

# Inside TIMARRON

March 2009, Volume 3, Issue 3

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

## Local Author Meets with Timarron Book Club



In January, the Timarron Book Club had local author Suzanne Crowley join them to review her book - The Very Ordered Existence of Merilee Marvelous. She discussed the process of writing and publishing her books. A second book - The Stolen One will be available this summer.



## TIMARRON SPRING GARAGE SALE

Friday & Saturday

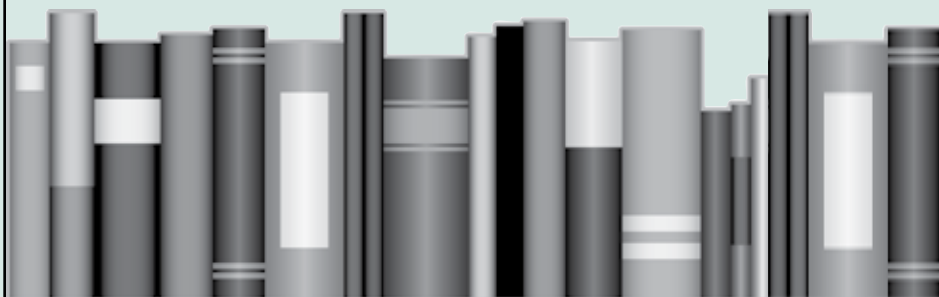
April 17<sup>th</sup> & 18<sup>th</sup>

9:00 AM - 4:00 PM

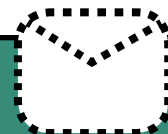
Turn your unused items into cash! Simply place balloons by your mailbox or gate when you want to be open for shoppers. Timarron is posting advertisements in the Journal publications.

**PRESALE NIGHT:** Your fellow residents will be able to preview the merchandise on Thursday, April 16th. Place your balloons outside between 4:00-7:00 PM if you are ready get an early start.

*(Continued on Page 2)*



## Go Green



Sign up to receive *The Inside Timarron Newsletter* in your inbox. Visit [PEELinc.com](http://PEELinc.com) for details.

## Newsletter Information

### Editor

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

### Publisher

Peel, Inc. .... www.PEELinc.com, 888-687-6444

Advertising.....advertising@PEELinc.com, 888-687-6444

## Attention Timarron Residents!!!

Our newsletter is in need for volunteers to help coordinate articles and information gathering. We are very fortunate to have the "Inside Timarron" newsletter. It has opened a great communication forum to help us build and maintain a stronger community, free of charge to our readers.

This could be a great opportunity for those interested in positive journalism to get involved in helping your community. Please contact the office to volunteer at 817-424-3027.

## Mission Statement

*The Mission of the Timarron Owners Association is to provide its members a superior residential development with amenities, policies, and standards which maintain the quality of life for its neighborhoods, maximize the property values of its homeowners, and provide uniform administration and enforcement of its policies. The principle points of focus to fulfill the mission are to:*

- *Administer strict but fair enforcement of covenants and restrictions*
- *Maintain the high standards of Timarron landscaping and infrastructure*
- *Respond to property owners particular needs and ideas*
- *Maintain accountability to the elected neighborhood delegates*

## Advertising Information

Please support the businesses that advertise in the Timarron Community Newsletter. Their advertising dollars make it possible for all Timarron residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales office at 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com). The advertising deadline is the 20th of each month for the following month's newsletter.

### *Timarron Spring Garage Sale- (Continued from Cover Page)*

**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

*Note: Timarron only has a single spring and fall garage sale for one weekend only. Any other garage sale is against CC&R policy.*



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to a  
size 10

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## 817-251-6376



## Timarron US Congress Contacts

### Senator Kay Bailey Hutchison

1-202-224-5922

[www.hutchison.senate.gov](http://www.hutchison.senate.gov)

284 Russell Senate Office Building  
Washington, DC 20510

### Senator John Cornyn

1-202-224-2934

[www.cornyn.senate.gov](http://www.cornyn.senate.gov)

517 Hart Senate Office Building  
Washington, DC 20510

### Congressman Kenny Marchant

1-202-225-6605

[www.marchant.house.gov](http://www.marchant.house.gov)

227 Cannon Hob  
Washington, DC 20514-4324

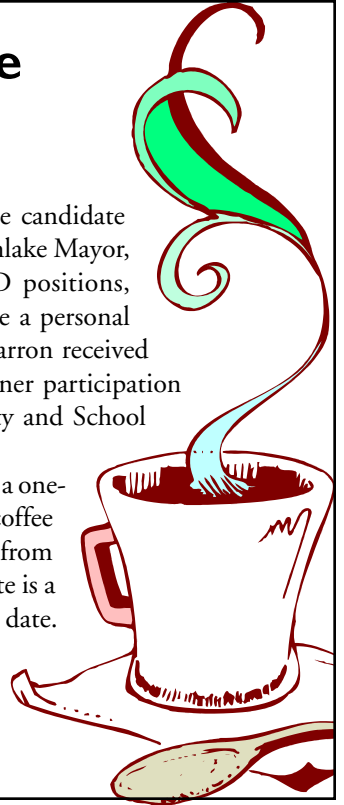
## City Candidate Coffee at Timarron

*\*NOTE: Date Change\**

Timarron Owners Association is sponsoring a meet the candidate coffee for Timarron homeowners with candidates for Southlake Mayor, Southlake City Council, GCISD positions, Carroll ISD positions, and Colleyville City Council. Each Candidate will receive a personal invitation. This is different from city hosted events. Timarron received 100% candidate attendance at last year's event. Homeowner participation at these events is extremely important in introducing City and School District Candidates to their Timarron constituents.

This is an opportunity for Timarron homeowners to hold a one-on-one conversation with local candidates. The Candidate coffee is at the Bent Creek Clubhouse, 1240 Bent Creek Drive, from 5:30 – 7:30 p.m. on Monday, April 27, 2009. This new date is a result of SPIN candidate forum scheduled on the previous date.

*Meet up with local candidates  
Monday, April, 27, 2009*



- Swimming Pools
- Water Features
- Arbors/Pergolas
- Retaining Walls
- Decorative Concrete

- Landscape & Architectural Design/Build
- Outdoor Living Areas (Fire Place & Pits)
- Patios & Foundations
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## WANTED

### COMMITTEE MEMBERS NEEDED

#### FACILITIES COMMITTEE

The Timarron Board of Directors is soliciting residents interested in joining the Facilities Committee. The Facilities Committee gathers information and makes recommendations to the Board of Directors concerning specific issues or areas of interest. This Committee seeks bids for and oversees large capital projects of over \$1000.

#### COMMUNICATIONS COMMITTEE

The Communications Committee meets monthly on the first Wednesday of each month from 1:30 – 2:30 p.m. The Communications Committee plans and drafts articles for the Timarron newsletter publication.

If you are interested, please contact Kathy Epperson at (817) 424-3027.

Not Available Online

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## Crescent Royale Front Yard Maintenance Schedule

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

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

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

March 2 – 6	Mulch
March 9 – 13	Detail and Mow Service
March 23 (Mon)	Turf fertilizer, Fire ant application, Detail Service
March 24 (Tues)	Turf fertilizer, Fire ant application, Detail Service
March 25 (Wed)	Detail Service
March 26 - 27 (Thurs, Fri)	Mow Service
April 13 - 17	Spring Flower Color Change

## Compost For Dummies Or Let It Rot!

*Saturday, March 7 – 9:00am*

Charlie Shiner knows how to make great compost and great compost helps make a beautiful and healthy garden. A resident of Texas for most of the past 40 years, a Tarrant County Master Gardener for 6 years, and an Arlington Master Composter for 7 years, Mr. Shiner will provide easy steps to starting a backyard compost pile and answer your questions to improve your compost.

The Bob Jones Nature Center is a 501c3 non-profit volunteer organization dedicated to preserving and conserving local Cross Timbers natural resources and history. For more information about the nature center, visit the website at [www.bjnc.org](http://www.bjnc.org) or call 817.491.6333.



## Bradford Pear Tree Replacement

In February, the Landscape Committee distributed the following notice to property doors:

The Timarron Board with input from the Landscape Committee is undertaking the replacement of select Bradford Pear trees in the medians along Byron Nelson Parkway and Continental.

This decision was made because of the loss of numerous Timarron Bradford Pear trees over the last several years. This particular tree is considered a short lived tree and the Bradford Pears planted when Timarron was developed are now at the end of their life cycle. Because of their weak branch structure many of these trees received damage from our Texas weather, some were lost due to age, disease or root rot. Many of you or your neighbor may have experienced these same

difficulties with Bradford Pears as they age.

To keep a consistent look along one of Timarron's most visible areas, all Bradford Pears mentioned above will be replaced at the same time, rather than one at a time as they either die or are damaged. After consulting with several industry authorities, the decision was made to replace these select Bradford Pears with Texas hardy specimens consisting of Live Oaks, Shumard Red Oaks, Bur Oaks, Autumn Blaze Maples, Crepe Myrtles and Yaupon Hollies. All are heat and drought tolerant and will maintain the Timarron image for many years to come.

We appreciate your patience with this project as we work to maintain and enhance the value of our community.

## Book Club Meetings

*Looking for a good read?*

**March 9th at 7:30 p.m.**

Book: The Prince of Frogtown

Author: Rick Bragg

Discussion Leader: Laura Byrne

Amy Larson – Hostess

**April 13th at 7:30 p.m.**

Book: An Irish Country Doctor

Author: Patrick Taylor

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for contact  
phone numbers.*



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# TIMARRON

## Southlake Ban of Hand-Held Devices in School Zones

At the January 20, 2009 City Council meeting Council passed 6-0 an ordinance banning the use of hand-held communication devices in school zones. Warning signs are scheduled to be posted in February and after a 30-day grace period, enforcement is scheduled to begin on March 23, 2009. Violators could face a fine of up to \$200 dollars. Please contact Sgt. Michael Bedrich at 817.748.8137 with questions

## Southlake Newcomers' Vegas Casino Night

Please join the Southlake Newcomers' Club on March 7, 2009 at the Southlake Hilton at 7pm for the 2nd Annual Visions of Vegas Casino Night which benefits local nonprofit charities. There will be silent auctions, live auctions, dancing and of course casino style gaming. Tickets are \$85 per couple, \$45 per person and \$50 at the door. Please either call the ticket hotline at 817-233-3371 to purchase tickets or stop by Kroger in Southlake or Market Street in Colleyville. Tickets are going fast!!!! Won't you help us to help them?

## *The Lawn Guy and The Pool Man*

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We also provide window cleaning during the months of October, November, December, January and February.  
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**Please Call Mike: 817-308-2651**

## Southlake Street Tree Program

It is that time of year and the Southlake Tree Program is here. Timarron asks Southlake residents help with trees on Timarron Common Property along right-of ways. This is the program Timarron uses to replace downed trees. There is no cost to homeowners as Timarron will reimburse you the cost with the presentation of a receipt and flag to the on-site office at 700 Wentwood Drive, Southlake, TX 76092. Checks are mailed the following week to your residence. The tree preference is Live Oaks and the Landscape Committee will place flags in areas needing trees. Trees are available on a first come, first serve basis.

For additional information, visit [www.southlakeparksandrec.com](http://www.southlakeparksandrec.com) for program details & requirement. In addition, Southlake residents can purchase a tree online for the first time this year at the same website above. Trees are planted after February 28th or when all trees are sold, whichever comes first.

The purpose of the Street Tree Program is intended to provide Quality shade trees to citizens within the City to be planted within the right-of-way areas along the streets and corridors throughout the City. The trees are intended to provide shade, screening, wildlife, pollution control, reduction of water runoff, soil erosion control, increased property values, reduced stress, aesthetics, and a sense of well being within the community.

## Enroll Now for Classes!

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## NEIGHBORHOOD HIGHLIGHT

### Huntly Manor

Huntly Manor is home to long time Neighborhood Delegate and landscape committee member Rick Walker.

There are two Delegate positions the Community. So, another volunteer is always welcome.

Huntly Manor is located off Continental Boulevard near Old Union School and extends to the Colleyville City limits.

Many houses in Huntly Manor have a lovely view of the golf course. It is a beautiful Neighborhood to take a stroll. These 94 families live in a quiet place to call home.



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## Timarron Tigersharks

Have you driven past the Bent Creek Pool on a weekday morning during the beginning of summer break and wondered why the parking lot was overflowing with vehicles? On closer inspection you will have seen the pool full of young girls and boys wearing black and green swim suits. Yes, the Timarron Tigershark summer swim team will be back in session for another year. This recreational summer swim team has been a part of our community for many years but never as strong as this year when the number of swimmers has swelled to almost 200. Organized by an enthusiastic band of volunteer parents we are fortunate to have the very best in swim instruction from our Coach Kevin Murphy. Coach Murphy is the Head coach for CISD and for several years he and his group of assistant coaches have devoted hours to help our youngsters develop this lifelong skill. The summer swim program lasts 7 weeks and includes daily instruction in the pool and several swim meets held at the CISD aquatic center against other local neighborhood teams. The Timarron Tigersharks win many of their meets each season but this sport also allows for each swimmer to track their individual progress and

watch their times improve week after week as they compete for ribbons and medals. But it's not all hard work! Ask any of the kids about 'Fun Friday' when the usual instruction may be replaced by relay races, and drills like the 'Shamu', and popsicles are handed out. One of the highlights of the program is the end of year party held at the Bent Creek pool with pizza, cake, fun activities and trophies handed out to each of the participants. Coach Murphy also offers a comprehensive swim lesson program. For information on the swim lessons please contact Murphy at [murphyk@cisdmail.com](mailto:murphyk@cisdmail.com). For information on the Timarron Tigershark swim team program please contact Sonia Leonard at [sonia@sonialeonard.com](mailto:sonia@sonialeonard.com). Or visit our web site at [www.timarrontigersharks.com](http://www.timarrontigersharks.com)



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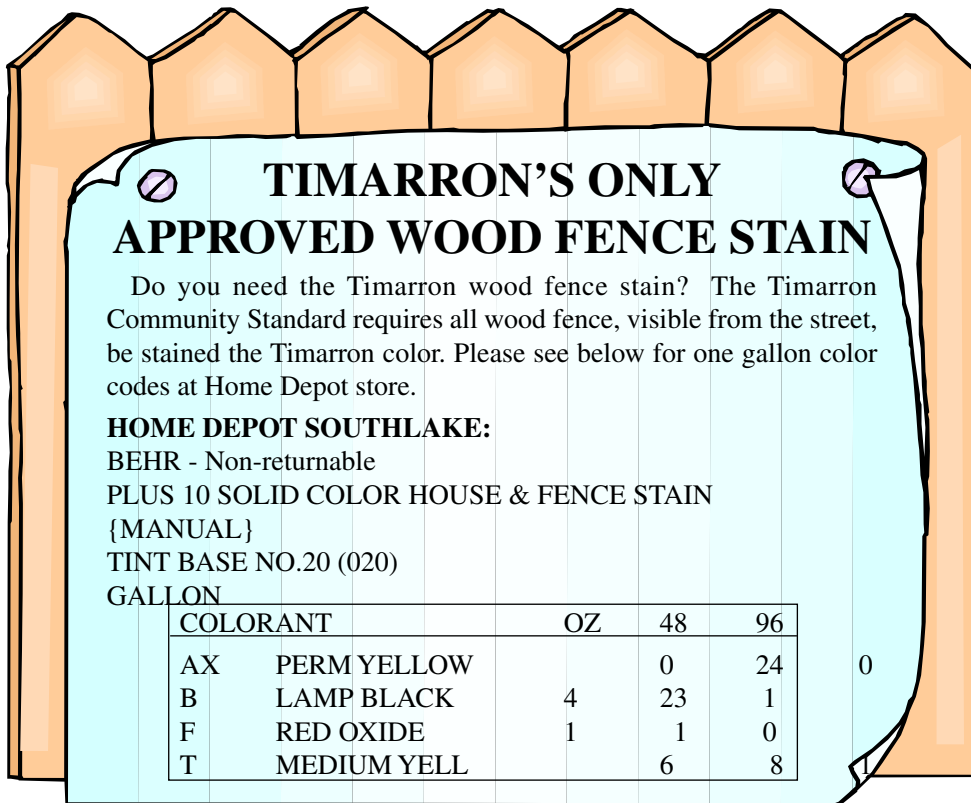
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# TIMARRON



**TIMARRON'S ONLY  
APPROVED WOOD FENCE STAIN**

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**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
B	LAMP BLACK	4	23	1
F	RED OXIDE	1	1	0
T	MEDIUM YELL		6	8



## 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, bike riders.

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Check out our special offer for new members:  
[www.housecallhealth.com/offer](http://www.housecallhealth.com/offer)

# WHITEGLOVE HOUSE CALL HEALTH

## Bent Creek Clubhouse

The Bent Creek Clubhouse has new chairs as well as refinished tables. Timarron has added a few décor items to bring some warmth and ambience to the atmosphere. We hope you enjoy these items while using the facility. We are in need of a few things for the kitchen area and are asking for your assistance. If you come across mix and match coffee mugs, wine glasses, drinking glasses, wine openers and cooking utensils, we would greatly appreciate your donation for the facility. Clear glass items would be best as they would look like sets. Please drop any appropriate items by the management office (700 Wentwood Drive, Southlake) and Melissa or Kathy will take them to Bent Creek. Thank so much for your support in our wonderful facility.

## ALERT! Curbside House Number Painting

Please alert your neighbors that Timarron homes may only use solid black with white numbers should they choose to paint addresses on curbing. Please do not use alternatives as they are considered a violation. A third-party vendor is again placing notices on doors and mailboxes regarding address curbing. This vendor is not affiliated with Timarron or any governmental agency.

## 2009 Summer Lifeguards Needed

Are you interested in performing life guard duties this summer? Timarron contracted to continue using Brammer & Associates, LLC for their lifeguard services. Amy Brammer is interviewing and selecting guards for the 2009 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.



**Ebert**  
LAW OFFICES, P.C.



### Carey & David Ebert returned from D.C. urging changes in bankruptcy law that would help stem foreclosures

WASHINGTON, D.C. - February 17th 2009: Hurst attorney and current President of The National Association of Consumer Bankruptcy Attorneys (NACBA) along with fellow attorney and husband David Ebert joined fellow members from around the country as they met in Washington D.C. on Feb. 9 and 10 for discussions with legislators about the "Helping Families Save Their Homes in Bankruptcy Act of 2009" and companion bills that have been introduced in the House of Representatives and Senate. David Ebert said: "We went to our Nation's Capitol to promote the one solution to the mortgage foreclosure crisis that we know will work, keep families in their homes, preserve neighborhoods, and costs taxpayers nothing."

Carey Ebert, President of NACBA, noted: "Our members, who came from around the country to meet with their elected officials, represented the interests of the families we see every day, for whom bankruptcy could be a way out of crisis. We need court supervised loan modifications that are feasible for the homeowner, but at the same time fair to the banks and investors of the securitized trusts that hold the bundles of residential mortgages."

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*The Ebert Law Offices has been serving the DFW community for more than 30 years, and David and Carey have over 39 years of combined experience in the field of Bankruptcy Law*



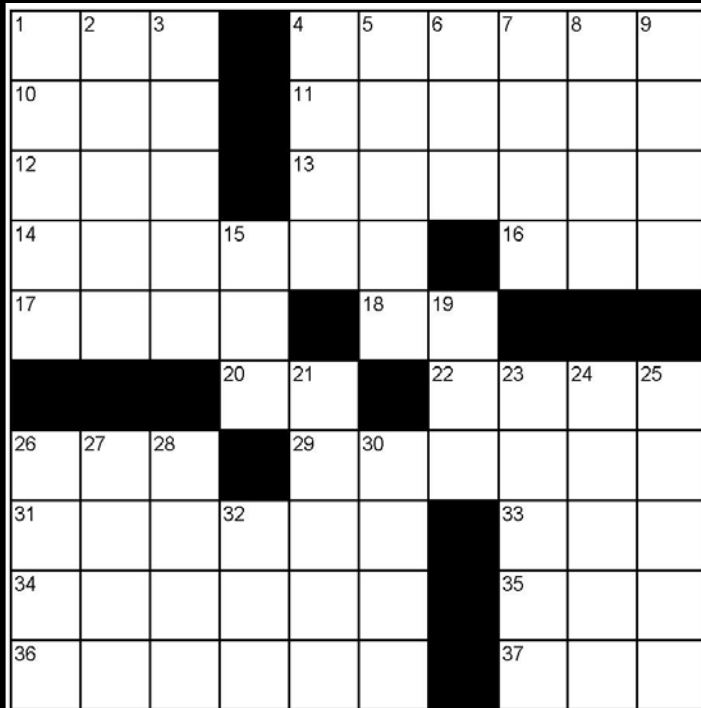
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**May God Bless.**

## Crossword Puzzle



### ACROSS

1. Fire remains
4. Alarm bell
10. Fib
11. African country
12. Lodge
13. Chronological records
14. Colorful Mexican shawl
16. Legume
17. Matching
18. Scale note
20. You
22. Club
26. First woman
29. Seed part
31. Plunderer
33. Epoch
34. Verse meter
35. Twitch
36. Secures
37. Ball holder

### DOWN

1. List of highly desired guests
2. Tendon
3. \_\_\_ Matisse, painter
4. Catch
5. Held the deed
6. May
7. Metal fastener
8. Bored
9. Space administration
15. One of these
19. Often poetically
21. Devour (2 wds.)
23. Gone With the Wind's Mr. Butler
24. Eagle's nest
25. Draw
26. Heroic
27. Phial
28. Writer Bombeck
30. Loch \_\_\_ monster
32. Abdominal muscles (abbr.)

© 2007. Feature Exchange

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

## Timarron Top 10 Violation Notices

1. Trash cans on street non collection day. Per city ordinance, trash should not be placed on curb before 7pm the night before the pick-up day. Timarron includes lawn debris in their enforcement of the trash storage/placement policy.
2. Trash cans must be stored out of sight or shielded from view of community. Not behind wrought iron as they are still very visible.
3. Parking on street is not permitted. Park in driveway and garage.
4. No trailers, boats or RV's on drive or street
5. Storage of unapproved items – example: toys, play equipment, ladder tools, wheel barrow, coolers, broken pots, bricks, wood. Lots should appear free of clutter.
6. Mailbox Repair / Missing Numbers. Mailboxes should remain in good repair.
7. Signs must be removed. No commercial signs, contractor signs. The most frequent signs are from paint companies.
8. Lawn needs to be mowed/edged/weeded
9. Play equipment must be located 10 feet from all property lines and must be approved by modification committee
10. All exterior modifications must be approved by the Modification Committee, this includes pools, spas, landscaping projects, fireplaces, outdoor grills, arbors and more.

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**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)

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## CRIME TIP

When you leave your home, do you lock the doors and make sure the windows are closed ... every time? Even if you will not be gone for long it is important to thoroughly secure every part of your home.

Break Ins Happen Quickly. It only takes a few minutes for a break in to occur. In fact, most criminals move as quickly as possible to avoid the possibility of being caught. Someone could come home at any time, so they work fast to collect your valuables and get away.

Burglars know where to look for items of value in any home. They will target key areas such as dressers, desk drawers, jewelry boxes and bathroom counters. Before leaving, they will also look in common hiding spots like under the bed or mattress, inside the toilet tank, in the back of the refrigerator or freezer and under rugs that may conceal a hidden compartment with a secret stash of valuables. Some people think that keeping their things in a small safe will make them secure, but if the invader can pick it up and carry it with them, they will.



One of the best possible hiding spots for your most beloved treasures is within a diversion safe that is designed to look like a standard household product like shaving cream or a soda can. The look and weight of these products are duplicated exactly, so a burglar who is looking through your home will never spot them.

Of course the goal is to ensure that people do not break into your home at all, so always remember to lock your doors and windows. Do it without fail, every time you leave the house.

Make your home and your neighborhood a safe and secure place to be. The police will help during emergency situations, but by following these tips you can help prevent crime from hurting you where you live.

Persons interested in receiving the Southlake Weekly Crime Report should email their name and address to the following address: [mbedrich@ci.southlake.tx.us](mailto:mbedrich@ci.southlake.tx.us).

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