

Inside TIMARRON

March 2008, Volume 2, Issue 3

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

Hello TIMARRON HOMEOWNERS!

What a busy spring for homeowners.

On Monday, February 11th Timarron held a homeowner town hall meeting to provide information on mineral rights and gas drilling. We had 288 homes represented and collected contact information to develop on-going communications. Homeowners unable to attend can refer to the Timarron website for a list of questions asked and answered at this meeting. These questions and answers are intended to provide general information only. Please do not rely on the answers as individual homeowner circumstances and interests may vary. We will continue to utilize the Timarron website and encourage you to check it for updates. The Timarron website is at www.timarron-hoa.com, click on "general information" and then click on "announcements" to read Association mineral rights and gas updates posted as additional information is available. Our website will update to a new format shortly. The new website will include a Timarron homeowner access section where we will likely place future updates. Please watch your mail as we will mail a small postcard with sign-on instructions soon.

In addition to mineral rights and the website update, homeowners can look around and see several Timarron improvements. The Association recently installed a new playground at Bent Creek, added quality sand to the volley ball court, and repaired tennis court surfaces at both Bent Creek and Cascades. Even as I draft this message, we are preparing the fitness center for a face lift. The Facilities Committee did an amazing job at selecting excellent vendors to work with our Community and I would like to this opportunity to thank them for all their hard work.

If you have any questions regarding Timarron please contact me or Melissa Prior at (817) 424-3027.

Best regards,
Kathy Epperson
Timarron General Manager

Save the Date for Timarron's Egg Hunt

Please join us for a fun afternoon of egg hunting, face painting as well as enjoying our very own musical talent.

When: Saturday, March 8th

Time: From 2:00pm – 4:00 pm

Where: Bent Creek Play Ground Area

Egg Hunts:

2-4 year olds - 2:00pm (parent assist OK)

5- 8 year olds - 2:30pm

9-12 year olds - 3:00pm

Our older teens and adults are also welcome to team up for some fun rounds of volleyball and basketball !

Be sure to check our website at Timarron-hoa.com for further information or contact Ichagnot@yahoo.com . Volunteers are greatly appreciated!



CALLING ON ALL TIMARRON RESIDENTS....

We need your help and talent for the upcoming Timarron Egg Hunt scheduled for March 8th, 2008

We are seeking volunteers to help with set up, face painting, egg hunt safety, etc. We are also looking for musicians, dancers and magicians to add to our entertainment lineup.

This is a great opportunity for our youth groups as well as our community service participants to get involved. We spoke to Melody Bazar, the community service coordinator for Carroll High School, and she indicated that we could offer community service hours to high school students for the Easter egg hunt.

If you are interested in volunteering for this fun community event please contact Ichagnot@yahoo.com.

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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Bobcat & Coyote Sightings



Bobcat and coyote sightings are still occurring in Southlake. According to Ronnie White of Southlake Animal Control, although sightings of the animals are still being reported to his office, they are generally very elusive and disappear before he can respond. His advice is to use common sense and keep an eye on young children and small pets at all times.

Call Southlake Dispatch at (817) 748-8149 to report a sighting.



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 - ★ Certified Buyer & Seller Specialists
- ★ Our Service and Expertise is YOUR Benefit

What's Happening in Timarron?



- ★ 34 Properties Currently Listed For Sale
 - Average List Price - \$772,429
 - Average Price Per Sq.Ft. - \$163.23
 - Average Days on Market - 82
- ★ 7 Properties Currently Under Contract
 - Average List Price - \$737,557
 - Average Price Per Sq.Ft. - \$165.62
 - Average Days on Market - 80
- ★ 63 Properties Sold in the Last 6 Months
 - Average List Price - \$654,719
 - Average Price Per Sq.Ft. - \$150.83
 - Average Days on Market - 78

(As of 2/13/08)

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TIMARRON

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.

- New Irrigation Well Timarron continues to work closely with the City of Southlake Public Works and meeting with them regularly to continue the well progress. The irrigation lines are progressing and we hope to have this lines completed soon. At the same time, homeowners have seen the Bent Creek pond drained to install the pump station. Because of the low water levels, we must again turn off the fountain to avoid damage. While the pond is drained, TOA will take advantage of this time and have the surface inspected.
- Timarron Secure Cards Please watch your mail in March for this card mailing. Timarron homeowners are provided secure cards to enter many of facilities. These access cards are used for all tennis court gates, Bent Creek pool facilities, and the Bent Creek fitness center. This spring we are updating access control systems and reissuing cards. Due to system capacity constraints, each Timarron home is allotted up to two (2) secure cards. This first card issued this spring is at no charge. The second card is \$30. For homeowners with two or more cards are encouraged to

bring these old cards to the Timarron on-site office for a second card at no charge. This "free" card issue will cease in June 2008. Homeowners should dispose of any old cards as they will no longer work at Timarron. Home sellers please leave these cards for your buyers like you would a door key or garage door opener. The cards are issued and registered to the lot as opposed to individual homeowners.

- Fitness Facility Timarron is gathering information on flooring products to replace the fitness facility carpet. Internal painting and floor installation is scheduled for this spring.
- Neighborhood Entrance Enhancements The Landscape Committee prioritized the Neighborhood entrances needing enhancement and began upgrading several entrances in January. Over the next three years, the Landscape Committee will work with ValleyCrest in designing upgraded entrance features.
- Crescent Royale Lighting The Lighting Committee is developing specifications and gathering proposals for installing new lights along the Villa Promenade entrance median. This project is, also, scheduled for this spring.



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Below is a list of some examples of how I can assist you.

- Gift/Personal Shopping/Wrapping (holidays included)
- Dry Cleaning Retrieval/Drop off
- Correspondence
- Schedule appointments/Make reservations
- Gas up/Have car washed/Car maintenance
- Postal Errands
- Assisting spouse in the home
- Event Planning
- Travel Planning
- House-sit
- Vendor Supervision
- Household Management

If you would like someone to help you manage your personal, professional and household affairs, you can contact me via cell at **(817)233-9242** or email at **tracielm@verizon.net**. We can discuss your needs and my hourly rate.

I look forward to assisting you.

Colleyville And Southlake Egg Hunts

Colleyville Candy-Free Hoppin' Good Egg Hunt

Hop on over to City Park. Join the fun as the Parks and Recreation Department hosts the annual egg hunt. The guest of honor has planned several activities for the entire family to enjoy. Pictures with the bunny will be available for a small fee.

Age: Infant to 12 (divided by age)

Day: Saturday

Date: March 15

Time: 3:00 p.m. to 5:00 p.m.

Price: FREE

Site: City Park

Southlake Easter in the Park

Sunday, March 9th from 1:30 p.m. – 4:30 p.m. at Bicentennial Park

Activities will be held on Fields #1 & #2. Please enter the park from White Chapel

Come and join us for lots of fun at our annual Easter in the Park and egg hunt!! Activities include: games, inflatables, face painting, and much more!!

Egg Hunt Schedule:

2-4 year olds: 2:30pm

5-7 year olds: 3:00pm

8-10 year olds: 3:30pm*

11-15 year olds: 4:00pm*

**Only children on the field during the last two hunts. No parents, please!!*

For additional information go to the Southlake website at: <http://southlake.recware.com>

For additional information go to the Colleyville website at: www.colleyville.com



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TIMARRON

FEBRUARY 11th MINERAL RIGHTS MEETING

In response to the letters many Timarron owners received regarding mineral rights leases, Timarron Owners Association held an information meeting on February 11th at Carroll High School.

The Timarron website is at www.timarron-hoa.com, Click on "general information" and then Click on "announcements". The website is going through a facelift. The new website will include a Timarron homeowner access where you will find future mineral updates. Please watch your mail as we will mail a small postcard with sign-on instructions soon.

An attorney spoke at the meeting and answered several homeowner questions. These questions and answers are intended to provide general information only. These answers should not be relied upon by any individual as the individual homeowner's ownership circumstances and interests may be unique or sufficiently different than the answers to any one or more of these questions or materially different from that contained in the summary.

General questions:

- How do we determine who owns the mineral rights for our property?
 - o This is not something that a homeowner can readily do without incurring significant expense. The fact that the gas company is sending you a lease package indicates that they have made a preliminary determination that you have some mineral rights.
- How might individual homeowners independently research who owns the mineral rights and what are the range of expenses that might be incurred?
 - o You could start with your own deed and deed of trust where you purchased your property. These may contain some information about whether there are previous mineral reservations. Your title policy might also have this information. The fact that none of these documents contains this information does not indicate that you do or don't have a mineral right.
 - o You could hire an attorney to give you a title opinion. Several thousand dollars minimum, likely for this service.
 - o You might be able to get an abstract plant let you research in their records. This will likely cost several hundred dollars, and the abstract plant does not have to let you look at their records. Abstract plant records are a good indication, but are not perfect sometimes.
- Do oil and gas companies, or their agents, attempt to verify mineral rights ownership prior to making a lease offer?
 - o Yes, they will have a preliminary opinion before they offer to lease your land.
 - o They will have an attorney's title opinion before they pay any money to you as your royalty payment. This opinion will state what every landowner's interest within a unit is in decimal terms and will state the nature of the interest (royalty, overriding royalty, working interest, etc)
- Discussion concerning the meaning of bonus, royalty, primary term, Pugh clauses, water usages, what minerals are covered, surface usage, etc.?
 - o Bonus payment is the amount of money received at the time you sign the lease. Typically it is based on a per acre or per lot figure. This is a one time payment.
- o Royalty is the amount of production that the homeowner receives from a well. It is usually stated as a percentage figure or a fraction. (ie a ¼ royalty or a 25% royalty) This payment is paid regularly, usually on a monthly basis.
- o Primary term is the length of the lease. The lease terminates at the end of the primary term unless one of several conditions exist. If the land is included within a producing unit, the lease will typically be extended for however long production occurs from the unit.
- o Pugh clause is a clause which operates to return to the mineral owner any lands which are not included in a producing unit at the end of the primary term. Pugh clauses can be both horizontal and vertical.
- o Many leases allow the gas company to use your water in their operations.
- o The leases Timarron residents have been provided do not permit surface usage anywhere within Timarron
- How does a lease impact our mortgage, insurance, property taxes?
 - o This lease may need to be approved by your mortgage company. You should check with them first to determine if this is the case.
 - o Insurance is not likely to be affected by the leasing of your property.
 - o Property taxes may vary from city to city; you should inquire with Southlake to determine whether there will be a tax consequence if you lease your property.
- What is the personal tax consequence of accepting any offer?
 - o The income you receive from mineral production is typically taxed as revenue by the Internal Revenue Service. You should inquire about your specific tax consequences with an appropriately qualified professional.
- What is the transferability, assignability, etc. of the lease?
 - o Whoever you lease your property to will typically have the right to transfer or assign their rights under a lease to someone else or to another company without your permission.
- What happens if I sell my house while in the lease term?
 - o There is nothing to prevent you from selling your lease during the lease term, but if you do not reserve the mineral interest you own, that mineral interest will be transferred to your purchaser, and the royalty payments will go to your purchaser as well.
- Are there city ordinances that might impact our decisions?
 - o The City of Southlake is considering enacting ordinances to address drill site permits and drilling activities. These typically include requirements that the drill site be located some minimum distance from buildings, residences, and/or schools, and may limit drilling activities to certain hours of the day.
- Do we know where a drill site might be located? Where will the drill site be located?
 - o Right now it is not certain where the drill site will be located.

(Continued on page 8)



GRAY GHOST

GOLF TOURNAMENT

THE GOLF CLUB
AT CASTLE HILLS ~ LEWISVILLE, TX
APRIL 6, 2008 - 2:00PM



your Birdie
will save
my life...

Gray Ghost Golf Tournament

WRNT holds several fundraisers during the year to help offset veterinary and boarding bills for the Weimaraners in our care. The golf tournament is one of the biggest events we hold each year. 100% of the profits made from this tournament go to the Weims.

Your participation and support of this tournament will go towards the rehabilitation and adoption of the more than 165 homeless Weimaraners that will come through our rescue program in 2008.

Thank you for your Support!!!

Weimaraner Rescue of North Texas Inc.

Weimaraner Rescue of North Texas, Inc is an all - volunteer 501(c)(3) non-profit organization. In the past 10 years our small group of volunteers have saved over 1600 Weimaraners from suffering and death. We exist solely on donations and fund raising efforts. Every penny of our proceeds will pay for veterinary care, food, and boarding and essentials expenses.

Our mission is the rescue, rehabilitation and placement of Weimaraners from animal shelters, found stray, abandoned, neglected and abused. We educate the public on responsible pet ownership and promote spay/neuter. We are dedicated to end the tragedy of pet over - population by opposing puppy mills, pet stores selling live animals and irresponsible over breeding of companion animals.

Approximately 12 million healthy, loving, adoptable dogs and cats are killed in the United States each year because there are not enough homes for the millions of animals being bred. For every human birth, approximately seven cats and dogs are born.

FOR REGISTRATION INFORMATION PLEASE VISIT:

www.weimrescuetexas.org

972.994.3572

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Weimaraner Rescue Of North Texas



TIMARRON

Feb. 11th Mineral - (Continued from page 6)

The gas company must obtain a permit from the Texas Railroad Commission to drill a well. As the process moves forward, the gas company will file the necessary permits, they may also advise landowners of their intended site.

- How could drilling impact our quality of life?
 - o No surface use will be made of any land in Timarron, so there will not be drilling rigs in Timarron. Depending upon whether Southlake enacts ordinances setting forth minimum distances from residential buildings, the drill sites located along the perimeter of Timarron would need to conform to these distances. There may be noises and lights associated with these activities.
- What is the impact on the environment?
 - o Since no surface within Timarron is going to be used, there should only be limited impact on the environment.
- Who is liable if any home is damaged due to this process?
 - o If you can prove that the damage is due to the drilling process, the gas company would likely be held liable for such damages as would anyone else who caused damage to your property.
- What are the surrounding areas/homeowners associations doing?
 - o Like Timarron, they are just receiving letters with lease packets as well. They are holding investigatory meetings to determine how best to deal with these same issues. Some have contacted Timarron to determine whether Timarron would be interested in working together to address these concerns.

Nothing has been determined yet by these communities that the Association is aware of.

- Is it in our neighborhood's interest to join forces with surrounding areas presented with lease offers? What are the advantages and disadvantages?
 - o Typically there is strength in numbers and by working together the Associations should have some additional bargaining power, but it is not unlimited.
 - o The gas companies typically prefer working with a limited number of people rather than hundreds of people.
 - o By working together everyone gets treated the same, the lease terms are uniform, and you may be able to get terms which are more favorable to the Associations and their members than if you were to negotiate individually.
- What is the average royalty amount per month, how long does it last and what expenses are incurred by the homeowner?
 - o Royalty payments are determined by the amount of production, the amount of land included within a producing unit, the amount of the royalty, and the amount of land that an individual landowner has include in the producing unit. Production varies from well to well depending upon a number of different factors. Wells also decline in production over time due to a variety of factors as well. Because of all of these variables, it is not possible to state an average royalty payment. However, if you assume that a Barnett Shale gas well contains 640 acres and initially produces 2,000,000

(Continued on page 9)



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Feb. 11th Mineral - (Continued from page 8)

cubic feet of gas per day and gas is sold at \$8.00 per thousand cubic feet, then the production from that well should create a revenue stream of \$16,000.00 per day. If a landowner has a .5 acre lot included in the 640 acre unit and his lease provides for a 25% royalty interest, the land owner will receive 25% of 1/1280 of the \$16,000.00 which is \$3.125 per day. This would mean a royalty payment of approximately \$94.00 per month. If gas prices rise or fall so would the amount of these payments. As production from the well increases or decreases so would the amount of these payments.

- What happens if my neighbors sign leases, but I do not?
 - o You will not receive any bonus or royalty payments, and the oil company cannot take your minerals.
- How do the Homeowner Association covenants apply to the drilling proposals?
 - o The Timarron covenants, conditions and restrictions are generally construed to prohibit any surface activity for oil and gas development. They are not interpreted to prohibit subsurface development as proposed by the gas company that has contacted the Association.
- Who leases the common areas and what happens with money received from bonus and royalty from the common areas?
 - o The Association is the titled owner to the common areas and the Association will receive the bonus payment and the royalty payments
- Can the funds for the Homeowner Association be used to offset yearly maintenance, etc?
 - o The funds received by the Homeowner Association can be used for any purpose not specifically prohibited by the governing documents and/or state and federal laws.

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. The advertising deadline is the 20th of each month for the following month's newsletter.

**Advertise
Your Business Here
888-687-6444**

Spring Timarron Garage Sale

Date: Friday, April 4th

Saturday, April 5th

Time: 9:00 AM to 4:00 PM

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 3rd. 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

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Timarron Country Club

Have you ever thrown a large party and while at the party you realize you neglected to invite a neighbor or good friend? Eee Gads!!

What about hosting a large party and one of your guests says to you "How come you didn't invite Joe?" And then you realize everyone knows how much fun Joe is at a party!!

Should of, could of, would of --- but didn't.

And then there's the flip side of the situation.

You receive an invitation to a large party and when the phone rang you put the invite down on the kitchen counter and forgot all about it. You had every intention of going, forgot about it, and stayed home watching nothing on the TV.

Or maybe you received the invitation, circled the RSVP date, posted the invite on the calendar and three days after the response date you remember it. And instead of calling the host, you trashed the invitation with a shrug.

Should of, could of, would of - - - but didn't.

Sometimes Membership at the Club is like hosting a large party. Except instead of just one host there are many. The Members of the Club send the Invitation – not by me. Yes, I print the invitations, and I mail the invitation – but I do not put the guest list together. That comes from ALL of the Club Members.

I could venture to say that there are a few Members of Timarron Country Club that live right here in the neighborhood that have never once extended a Invitation to Membership. The assumption usually is that someone else did it already. Maybe they didn't though. All it takes is a phone call to Membership at the Club!

Some Members of Timarron Country Club make sure to extend one Invitation to Membership every year. They take it upon themselves to welcome the new neighbor with cookies from the Club and deliver the Invitation by hand. Better yet, they follow up and invite the new neighbor to visit the Club as their guest for Sunday Brunch or for a round of golf. How fabulous would it be if it were more like two a year!

And then there are Members of Timarron Country Club I like to call "bell ringers" as they are always ringing the bell at the door with yet another name of someone to extend the Invitation to Membership!

I forgot - You're not a Member, you just live in the Neighborhood and enjoy reading through this article each month to see what's going on at the Club. I love it!!! That tells me that Club Life interest you. Maybe you received an Invitation to Membership when you first moved into the neighborhood, but didn't respond. Or maybe you were too busy at that time getting moved in to the new house. That's okay! You'd be surprised how many New Members were just like you when they first arrived. Just give us a call at the Club and we'll get you connected.

Or – maybe when you received the Invitation to Membership you assumed Club Life to be what the movies portray – and you can't see your family in that picture! Obviously a visit to the Club is in order to allow you a Taste of Timarron. Just give us a call at the Club to set up a time for you to visit with your family.

Maybe – just maybe, no one has invited you.

Tell you what. Why don't you call us at the Club to set up a time for you and your family to visit? We'd love that opportunity. We'll get you connected to Members at the Club and provide them with the opportunity to consider sponsoring you and your family as New Members at Timarron.

To all the Club Members: Please be sure to provide us with your invitation list.

To our neighbors and friends: Speak up! Let us know you want to join.

And I'll see all y'all at the Club!

Susan Merrill

Membership Director

Timarron Country Club

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SPRING RENEWAL 2008

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TIMARRON

10th Anniversary of Colleyville Center

In January 2008, Colleyville will mark 52 years of incorporation. In addition, the city will open two new fire stations, commemorate the 10th anniversary of Colleyville Center, and open the first phase of a major public park. To observe the occasion(s), the city has planned the following public events:

Thursday, Jan. 10: Colleyville Center marks its 10th anniversary with an open house for Colleyville residents and businesses. Staff will be serving complimentary coffee and pastries, and visitors will receive Colleyville Center 10th Anniversary commemorative mugs. Hours are 9:00 a.m. to 5:00 p.m. Colleyville Center is located at 5301 Riverwalk Drive.

Thursday, Jan. 10: City departments and facilities will host a citywide open house. The public is welcome to visit any or all facilities for tours and refreshments. Hours are 9:00 a.m. to 5:00 p.m. Open house locations are: Colleyville City Hall, 100 Main Street; Colleyville Public Works,

1601 Hall Johnson Road; Colleyville Justice Center, 5201 Riverwalk Drive; Colleyville Senior Center, 2512 Glade Road; Colleyville Public Library, 110 Main Street; and, the Colleyville Fire Department, 5209 Colleyville Boulevard.

Saturday, Jan. 12: Grand opening of the Central Fire Station and Fire Station No. 2, 5209 Colleyville Boulevard and 5212 Pool Road, respectively. Hours are 10:00 a.m. to 2:00 p.m.

Saturday, Jan. 26: Grand opening of McPherson Park Phase I, including dedication of the McPherson Dairy historical marker and lots of activities for the children, including a petting zoo and pony rides. McPherson Park is located adjacent to Fire Station No. 3 on McDonwell School Road.

Mark your calendars March 3 for the official celebration of Colleyville Center's 10th anniversary

Personal Classifieds

FOR SALE: SKI Beaver Creek/ Vail Spring Break. One bedroom condo in Avon, CO available March 15-22. Sleeps 4-5 (has a day bed that is suitable for a child). See website - www.christielodge.com. Shuttle to Beaver Creek is right out the front door. \$900 for the week. Call Lisa at 817-994-5322.

BARELY USED--LIKE NEW!!! Stanley Tranquility stlye BUNK BEDS. Twin over FULL bunk bed with trundle under. Could sleep up to four kids. Maple Color. Excellent condition!! \$900. Call 817-481-2012 or email Joanzelt2@verizon.net.

DARLING MATTED/FRAMED CLOWN PICTURES Two clowns with roses: 23 wid x 17.5 height. Clown with 21 wide x 27 height. \$60 each or both for \$99. Call 817-251-9814 or email JF727@verizon.net.



From July 31-August 4, 2008

Enjoy a Culinary Tour of London with Darren McGrady, Private Chef for Princess Diana and the British Royal Family

You are invited on a personal tour with The Royal Chef, Darren McGrady as he guides you through Buckingham Palace, its State Rooms, Kensington Palace and Windsor Castle.

In this exclusive tour, you will see London and the countryside like royalty. Sample foods on a tour of Borough Market, taste delicacies prepared by the Royal Chef, enjoy a sumptuous meal on the River Thames, take high tea at the Ritz Carlton and more.

Space is very limited for this exclusive tour. Call Southlake Travel at (817) 657-9866 to make your royal reservation today.

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TOA Calendar

Bent Creek Clubhouse

February 4- Book Club, 6:30 – 9:30pm
 March 4- Ladies Bridge 9-3:00pm
 March 4- Highland Ladies 7-9:30pm
 March 8- Easter Egg Hunt
 March 10- Women's Book Club, 7:00pm
 March 21- Couples Bridge 7-10:00pm
 March 25- Pokeno RSVP Monica @ 817-424-2455
 6-10:00pm
 April 1- Ladies Bridge 9-3:00pm
 April 1- Highland Ladies 7-9:30pm
 April 14- Women's Book Club, 7:00pm
 April 18- Couples Bridge 7-10:00pm
 April 29- Pokeno RSVP Monica @ 817-424-2455
 6-10:00pm

Wentwood Clubhouse

March 10- New Construction/Modification Mtg 9:30am
 March 11- Delegate Meeting 7:00pm
 March 24- New Construction/Modification Mtg 9:30am
 April 7- New Construction/Modification Mtg 9:30am
 April 21- New Construction/Modification Mtg 9:30am

General Calendar Items

April 4 & 5- Timarron Garage Sale

**Not Available Online
 at Timarron Homeowner's
 Association's Request.**

TIMARRON SPADES MEMBERS

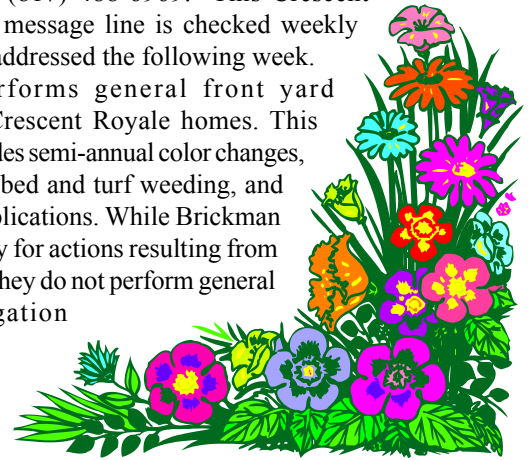
Are you a member of the Timarron Spades group?
 If so, please contact the management office at (817) 424-3027 as we
 have additional residents interested in participating. Thank you.

CRESCENT ROYALE FRONT YARD LANDSCAPING

At the end of March, Brickman will send Crescent Royale homeowners their spring flower color selections. Do you have extra plantings in your flower color beds? Make sure to write which plants to remove or which to leave when completing your flower order form.

Front lawn maintenance concerns? Leave a message on the Brickman line at (817) 488-6969. This Crescent Royale/Brickman message line is checked weekly and concerns are addressed the following week.

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. While Brickman takes responsibility for actions resulting from this maintenance, they do not perform general lighting or irrigation maintenance.



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**FREE
 WEEK!**

TIMARRON

Do you know the name of this artist?



When Timarron was developed an artist was commissioned to create the beautiful oak leaves sculpture at our main entrance. Over the years, information was misplaced and we are hoping you will recognize the artist. Please contact the Timarron on-site office with any information regarding this art at (817) 424-3027.

**PLEASE
DRIVE
SLOWLY**

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, and bike riders.*

Friendly reminders

Please remember that trash cans and other debris must be stored out of sight until 7:00 p.m. the day before pick-up and removed by on the day of pick-up. This includes loose tree-trimmings and vegetation. Not only is it unsightly, but it attracts animals and can blow into other areas.

Commercial signs are not permitted unless used for an active permit. Please ask your contractors to honor the Timarron rules.

Be sure to lock your car and store valuables out of sight, even when parked behind wrought iron gates. A thief looks for easy targets.



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2008 Summer Lifeguards Needed

Are you interested in performing life guard duties this summer? In 2008 Timarron is contracted with Brammer & Associates, LLC for their lifeguard services. Amy Brammer is interviewing and selecting guards for the 2008 summer season. They work with several pools in the area. Applications should not apply unless they have the following qualifications:

- Hold current Red Cross Lifesaving Certifications
- Be at least 16 years of age or older
- Experience preferred
- Positions available for both Full-time and Part-time employees
- Seasonal employment from the Saturday of Labor Day to Monday of Memorial Day

For more information, contact Amy Brammer of Brammer & Associates, Inc. at (940) 206-3202.

At no time will any source be allowed to use the Timarron Community Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Timarron Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Timarron residents only.



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How To Start Playing Tennis - Practice and Playing Tips

Submitted By Fernando M. Velasco

Purchasing a Tennis Racket – Make sure that someone with experience has helped you with the selection of a tennis racket. They come with different sizes of grips, shapes and thickness. Your swing speed and your ability will determine what will be best for you.

Tennis Shoes – Running and walking shoes are not ideal to play tennis. They have different support and soles than tennis shoes. Many clubs will only allow proper tennis shoes to be worn on their tennis courts, not only for safety for the player, but also because other shoes mark and damage the tennis courts. We suggest always purchasing a shoe a half-size bigger than normal shoes, to allow you to wear good tennis socks. Many players, including myself, always wear two pair of socks to help with cushion and avoid blisters and calluses.

Clothing – One of the beauties of the game, is that you do not need to spend a great deal of money on clothing. We suggest a comfortable top and pair of shorts/skirts with pockets to be worn when playing. Tank tops for men are not allowed on Club's tennis courts. Make sure you always protect yourself from the sun with a hat, visor or cap. We strongly recommend wearing at least a 20-50 spf ultra sweat-proof sunscreen lotion to protect you from the sun.

Playing time – When arriving on the tennis court, spend at least 20 minutes stretching. Most injuries occur in the first half hour of playing due to muscles and tendons being tight and not stretched. Start with the legs, back shoulders, neck, and finish with the arms for serving motion. Spend at least 5 minutes playing "mini-tennis" to feel the court, the wind, and the speed of the ball. Once you feel warmed up, then pull back to the baseline and start hitting groundstrokes, just keeping the ball in play. Your warm-up should also include hitting volleys, overheads and serves.

Now you are ready to start playing the game, either with your friends, in a tournament or in league play.

Cooking Corner

Make Fast Friends Over This Slow-Cooked Lamb

(NAPSA)-For many, cooler weather means it's time to gather family and friends together for a hearty meal.

Home-cooked meals, particularly recipes that rely on savory slow-cooking techniques, can leave the cook plenty of time to spend with the guests.

For example, this American Lamb Ragu Puttanesca combines rich American Lamb with seasonal herbs and vegetables in a slow cooker to yield delightful fall fare for everyone at the table. Serving fresh American Lamb can add variety and distinction to your menu, no matter the occasion.

American Lamb Ragu Puttanesca

Makes 4 to 6 servings

Prep time: 30 minutes

Cook time: 5 to 10 hours



- 2 tablespoons olive oil
- 4 American Lamb shanks
- Salt and pepper
- 2 cups diced onion
- 2 tablespoons chopped garlic
- 1/2 teaspoon red pepper flakes
- 1 cup dry white wine
- 3/4 cup pitted, quartered black olives (such as Kalamata)
- 1/4 cup drained whole capers
- 1 tablespoon anchovy paste
- 2 cups beef stock or broth
- 2 cups canned crushed tomatoes
- 2 to 3 tablespoons tomato paste (optional)
- Hot cooked rigatoni
- 1/4 cup crumbled feta cheese
- 2 tablespoons chopped fresh parsley

Heat oil in a large skillet over high heat. Season lamb shanks with salt and pepper. Brown on all sides in hot oil, remove from pot; set aside.

Drain off all but 2 tablespoons of fat from skillet, add onion, garlic and red pepper flakes. Saute over medium heat for 6 minutes or until vegetables are tender. Add wine, olives, capers and anchovy paste; simmer until the liquid has almost evaporated. Transfer mixture to a large slow cooker; stir in stock and tomatoes, then add shanks. Cover and cook on high for 5 hours or low for 10 hours, or until meat is tender enough to fall off the bone. Remove shanks from braising liquid and set aside to cool. When shanks are cool enough to handle, shred the meat, discarding excess fat and bone. Add meat back to braising liquid, stirring to combine. Add tomato paste to taste to thicken sauce slightly, if desired. Warm gently over low heat and serve over rigatoni, garnished with feta and parsley.

Recipe and image provided by the American Lamb Board.

Serving fresh American Lamb can add variety and distinction to your menu, no matter the occasion.

Kids' Club

View the Kids' Club Contest Winners
online each month at
www.peelinc.com/kidsclub.php

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

© 2006. Feature Exchange

*Solutions can be found online at www.PEELinc.com

Lost & Found

COAT: Found in February at the Bent Creek Playground: Blue, small boys coat.

KEYS: Found in February includes house key, Honda key and remote, metal electronic access key, OSU emblem, and other items.

KEYS: Found last fall: includes house keys, Toyota key and remote, and Southlake Dragon emblem.

Please contact the Timarron management office at 700 Wentwood Drive, Southlake TX 76092 or (817) 424-3027 with inquiries.

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

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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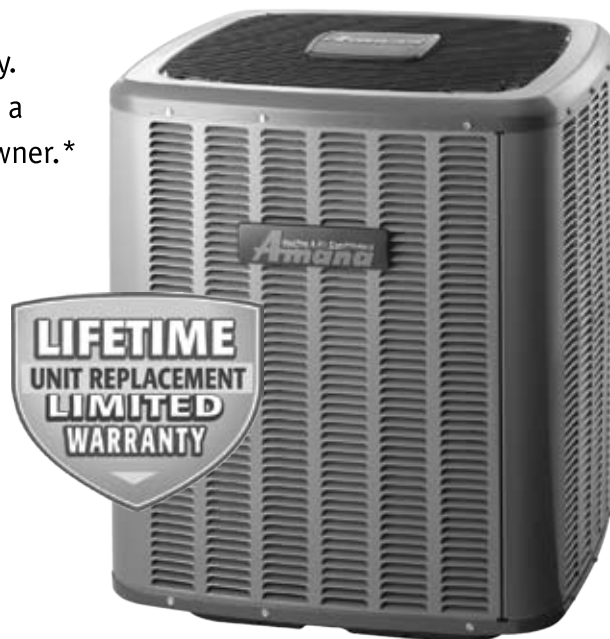
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Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at 203 W. Main Street, Ste. D, Pflugerville, TX 78660.
We will select the top few and post their artwork online at www.PEELinc.com. DUE: March 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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Timarron Real Estate Sales Statistics January 2008

2004 Thames Trl	\$749,900
708 Longford Dr	\$459,000
716 Bryson Way	\$460,000
605 Rustic Ridge Ct	\$515,000
1433 Montgomery Ln	\$579,650

Statistics as reported by NTREIS as of Feb 20, 2008



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