

# Inside TIMARRON

August 2008, Volume 2, Issue 8

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

## Timarron Board of Directors Election

Want to serve on the Timarron Board of Directors? This year, Delegates elect two (2) Board positions for the next 2-year term. Applications are available on the homeowner section of the website ([www.timarron-hoa.com](http://www.timarron-hoa.com)) under "All Files and Documents" followed by "Association Specific Forms". Please complete and return this application by August 31st at 5:00 p.m. This gives Delegates an opportunity to review applications prior to the elections at the end of September.

Timarron Board Meetings are held in the evening. All Timarron Owners Association decisions are made by a Board majority, with input from Delegates and Committee Members.

If you have questions feel free to contact the Timarron on-site 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 Website and Mineral Rights

Are you a Timarron owner? Have you signed on to the Timarron website?

I encourage you to sign on to the homeowner section of the website. Just follow the following steps.

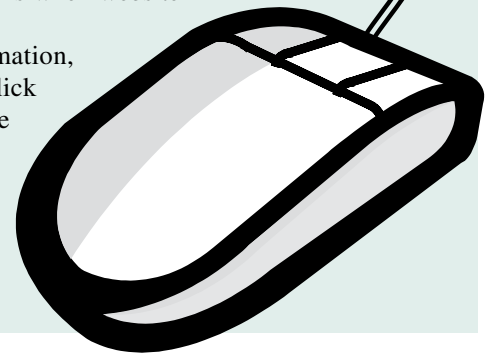
- Go to [www.timarron-hoa.com](http://www.timarron-hoa.com) and click on "Sign up for new account" in the login area on the right of the homepage.
- Click on "Please enter your account ID" and enter the last seven (7) digits of your account number. Missing your account number? Click "contact" at the top of this web page and ask for your account number.
- Register as a first time user and create your own user ID and password.

Currently, the Timarron website does not support the Yahoo browser, older AOL browsers or Safari at this time. It is our hope to have use of these browsers by year-end. However, we recommend residents only use the Internet Explorer browser, Firefox browser or AOL Explorer browser at this time.

Each Owner may register only one time with a single email address per account. User ID and password information is secured and not available to Principal Management personnel so save this information in a safe place. If you misplace this information, click "Forgot Your Password" and the webmaster emails the information to your email address previously entered. Be sure to click "My Preferences" and make sure "Send me community announcements" is selected. Timarron homeowners who register under this section of the website will receive emails when website announcements are posted.

To access the mineral rights information, follow the following steps: log on, click "Our Community" and then click "Private homeowner Information".

Your personal information is not sold to other entities so please be sure email addresses are correct.



# TIMARRON

## 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*

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## POOL SEASON

### WENTWOOD POOL HOURS

Monday, Wednesday - Saturday 10:00 am - 9:00 pm

Sunday 12:00 pm - 9:00 pm

Closed on Tuesdays for maintenance and cleaning

### Reduced School Hours begin:

#### Monday, August 25th – August 29th

Monday, Wednesday - Friday 4:00 pm - 8:00 pm

Saturday 10:00 am - 9:00 pm

Sunday 12:00 pm - 9:00 pm

Monday, September 1st 10:00 am - 8:00 pm

Closed on Tuesdays for maintenance and cleaning

### BENT CREEK POOL HOURS

Tuesday - Sunday 6:00 am - 9:00 pm

Closed on Mondays for maintenance and cleaning

\*\*\*CAUTION\*\*\* Acid used in pool on Mondays\*\*\*

### Last Day of Pool Season is September 1st, Labor Day

The Bent Creek pool occasionally stays open until the end of September. Please read the September newsletter or check the Timarron website ([www.timarron-hoa.com](http://www.timarron-hoa.com)) closer to September for additional information.



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

# What's Happening in Timarron?

54 Properties Currently Listed For Sale

Average List Price - \$784,493

Average Price per Sq.Ft. - \$166.91

Average Days on Market - 94

8 Properties Currently Under Contract

Average List Price - \$676,338

Average Price per Sq.Ft. - \$154.70

Average Days on Market - 73

59 Properties Sold in the Last 6 Months

Average List Price - \$625,290

Average Price per Sq.Ft. - \$148.46

Average Days on Market - 72

(As of 7/18/08)

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# TIMARRON

## Timarron Common Area Landscape Update

As many of you noticed, the common area landscaping is struggling these past several months. Valley Crest, the current landscaping vendor for Timarron common areas, has since changed the Timarron account manager and we are looking forward to positive landscape changes going forward.

In addition to this vendor change, the late summer color planting never made it to Timarron standards due to unexpected new well irrigation delays and premature high-temperatures. We are losing flowers, shrubs, and trees do to the above three factors and it is too hot for replanting. Please be patient, things will turn around this fall and Timarron will again have our color beds blooming again.

## New Board Member Appointed

Congratulations to Jerry Kight! With the Neighborhood Delegate's support, the Timarron Board of Directors recently appointed Mr. Kight to fill a vacant Board position. Please help us welcome Mr. Kight to the Board as he serves until September 2009, the remaining term for this vacant position.

## Commuter Rail Study Public Meetings

Commuter rail is a big issue in Colleyville right now. In April, the Colleyville City Council formed a Commuter Rail Citizen Committee to study the effects of the Fort Worth Transportation Authority's (The T) proposed plans for a southwest-to-northeast commuter rail line, along with considering the costs and benefits of constructing a rail station in Colleyville. The City of Colleyville held a series of public meetings in June and July.

To keep the public informed, the committee has created a Commuter Rail Citizen Committee webpage on the City of Colleyville site, [www.colleyville.com](http://www.colleyville.com). The commuter rail webpage contains information on the committee, the latest information regarding the proposed plan, links to pertinent websites (including the T's commuter rail page), and links for citizens to provide input on the proposed project.

Access to the Commuter Rail Citizen Committee webpage will be available on the front page of the Colleyville website ([www.colleyville.com](http://www.colleyville.com)) via the blue navigation bar. This website page includes studies, reports, and lots of information useful to homeowners.



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## CRESCENT ROYALE RESIDENTS PARTY

Come Rock and Roll with your neighbors on September 20. All Crescent Royale Residents (adults only) are invited to a party at the Bent Creek Clubhouse, 7 – 11 p.m. The theme is 50s and 60s. Great food and music that you will remember and can dance to. Thanks to Roxann Taylor for sponsoring the DJ!

If you can still fit into your clothing from that era (congratulations), please wear it.

Watch for your invitation on your front door mid August. Call Dorothy Vaughn at 817/442-9875 or Jonni Fisher at 817/251-9814 for questions. Hope to see you there!!




## Directory Advertising

Are you interested in placing a business advertisement in the Timarron directory? Check the Timarron website ([www.timarron-hoa.com](http://www.timarron-hoa.com)) for prices and contact the on-site office at (817) 424-3027 for arrangements.

## Be Clean! See More Green!

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## TOA Calendar

### Bent Creek Clubhouse

- August 5 - Ladies Bridge 9 – 3:00 p.m.
- August 5 - Highland Ladies 7 – 9:30 p.m.
- August 15 - Couples Bridge 7- 10:00 p.m.
- August 26 - Pokeno RSVP Monica @ (817) 424-2455  
6 – 10:00 p.m.
- Sept. 2 - Ladies Bridge 9 – 3:00 p.m.
- Sept. 2 - Highland Ladies 7- 9:30 p.m.
- Sept. 15 - Book Club 7:30 p.m.
- Sept. 19 - Couples Bridge 7 – 10:00 p.m.
- Sept. 20 - Crescent Royale Neighborhood Party 7 - midnight
- Sept. 30 - Pokeno RSVP Monica @ (817) 424-2455  
6 – 10:00 p.m.

### Wentwood Clubhouse

- August 1 - Modification Submittal Deadline NOON
- August 11 - Lighting Committee Meeting
- August 15 - Modification Submittal Deadline NOON
- August 26 - Chadwick Crossing Annual Meeting
- Sept. 5 - Modification Submittal Deadline NOON
- Sept. 19 - Modification Submittal Deadline NOON

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# TIMARRON

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## Neighborhood Highlights- The Highlands

The Highlands is located north of Continental Boulevard across from Bent Creek Drive. The City of Southlake was much smaller when builders began developing. Elementary children attended Carroll Elementary as opposed to Rockenbaugh in Carroll ISD.

Not only is this one of the first Neighborhoods for Timarron residents to call home, the Highlands is now where Timarron's Board President resides. Not only is this Neighborhood represented

on the Board, homeowners in this Neighborhood are active on many Association Committees including the New Construction/Modification Committee, Landscape Committee, Finance Committee, and represent their Neighborhood as Neighborhood Delegates. The Highlands has its own wooded and a private Continental Boulevard entrance. The next time you drive down Continental between White Chapel and Byron Nelson, look to the North and peak in The Highlands.



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## Personal Classifieds

### EXECUTIVE WOODEN DESK AND LEATHER CHAIR:

Clawfoot mahogany executive desk and leather chair, \$300 or best offer, two blue plaid wingback chairs, \$100.00 for both, green iron ice cream parlor table and chairs \$35, contact Jana at 817/797-6440 or ut.longhorn@verizon.net. \$40, White Floral sofa and loveseat \$200, light wood hutch and buffet \$50, Contact, Sheila at 817/540-4592.

### LINKSYS WIRELESS-B NOTEBOOK ADAPTER CARD

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**APPLIANCES AND FURNITURE FOR SALE.** Matching Kenmore 90 Series Washer and Dryer. White with black control panel, \$125 each. White Frigidaire Crown Series Super Capacity Washer, \$100. White Whirlpool Dryer, Super Capacity, \$100. Black leather chair and ottoman, \$50. Solid wood TV armoire, 40x41 inch opening, \$250. Frigidaire Electrolux white refrigerator w/ice maker, barely used, \$175. OBO. Call Cindy/Martin @ 817-421-0680 or 513-965-1414.

**MOVING SALE:** Queen Bedroom Suite \$975, Oak Corner Cabinet/Shelf \$80, Formal Chair (green) \$125, Oak 3-sectional Entertainment Center \$350, Coffee & End table set \$40. Call Karen at 817-614-1216 or email for photos karen.poor@sabre.com

**Classified Ads - Personal classifieds** (one time sell items, such as a used bike...) run at no charge to Timarron residents, limit 30 words, submit before the 15th of each month. Please e-mail [Kepperson@principal-mgmt.com](mailto:Kepperson@principal-mgmt.com)

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

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## IS SUMMER BECOMING BORING?

Neverfear, the start of school is near.  
**August 25th is the first day of school**  
in both Colleyville and Southlake.

For additional back-to-school Information check the  
following websites:

Carroll ISD back to school info at  
<http://www.southlakecarroll.edu/backtoschool0809.htm>

Grapevine-Colleyville ISD back to school in at  
<http://www.gcisd-k12.org/pr/backtoschool.htm>



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## Southlake Water Conservation Policy

The City of Southlake is currently at a STAGE 1 of drought conditions due to persisting long-term dry conditions, and increasingly hotter daily temperatures. In the event that STAGE 2 is triggered by 3 consecutive days of elevated storage tank capacity below 18 foot levels with pumps running at maximum capacity, the following lawn watering schedule will become mandatory.

The following landscape and lawn watering schedule is voluntary, but Southlake is looking for residents who are able to re-program their sprinkler systems to please consider adopting the following schedule by looking up the last digit of your home address. This small step may ensure that Southlake never reaches STAGE 2 of drought. Thank you.

### STAGE 2 LAWN WATERING SCHEDULE

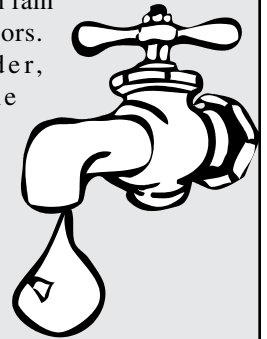
Last Digit of Property Address	Days of the Month Watering is Allowed
0 or 5	5th, 10th, 15th, 20th, 25th, and 30th
1 or 6	1st, 6th, 11th, 16th, 21st, and 26th
2 or 7	2nd, 7th, 12th, 17th, 22nd, and 27th
3 or 8	3rd, 8th, 13th, 18th, 23rd, and 28th
4 or 9	4th, 9th, 14th, 19th, 24th, and 29th

Here are several quick and easy ideas for reducing water consumption in your home or business: Rain and freeze sensors are required at all new development; Fix or replace broken or missing sprinkler heads; Do not water sidewalks, driveways or any pavement; Do not run sprinklers when it is raining.

## Colleyville Water Conservation Policy

Colleyville's water conservation policy resumed in May. Watering between 10:00 a.m. and 6:00 p.m. is prohibited, with the exception of hand-watering.

City crews will provide "door hanger" reminders for those who do not comply with the water conservation regulations. In addition, all new irrigation systems must be equipped with rain and freeze sensors. As a reminder, all Colleyville residences and businesses with existing systems must equip those systems with the sensors by August 2008.



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## **New E-Scams & Warnings** **TIPS ON AVOIDING FRAUDULENT CHARITABLE** **CONTRIBUTION SCHEMES**

Since late May and early June 2008, there have been several natural disasters throughout the country—including tornadoes, wildfires, and floods—that have devastated lives and property. In the wake of these events, which cause emotional distress and great financial loss to numerous victims, individuals across the nation often feel a desire to help, frequently through monetary donations.

Tragic incidents such as 9/11, Hurricanes Katrina and Rita, and the recent earthquake in China have prompted individuals with criminal intent to solicit contributions purportedly for a charitable organization and/or a good cause. Therefore, before making a donation of any kind, consumers should adhere to certain guidelines, to include the following:

- Do not respond to unsolicited (spam) e-mail.
- Be skeptical of individuals representing themselves as officials soliciting via e-mail for donations.
- Do not click on links contained within an unsolicited e-mail.
- Be cautious of e-mail claiming to contain pictures in attached files, as the files may contain viruses. Only open attachments from known senders.

- To ensure contributions are received and used for intended purposes, make contributions directly to known organizations rather than relying on others to make the donation on your behalf.
- Validate the legitimacy of the organization by directly accessing the recognized charity or aid organization's website rather than following an alleged link to the site.
- Attempt to verify the legitimacy of the non-profit status of the organization by using various Internet-based resources, which also may assist in confirming the actual existence of the organization.
- Do not provide personal or financial information to anyone who solicits contributions: providing such information may compromise your identity and make you vulnerable to identity theft.

To obtain more information on charitable contribution schemes and other types of online schemes, visit [www.lookstoogoodtobetrue.com](http://www.lookstoogoodtobetrue.com). If you are a victim of an online scheme, please notify the IC3 by filing a complaint at [www.ic3.gov](http://www.ic3.gov).

## **If You Answer “Yes” To Any Of The Following Questions, You May Be Getting Scammed!**

Are you about to cash a check from an item you sold on the Internet, such as a car, boat, jewelry, etc?

- Is it the result of communicating with someone by email?
- Did it arrive via an overnight delivery service?
- Is it from a business or individual account that is different
- from the person buying your item or product?
- Is the amount for more than the item's selling price?

Are you sending money overseas?

- Did you win an international lottery you didn't enter?
- Have you been asked to pay money to receive an
- inheritance from another country?
- Are you receiving a commission for accepting money
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To report an online crime, go to: [www.IC3.gov](http://www.IC3.gov)

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- Custom Marketing & Advertising to "Showcase" Your Home to get top \$\$\$\$s in a challenging market. Nancy is #1 individual realtor in production for Colleyville 2005-2008, according to MLS.
- Visit our personalized, customized website [www.NancyDennis.com](http://www.NancyDennis.com), linked to Google.



To inquire about these active listings or any other of our listings call Nancy and her committed team at 817-992-7889 or visit us at [www.NancyDennis.com](http://www.NancyDennis.com).



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## Security Patrols

Have you seen a security vehicle with lights across the top driving through Timarron? In answer to Neighborhood Delegate requests, Timarron is using part-time security patrols through our Neighborhoods. These security officers verify that only homeowners are using the Timarron facilities. In addition, they monitor common areas for unapproved activity or damage. These patrol officers call local police personnel when necessary.

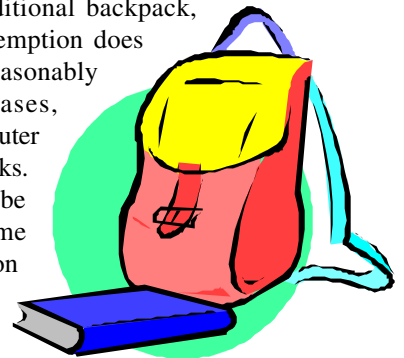
## Crescent Royale Address Marker

Is your brass address marker needing assistance? Identitec can either make a new, brass sign for \$210 plus tax or provide a similar refurbished sign for \$64.95. For more information contact Elliott with Identitec at (817) 329-0411.

## Clothing Sales Tax Holiday August 15-17, 2008

Texas shoppers get a break from state and local sales taxes on August 15, 16 and 17 - the state's annual tax holiday. Lay-away plans can be used again this year to take advantage of the sales tax holiday.

The law exempts most clothing and footwear priced under \$100 from sales and use taxes, which could save shoppers about \$8 on every \$100 they spend. Backpacks under \$100 and used by elementary and secondary students are also exempt. A backpack is a pack with straps one wears on the back. The exemption during the sales tax holiday includes backpacks with wheels, provided they can also be worn on the back like a traditional backpack, and messenger bags. The exemption does not include items that are reasonably defined as luggage, briefcases, athletic/duffle/gym bags, computer bags, purses or framed backpacks. Ten or fewer backpacks can be purchased tax-free at one time without providing an exemption certificate to the seller.



## 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.



## Business Classifieds

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Mike Schroder, 638 Regency Crossing. 817.988.1836  
vivavacationslive.com

## Southlake Red Light Enforcement Cameras

Due to unforeseen circumstances, the red light enforcement camera activation at the intersections of Gateway and State Highway 114 and Southlake Boulevard (FM 1709) and Pearson has been delayed. A future go-live date has not yet been determined, but the City of Southlake will still provide for a 30-day warning period for drivers to properly acclimate to the new cameras. Once the warning period is over civil citations totaling \$75.00 will be issued to violators. The City will announce the new activation date once the information becomes available. For more information contact Pilar Schank at (817) 748- 8006

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## Recipe of the Month:



### Chicken Apple Salad

#### Ingredients

- 1 cup cubed chicken
- 2 cups shredded cabbage
- 1/3 cup chopped celery
- Juice of one lemon
- 3/4 cup mayonnaise
- 1 cup cubed apple, do not peel
- 1 cup coarsely chopped pecans

#### Directions

Combine first 6 ingredients in large mixing bowl. Add just enough mayonnaise to moisten. Cover and chill at least 1 hr. before serving.

#### Note:

Small can crushed pineapple(draind) can also be added.

**If you would like to submit YOUR recipe email it to [articles@peelinc.com](mailto:articles@peelinc.com).**

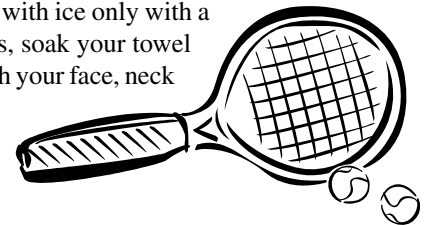
## Tennis Tips

*Submitted by Fernando Velasco*

### Watch for Dehydration - Avoid Heat Stress by:

- Schedule practice time in the morning and late afternoons.
- Wear light-colored clothes with breathable material.
- Wear white hat to protect face, skull and neck
- Drink 18-20 oz of fluid two or three hours before your match, then again another 8-10 oz ten to twenty minutes before match.
- During play, drink 8-10 oz every ten to twenty minutes (during changeovers.)
- If you have heat cramps, stretch the muscle, and take rehydration drinks with glucose and electrolytes.
- If you feel light-headed and think you might faint, lower your head or lay down on your back with your feet up. It would be a good idea to stop playing and to sit down in a cool area.
- Take two coolers on the court. One full of ice and water to drink and one with ice only with a towel. Between games, soak your towel in the cooler and refresh your face, neck and wrists.

Enjoy your tennis games and stay "cool"



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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](http://www.PEELinc.com). DUE: August 31st



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

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(first name, last initial)

Email Address: \_\_\_\_\_

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[This information will only be used to notify you  
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2  
school

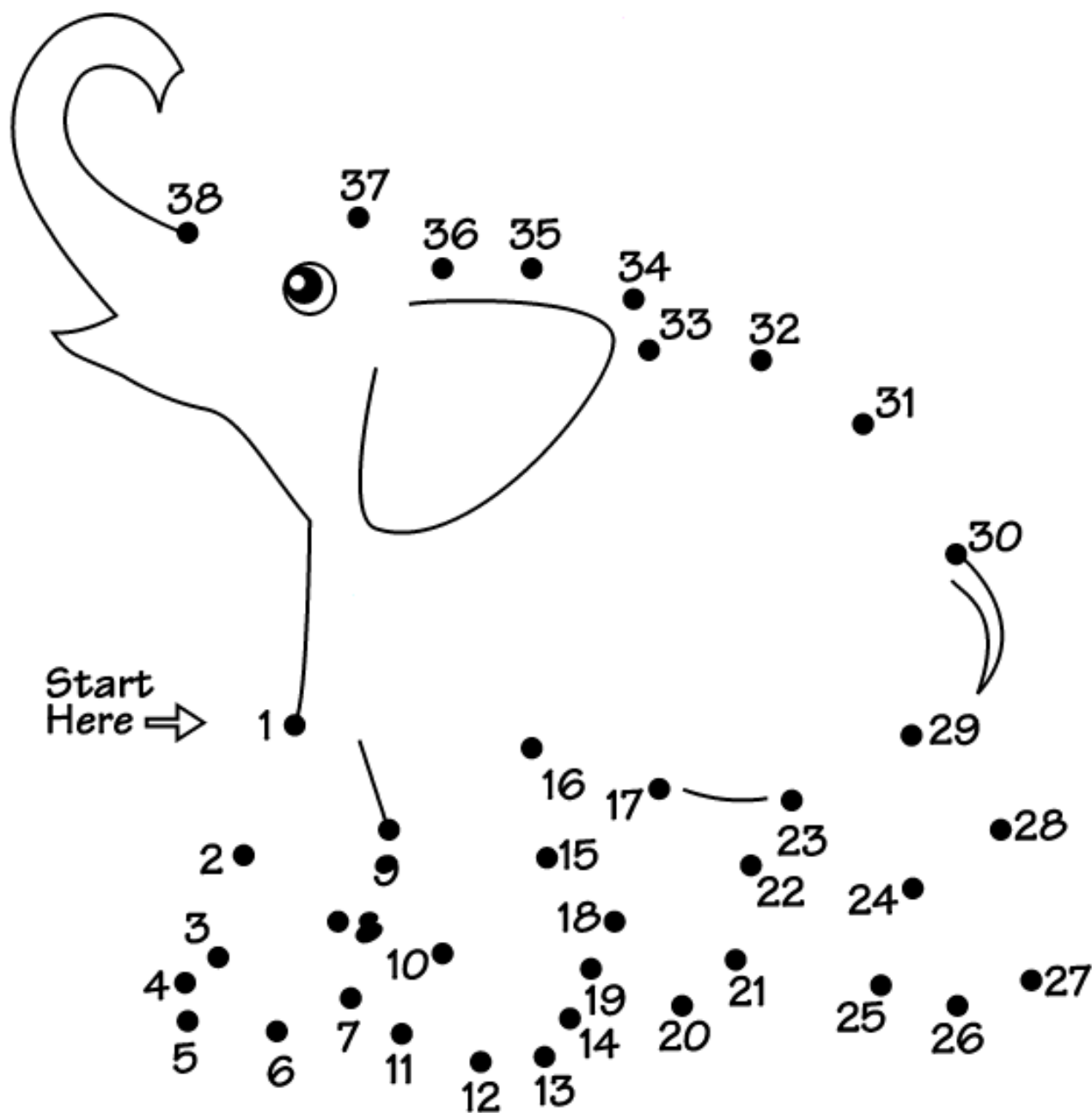
Timarron

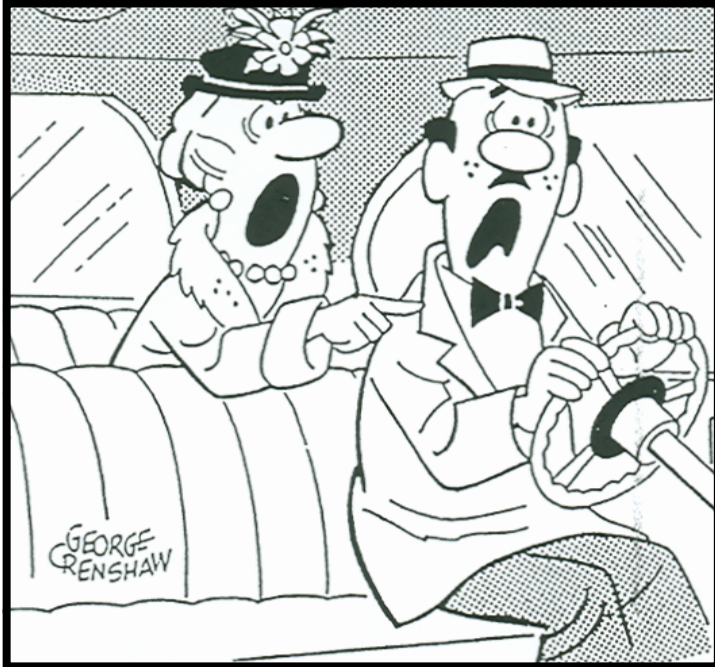


**TIM Kids**

# Dot-To-Dot

Connect the dots to find the hidden image.





"So what's new about air bags in cars? I've been driving with one for years."

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

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## DOOR WORKS



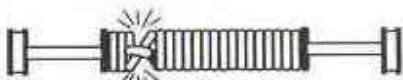
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### Timarron Real Estate Sales Statistics May 2008

905 Midland Creek Dr	\$433,000
1300 Montgomery Ln	\$546,400
1404 Kensington Ct	\$535,000
1414 Kensington Ct	\$580,000
1415 Bent Creek Dr	\$675,000
1205 Kirkcaldy Ct	\$760,000
1605 Byron Nelson Pkwy	\$900,000

Statistics as reported by NTREIS as of June 16, 2008

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