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Thank you to the 2006-7 Board of Directors and Neighborhood Delegates for their work this past year. Acting as a neighbor liaison is not always a rewarding job and these volunteers dedicate themselves to the Timarron Community. Ken Cole, Dick Martin, and Paul Thompson's Board terms conclude this year. While Ken and Dick are retiring, Paul has placed his hat in the ring for the 2007 Board Election. Please help me thank all the Board and Delegates for the work they've performed over the last 12-months.

The new 2007-8 Neighborhood Delegates met on August 27th for their first meeting and will elect to fill the three (3) Board seats at the September 17th Annual Meeting. Due to newsletter deadlines, these announcements will appear in the October Newsletter.

Speaking of the Timarron newsletter, are you a good writer and wish to participate by writing an article or supplying a picture? The Newsletter Committee is working hard to provide a variety of topics to you monthly so every homeowner finds something of interest. Feel free to call and volunteer your skills. With just a few hours a month, you too can contribute by providing value to the Timarron Newsletter.

Please feel free to call the office at (817) 424-3027 to speak with either Melissa Prior or myself with any questions. Kathy Epperson Timarron General Manager

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

Timarron Neighborhood Delegates and Annual Board Election

The Timarron Neighborhood Delegates for the 2007-8 year have volunteered! As there was no neighborhood with more volunteers than vacant seats, these volunteers are elected through acclamation. As of the August 17th deadline, there are still vacant delegate positions in most neighborhoods so feel free to contact the office at (817) 424-3027 if you are interested. These 2007-8 Neighborhood Delegates will elect the Timarron Board of Directors at a September 17th Annual Meeting. Due to newsletter deadlines, we will post the names of the new 2007-8 Delegates and Board Members in the October newsletter.



Don't forget about the Annual Timarron Halloween Parade. Mark your calendars for 4:00 p.m. on Sunday, October 28th at the Wentwood Clubhouse location. Be sure to read the October Newsletter for additional information.



Timarron Owner's Association Newsletter - September 2007 1

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Newsletter Information

Editor

Kathy Epperson.....Kepperson@principal-mgmt.com **Publisher**

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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 provie 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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Current Projects Happenin' in Timarron

Note: This article will be updated each month to summarize projects either currently in process or being considered over the following 12 months.

- Water, Water, Water!!! The new water well is drilled and electric hooked up to facilitate our operating the new well pump. At the beginning of August, the boring to lay water lines began with all permits in place. Why, then, are the pipes still lining our streets? The City of Southlake pulled the permits and we are in the middle of negotiating to continue pipe laying for new irrigation. Once negotiations are complete, we must wait for the contractor to reschedule Timarron and return for job completion. It is our assumption that we will see progress continue mid-October, City permitting.
- Cascades Playground In August we told you that Timarron was looking into a permanent rubber flooring installation at the Cascades playground. However, after much research, we found that the product may create additional safety concerns should the pond, again, overtake the area. This left the Board with no other option but to again utilize mulch. We apologize for the delays resulting during the investigation process and hope everyone enjoys the playground with its new mulched surface.
- Lighting There are numerous lighting challenges which Timarron is addressing. In April, the Board endorsed a lighting sub-committee to start researching and prioritizing these concerns. As Timarron finalizes the last of the lighting matters in the Cascades and the two Community areas, the Lighting Committee is beginning to prioritize and address the remaining Neighborhood lighting concerns. Please be patient as this process continues.
- Signage The second round of sign replacement is now complete. The Community replaced faded street signs through out Timarron in September. Do you know of a missing street sign? Please feel free to call the office and notify management.
- Fitness Facility The Facility Committee is investigating flooring option replacement for the fitness facility. Its replacement is a budgetary item for the 2008 year.

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@</u> <u>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 *advertising@PEELinc.com.*

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Tennis Anyone...

Not Available Online at Timarron Homowners Association's Request.

Pool Closure

Don't forget! The pool closed on

September 3rd for the season.

Beginning tennis lessons for Timarron residents, ages 3-12 years old, are available at the Bent Creek court. Private lessons are also available. If all goes well, we hope to have lessons throughout the entire year. Currently, sessions run on a monthly basis; however, they could go to six week sessions if we can get enough residents interested. Call Timarron resident Scott Brekken at (817) 421-5605 for more information.

Let's Play Chess & Checkers

The Timarron Social Committee will be holding an open seating for Chess and Checkers.

> Come and test your skills or learn new moves! When: Sunday, September 23rd from 5pm to 6:30pm Where: Bent Creek Club House

Timarron residents of all ages are welcome to attend. Bring your water...we will have the crackers!!! We do not have enough boards for everyone so please bring your own if you have one. Adults, please attend with your children if under 9 years of age. We all must concentration so please be respectful of other players or we may ask you to leave. Children will not be allowed to wonder outside the club house with out an adult.

Any questions contact lchagnot@yahoo.com

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FREE

TOA Calendar

Bent Creek Clubhouse

| September 3 – Last Day of Pool Season | | | | |
|--|--|--|--|--|
| September 4 – Ladies Bridge 9-3:00pm | | | | |
| September 4 – Highland Ladies 7-9:30pm | | | | |
| September 10 – Tennis Committee 7:00pm | | | | |
| September 10 – Womens Book Club – 7:30 – 9:30pm | | | | |
| September 17 – Board Elections 7:00pm | | | | |
| September 18 – Pokeno 6-10:00pm | | | | |
| September 20 – Eagle Bend Bunco 7-11:00pm | | | | |
| September 21 – Couples Bridge 7-10:00pm | | | | |
| September 23 – Social Committee: Game Board Night | | | | |
| 6-7:30pm | | | | |
| September 25 – Pokeno RSVP Monica @ 817-424-2455 | | | | |
| 6-10:00pm | | | | |
| October 2 – Ladies Bridge 9-3:00pm | | | | |
| October 2 – Highland Ladies 7-9:30pm | | | | |
| October 8 – Womens Book Club – 7:30 – 9:30pm | | | | |
| October 16 – Pokeno 6-10:00pm | | | | |
| October 18 – Eagle Bend Bunco 7-11:00pm | | | | |
| October 19 – Couples Bridge 7-10:00pm | | | | |
| October 20 – Social Committee: Music Jamboree 5-8:00pm | | | | |
| October 23 – Pokeno RSVP Monica @ 817-424-2455 | | | | |
| 6-10:00pm | | | | |
| <u>Wentwood Clubhouse</u> | | | | |
| September 3 – Last Day of Pool Season | | | | |
| September 4 – New Construction/Modifications 9:30am | | | | |
| Sontember 17 New Construction/Modifications 0:20am | | | | |

September 4 – New Construction/Modifications 9:30am September 17 – New Construction/ Modifications 9:30am October 8 - New Construction/ Modifications 9:30am October 20 – City of Southlake Neighborhood Night Out October 22 – New Construction/ Modifications 9:30am October 28 – Halloween Parade 4:00pm

RECYCLE BIN LIDS

Do you need a recycle bin lid?

Homeowners can pick up recycling bin lids at their local City Utility Billing Department. City of Colleyville - FREE at 100 Main St. City of Southlake - \$1 at 1400 Main St., Ste 200.



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Do you have a picture of an event that you would like to run in the Timmaron newsletter? Send it to us and we will publish it in the next issue. Email the picture to *Kepperson@principal-mgmt.com*. Be sure to include the text that you would like to have as the caption. Pictures will appear in color online at www.PEELinc.com.



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TIMARRON COUNTRY CLUB

When September rolls around onto the front of the calendar, I experience some kind of inner bell that goes off that says, "go buy pencils". I don't know what it is about a new pack of No. 2 yellow, wooden pencils, but every September I purchase a new pack. And then go through the trouble of sharpening all of them and with little or no fanfare place them all in my clay pencil cup I made in the third grade. Until recently I performed this self-proclaimed ritual on the old, green metal pencil sharpener with the wooden knob that I had as a child. It originally hung on the kitchen wall near the back porch when I was growing up in Mississippi. The sharpener has for the past 15 years traveled with me and has been clamped to the side of my desk. Right now I'm guessing it's somewhere still in a box in the back of the POD. So this year I used a nice electric model. While not the same old familiar feeling of satisfaction, it did accomplish the full cup of freshly shaven No. 2 yellow, wooden pencils.

So what do No. 2 yellow, wooden pencils have to do with Club Membership and life at Timarron Country Club? Well, for one – Tradition. We've mentioned it here before that Club Membership is by Invitation only. It happens when a current Member in good standing requests that an Invitation to Membership be extended to a friend or business associate. And for the new Member Candidate the Invitation to Membership provides an inclusive, warm, and grateful response. The Invitation is a ClubCorp tradition in private clubs that has been a repeating practice for the past 50 years.

And what follows the positive response to the Invitation is Membership. People don't want to be here just because we have a nice Clubhouse or a fabulous golf course. Yes, those are nice assets about the Club. But what draws more people to membership at Timarron are those untouchables. The intangible things that you feel when you are at the Club – that's what really counts. Members at the Club don't just live in the Timarron neighborhood. We expand beyond these borders and have Members from other parts of Southlake, Colleyville, Grapevine, and Keller. All have been invited by another Member to join the Club. It's how the enrollment process begins. And it's Tradition.

Timarron Country Club Members and many of the Employee Partners are very involved and very supportive of the surrounding Community. Members at Timarron have a very strong sense of pride in the Club, and pride in the image of the Club. And while we make every effort to be neighborly, the use of the dining facilities, the fitness center and the golf course are reserved for the Members only. That's why we continue to ask our Members "Who do you know who" so we continue to learn names of others that desire to be a part of the Club and extend the Invitation of Membership.

And that's how our Membership Roster continues to stay full... much like that clay cup of No. 2 yellow, wooden pencils on my desk.

Speaking of full, have you seen the Club Calendar for September? There is no way I can list everything here, but to name of few of the favorites: Labor Day Cookout, Pasta Night, Beer Tasting, Club's 13th Anniversary Brunch, Ladies Night Out, start of Boot Camp and Sculpting Fitness Classes, the return of Byron's Book Club and the popular 50's Flashback. And the golf activities are just as full! The Qualifying Pinehurst Team will be competing against other ClubCorp teams at Pinehurst Resort, the Mr/Mrs Club Championship plays over our 13th Anniversary Weekend, the Ladies Member-Member event and the Men's Member-Member event are this month as well.

Now that's a full calendar! Whew!

I feel like I just sharpened three more packs of No. 2 yellow, wooden pencils!

Susan Merrill Membership Director Timarron Country Club 817-481-7529 susan.merrill@ourclub.com

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1300 Alexandra Ct.—Lakes of Somerset SOLD



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FOOTBALL SCHEDULES



Carroll Senior High Dragons - Varsity

| Date 7 | Opponent | Site | Time | | |
|--|------------------------|-------|---------|--|--|
| Sat. 8/25/07 | Arlington Martin ^ | There | 10:00am | | |
| Thurs. 8/30/07 | Flower Mound ^ | DS | 7:30PM | | |
| Fri. 9/7/07 | Lake Highlands | DS | 7:30PM | | |
| Sat. 9/15/07 | Northwestern(Miami,FL) | TBA | TBA | | |
| Thurs. 9/20/07 | Rockwall | There | 7:00PM | | |
| Fri. 9/28/07 | Central * | DS | 7:30PM | | |
| Fri.10/5/07 | Heritage* | There | 7:30PM | | |
| Fri. 10/12/07 | Haltom**(H) | DS | 7:30PM | | |
| Fri. 10/19/07 | Northwest* | There | 7:30PM | | |
| Fri. 10/26/07 | Keller* | DS | 7:30PM | | |
| Fri. 11/2/07 | Grapevine* | There | 7:30PM | | |
| Fri. 11/9/07 | Richland***(S) | DS | 7:30PM | | |
| ^Denotes Scrimmages **Denotes Homecoming | | | | | |
| ***Denotes Senior Night | | | | | |

Dallas Cowboys 2007 Schedule

Date Sun, 9/9/07 Sun. 9/16/07 Sun. 9/23/07 Sun. 9/30/07 Mon. 10/8/07 Sun. 10/14/07 Sun. 10/21/07 Sun. 10/28/07 Sun. 11/4/07 Sun. 11/11/07 Sun. 11/18/07 Thurs. 11/22/07 Thurs. 11/29/07 Sun. 12/9/07 Sun. 12/16/07 Sun. 12/22/07 Sun. 12/30/07

| Opponent | Site | Time |
|--------------|-------|----------|
| NY Giants | TS | 7:15 PM |
| Miami | There | 3:05 PM |
| Chicago | There | 7:15 PM |
| St. Louis | TS | 12:00 PM |
| Buffalo | There | 7:30 PM |
| New England | TS | 3:15 PM |
| Minnesota | TS | 12:00 PM |
| BYE WEEK | | |
| Philadelphia | There | 7:15 PM |
| NY Giants | There | 3:15 PM |
| Washington | TS | 12:00 PM |
| NY Jets | TS | 3:15 PM |
| Green Bay | TS | 7:15 PM |
| Detroit | There | 12:00 PM |
| Philadelphia | TS | 3:15 PM |
| Carolina | There | 7:15 PM |
| Washington | There | 12:00 PM |
| | | |



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Southlake Baseball Association Website: www.southlakebaseball.org Southlake Girl's Softball Association Website: www.sgsa.org **Grapevine-Southlake Soccer Association** Website: www.gssasoccer.org Southlake Carroll Lacrosse Association Website: www.southlakelacrosse.org Southlake PeeWee Football Association Website: www.southlakepeeweefootball.com **Colleyville Baseball Association** Website: www.colleyvillebaseball.com **Collevville Girl's Softball Association** Website: www.colleyvillesoftball.com **Colleyville Soccer Association** Website: www.eteamz.active.com/colleyvillesoccer **Colleyville Youth Football Association** Website: www.colleyvillefootball.com



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Personal Classifieds

ITEMS FOR SALE: Highland Presidential Mahogany Pool Table, 8ft. two yrs new plus accessories. \$1,498. Gabbert's Armiore Entertainment Center, two piece solid Cherry, 42in. opening for TV with fold in cabinet door and CD/DVD storage. \$450. GE side by side refrigerator/freezer, in door water/ice dispenser, white 36x66. \$250. Call Dale at 817 715-0338 or email dalemsn@aol.com

GREEN BELT WALKING PATHS

There are numerous green belt areas and walking paths interspersed between the neighborhoods of Timarron. These paths are beautiful and full of animals in their natural habitat. Please stay on paths when walking through these areas to avoid injury from falling tree limbs and holes dug by animals. One misstep could cause an injury. We must all assume responsibility for minimizing the chance of injury in these areas and stay on the walking path.





Bent Creek Pool Vandalism

Do you know who vandalized the Bent Creek Pool the night of Sunday, August 19th? The Association incurred more than \$800 worth of furniture damage on this date and is looking for the individuals responsible. Please report ANY suspicious activity to the Southlake Police Department at (817) 743-4524 or the Colleyville Police Department at (817) 498-3755. Many of your Association dollars are going towards fixing property as a result of these acts.

Neighbors on Watch (NOW) Meeting

On Tuesday, August 14th, City of Colleyville Officer Bill Hudgins held a Neighbors on Watch (NOW) Meeting at the Bent Creek Clubhouse. He provided insight into concerns facing our Neighborhoods. Some of the topics included:

- S.A.L.T. (Seniors And Law Enforcement Together) Council program to recycle cell phones and hand them out to Tarrant County Seniors for 911 service.
- Auxillary window clamps will secure windows so no one can open the window but still allows the entry of fresh air.
- Burglaries more frequently occur between 9:00 a.m. and 2:00 p.m. particularly while school is in session.

For more information on the City of Colleyville Neighbors on Watch (NOW) Program or to get Colleyville resident bulletins, please email Officer Hudgins at hudginsb@ci.colleyville.tx.us or call at (817) 503-1230.

For information on the City of Southlake Crime Watch Program please call Corporal Mike Bedrich (817) 748-8137.

Are they Triathletes?

Have you noticed residents training in the area? Check out www.dallasathletes.com to see if one of your neighbors participated in the resent triathlon and won!!!!

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Do you know the names of the Timarron Neighborhoods? Match the number with the Neighborhood and check the answers!



- 2-4 Correct..... 0-1 Correct.....
- ...Lived here awhile ...New to Timarron ...You need to get out of the office more

__7_Bent Creek __4_Brenwyck _2_Bryson Square _16__The Cascades _14__Crescent Royale __8_Eagle Bend Estates _9__Estates of Bent Creek __17_Chadwick Crossing _15__Clubhouse Estates _11__Glendover __3_The Highlands _12__Huntly Manor _1_Northwood Park _10__Strathmore __13_Warwick Green __6_Wyndsor Creek __5_Wyndsor Grove

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CITY REMINDERS

- Despite our summer rain fall, water Restrictions are still in affect until the end of September. Please do not water between the hours of 10:00 a.m. and 6:00 p.m.
- Did you know that homeowners along creek beds are responsible for their maintenance even if they don't own the land? Please mow and pick up trash along these areas and help keep our creeks litter free.
- We all love our pets but always pick up after our four-legged family members.
- Signs are a great means of communicating but they can damage trees and sign posts. Please be mindful of City sign ordinances and do not post signs within city limits.

MAILBOX REPAIRS

Does your mailbox need repairs and you don't know a contractor for assistance? Are you missing the house numbers from your mailbox door and don't know where to purchase the numbers? Please feel free to contact the management office for a list of vendors referred by other Timarron homeowners.



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Currently Listed in Our Neighborhood



1205 Lansdowne Court



605 Fairway View Terrace



1416 Kensington Court



726 Ashleigh Lane







600 Northwood Court

Welcome Back to School!



TIMARRON WOOD FENCE STAIN

Do you need the Timarron wood fence stain? Please see below for one gallon color codes at both Lowe's and Home Depot stores.

LOWE'S OF SOUTHLAKE:

Tinter ACustom mixed colors are Non-returnableCustom Formula06/04/07 One GallonCustom ColorTimmarrontimexteriorCabot PRO V.T. Neutrual Base101-3Y2.5107-5Y13.5109-31113-4Y

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 |

SAVE THE DATE:

Children's Music Jamboree

Save the date for a children's music jamboree on Saturday, October 20th in the Bent Creek Neighborhood Center. Please read the October Newsletter for more information.

SENIOR LIVING

Thinking of going back to college? Are you over 55-years old? Check out Tarrant County Community College website for their Senior Education

Classes https://waj.tccd.edu/CE/ceCoursesS.html Enrollment for Fall starts in August.

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 <u>advertising@PEELinc.com</u>. The advertising deadline is the 20th of each month for the following month's newsletter.

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.





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Not Available Online at Timarron Homowners Association's Request.



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TIMARRON'S #1 REAL ESTATE COMPANY OF CHOICE



1204 Earlston Ct Huntly Manor, \$775,000



1329 Montgomery Lane Warwick Green, \$688,800

Timarron Real Estate Sales Statistics July 2007

| 936 Midland Creek Dr | \$369,000 |
|----------------------|-----------|
| 727 Inwood Dr | \$395,000 |
| 709 Ashleigh Ln | \$425,000 |
| 807 Heatherglen Ct | \$449,900 |
| 715 Saxon Trl | \$440,000 |
| 900 Nettleton Ct | \$453,300 |
| 933 Midland Creek Dr | \$467,000 |
| 1430 Bent Trail Cir | \$486,500 |
| 604 Regency Xing | \$522,500 |
| 1309 Avon Ter | \$525,000 |
| 808 Aberdeen Way | \$665,000 |
| 713 Aberdeen Way | \$669,000 |
| 630 Fairway View Ter | \$695,000 |
| 1425 Bent Creek Dr | \$710,000 |
| | |

Statistics as reported by NTREIS as of Aug 20, 2007



Deel, Inc. 203 W. Main Street, Suite D Pflugerville, Texas 78660

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