treadmill!

School ends June 8th for Carroll and May 24th for GCISD. Drive carefully in Timarron Neighborhoods!

Anytime you see a sprinkler head broken please call the office and report it.

Be careful when walking Timarron that you don't accidentally get on a golf course path!

Timarron CC&R's were approved and filed with Tarrant County 15 years ago. Happy Birthday CC&R's!

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# TIMARRON

## MODIFICATIONS COMMITTEE

This is spring when homeowners may be considering improvements to their homes and yards. Any changes to the outside of the house such as painting, shutters, additions, etc. or any changes to the landscaping or fences must be submitted to the Modifications Committee for review and approval as required by Article XI, Architectural Standards, of the CC&R's. All homeowners received a copy of the CC&R's, By-Laws and Design Guidelines with the closing documents. If a homeowner questions the need to submit, please call the office for clarification at 817-424-3027.

### TOA Calendar

#### Bent Creek Clubhouse

May 17 – Eagle Bend Bunco 7pm-11pm  
May 18 – Couples Bridge 7pm-10pm  
May 22 – Pokeno RSVP Monica @ 817-424-2455  
6:00pm-10:00pm  
June 5 – Ladies Bridge 9am-3:00pm  
June 5 – Highlands Ladies 7:00pm-9:30pm

#### Wentwood Clubhouse

May 21 – New Construction/Modifications 9:30am  
June 4 – New Construction/Modifications 9:30am  
June 18 – New Construction/Modifications 9:30am

#### Holiday's

May 13 is Mother's Day  
May 19 is Armed Forces Day  
May 28 is Memorial Day

## Timarron Demographics

There are a lot of neighborhoods in Timarron. We have bridges, roads, or sidewalks to connect them all. The main entrance is Byron Nelson at 1709. Also Byron Nelson at Continental and Majestic Manor in Colleyville.

Bent Creek has 177 homes.  
Brenwyck has 168 homes.  
Bryson Square has 81 homes.  
The Cascades has 132 homes.  
Chadwick Crossing has 22 homes.  
Clubhouse Estates has 11 homes.  
Crescent Royale has 173 homes.  
Eagle Bend Estates has 66 homes.  
Glendover has 53 homes.  
The Highlands has 98 homes.  
Huntly Manor has 96 homes.  
Northwood Park has 58 homes.  
Strathmore has 109 homes.  
Warwick Green has 94 homes.  
Wyndors Creek has 107 homes.  
Wyndors Grove has 107 homes.

There are 6,614 homes in Southlake and 6,549 homes in Colleyville according to the 2000 Census.

There are 1,420 Southlake homes and 132 Colleyville homes in Timarron.

These numbers may vary due to growth.

## Club Corner

Take a deep breath! Can you smell it? Take another deep breath...now can you smell it? That is the sweet fragrance of summer beginning to waft its way into the month of May. The longer days of sunshine now warming the petunias at my front door say, "Get ready! The summer heat of Texas will soon be melting down on us all." But not so fast!

First May Day, Cinco de Mayo, Mother's Day, Italian Wine Night, Steak and Lobster Night and then a family favorite, Memorial Day. Whew! That's a lot for one month, but all great activities for our members here at the Club during the month of May.

How did you celebrate May Day growing up? Were you one to leave small paper baskets of flowers on a neighbor's door, ring the bell and run? Or were you one to dance in circles and wrap the ribbons down the pole?

And how did you celebrate Mother's Day as a child with your mom? Me? I was the lil' sister with big brothers. My loving mother endured years of a special made breakfasts serving her green eggs and ham with blue pancakes. Accompanied of course, by interesting art objects made of cardboard milk cartons and homemade cards. A far cry from the elaborate Mother Daughter Tea our members will enjoy here at Timarron Country Club.

But not everyone is in to finger sandwiches and sitting up straight with a napkin on their lap. No. There are some of us that prefer a napkin around our neck! The proper placement at a Steak and Lobster event! Ummm, golden butter dripping from the succulent lobster along side the plate of a perfectly cooked steak. My mouth waters at the mere thought.

And then, ignoring the calendar, we officially kick summer off with the Monday holiday of Memorial Day! And once again we find ourselves knocking on our neighbor's door to say hello-- getting the family together for the day--and tying a napkin around our neck (or in your lap if you prefer) to enjoy something grand off the grill.

You know I didn't think about it before, but with all these great social events for our members at the club this month - it's nice someone else is here to do the dishes! Yet another great perk of membership at Timarron Country Club.

Susan Merrill, Membership Director  
Timarron Country Club

## KIDBITS

Timarron Kids, if you get bored this summer, send us your favorite drawing, or a poem you wrote, or your favorite joke, or maybe a story you wrote. Be sure to get your parents permission. Mail your submission to the Timarron Office, attention "Newsletter". Include your name and address for verification. We will publish throughout the year.

Q. *What letters are not in the alphabet?*

A. The ones in the mail, of course.

With that, why don't you drop us something in the mail to include in next month's newsletter?

Safe Websites for Kids

[www.nationalzoo.si.edu/Audiences/kids/](http://www.nationalzoo.si.edu/Audiences/kids/) (try the jigsaw puzzles)

[www.artkidsrule.com](http://www.artkidsrule.com)

[www.kids.gov](http://www.kids.gov)

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