

Inside TIMARRON

May 2009, Volume 3, Issue 6

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

• Upcoming July Events •

CITY OF SOUTHLAKE

Celebrate Independence Day with the City of Southlake and enjoy a fabulous fireworks show and celebration as they host Stars and Strips – Friday, July 3rd from 5:00 – 10 P.M. at Southlake Town Square.

Fireworks will begin at 9:30 pm

Food and drinks will be sold

Entertainment for the entire family

Performances by: Southlake Swing Band, Southlake Community Band, King Creole Band and Kyle Hunt Band

Parking and Shuttle Service will be available starting at 4:00 pm from White's Chapel United Methodist Church (185 S. White's Chapel Blvd.)

This event is FREE and all ages are welcome. So feel free to bring blankets, lawn chairs and have a picnic. Parks open at 3:00 pm for spectator set-up. No alcoholic beverages or glass containers are allowed. For more event and parking information go to: www.cityofsouthlake.com and click on Events

Also in July don't forget the Masterworks Music Series at Southlake Town Square, Rustin Pavilion. FREE!

July 11	7:30 - 8:30 PM	Paying My Dues	Blues/Rock
July 18	7:30 - 8:30 PM	Havana NRG	Salsa/Latin
July 25	7:30 - 8:30 PM	Zack King	Classic Rock

CITY OF COLLEYVILLE

The City of Colleyville will be sponsoring a

Hop A' Park Party!

July is National Parks and Recreation month and to celebrate they are throwing a party at four of their major parks! Come enjoy a day of parades, fun and lunch as you hop, skip and jump your way to these beautiful parks!

Date: July 11th

All ages FREE!

9 - 9:40am - McPherson Park - Dog Costume Parade

10 - 10:40am - Kimzey Park - Bicycle/Tricycle Parade

11 - 11:40am - Sparger Park - Superhero Parade

12pm - City Park - Hot dog and chips lunch

Timarron Pool Hours Summer 2009

Both Community pools are open!

BENT CREEK POOL

The Bent Creek Pool is open from 6:00 a.m. until 9:00 p.m. Thursday through Tuesday. The pool is closed all day every Wednesday for acid chemical applications. The Bent Creek pool area is a "SWIM AT YOUR OWN RISK" facility. CHILDREN 16 YEARS OR YOUNGER MUST BE ACCOMPANIED BY AN ADULT. The same Secura Card assigned to your address for the tennis courts and fitness center also opens the access gate at this pool. Please keep the Bent Creek Pool gate locked at all times and do not prop it open. We rely heavily on homeowners to monitor and report vandalism and pool misuse.

The Timarron Tiger Sharks Swim team practice at this pool, closing the pool for a few practice hours on weekdays:

Tuesday, May 26th to Friday, June 6th

Team Practice: 3:40 p.m. – 5:30 p.m.

Coach Murphy will reopen the pool at the end of practice.

Beginning Monday, June 9th

Team Practice: 9:00 a.m. – 11:15 a.m.

Coach Murphy reopens pool at the end of practice.

Swim Lessons (only one lane): 11:30 a.m. – 3:40 a.m.

CLOSED WEDNESDAYS

For more information about the Timarron Tiger Sharks go to: timarrontigersharks.com.

WENTWOOD POOL

The Wentwood pool is a lifeguard monitored area. This pool is closed on Tuesdays for cleaning. Use of the Wentwood pool is prohibited when lifeguards are not present as it is a violation of State Statutes as this pool has a diving board.

Wentwood Pool Hours:

Saturday: 10:00 a.m. – 9:00 p.m.

Sunday: noon – 9:00 p.m.

Weekdays: 10:00 a.m. – 9:00 p.m.

CLOSED TUESDAYS

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

TOA Calendar

Bent Creek Clubhouse

- | | |
|---------|--|
| June 2 | Ladies Bridge, 9:00 – 3:00 pm |
| June 5 | Lifeguards at Bent Creek Pool |
| June 8 | Book Club |
| June 19 | Couples Bridge 7:00 – 10:00 pm |
| June 26 | Canasta 9:00am – 2:00pm |
| June 30 | Pokeno RSVP Monica @ 817-424-2455
7-10:00pm |
| July 7 | Ladies Bridge 9:00 - 3:00pm |
| July 17 | Tigersharks End-of-Year Party |
| July 24 | Canasta 9:00 am – 2:00 pm |
| July 28 | Pokeno RSVP Monica @ 817-424-2455
7-10:00pm |

Wentwood Clubhouse

- | | |
|--------|------------------------------|
| June 2 | Landscape Committee 6:30 pm |
| July 3 | Highlands Neighborhood Party |
| July 7 | Landscape Committee 6:30 pm |



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2010 ASSESSMENTS

Timarron annual assessments are due January 1st each year. If paying assessment is difficult during the holiday season, feel free to send advance payments for your assessment account on a periodic basis.

The following lockbox address is for Timarron assessment payments:

Timarron Owners Association, Inc.
C/O Principal Management Group
P.O. Box 60518
Phoenix, AZ 85082-0518

Make checks payable to "Timarron Owners Association" and be sure to include your account number on the memo line. For safety reasons, the Timarron office does not accept assessment payments so please allow plenty of time for mailing delays. To view your account balance on-line, sign on to the homeowner section of the Timarron website (www.timarron-hoa.com). For additional information regarding assessments and other Association questions, contact the on-site office at (817) 424-3027.

Visitors and Parking

Several holiday weekends are here and many homeowners have out-of-town guests during this time. Please remind visitors and other drivers to remove electronic devices, garage door openers, and their LOCK THE DOORS even if vehicles are parked behind wrought iron gates. The last thing anyone wants is to file a police report on a holiday weekend.

The Timarron parking regulation is in place for many reasons, and one of those reasons is to allow out-of-place vehicles to stand out. While parking on the street is not against City regulations, a homeowner may better notice a vehicle parked on the street and make note of a license plate or vehicle description if there are no other vehicles on the street. This can assist law enforcement in apprehending burglars or vandals.

Have a safe 4th of July!



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WATER Conservation/Restrictions

Once again, below average rainfall during the fall and spring make water conservation in North Texas critical. The City of Colleyville and the City of Southlake have both adopted water conservation measures to manage one of our most vital national resources – WATER.

Outdoor watering during the hours of 10:00 AM to 6:00 PM is prohibited, for both residences and businesses, in both cities. (Private water wells used for irrigation, as well as hand watering, are exempt.) The City of Colleyville, as a public assistance, will have their city crews leave reminder cards at any businesses or homes that are not in compliance. For Colleyville residents, these measures are in effect from May 1 and continue through Sept. 30. For Southlake residents, these measures are in effect year-round.

During the summer months, outdoor watering accounts for 50% or more of all water usage. Studies show about half of this is wasted through poor watering practices. The Tarrant Regional Water District suggests the following to avoid waste.

- Water early in the morning or late in the evening. Watering in the heat of the day loses up to 30% of water to evaporation.
- Do not cut grass too short during hot weather. Taller grass holds moisture better and slows down evaporation. Leaving grass clippings on a lawn returns valuable nutrients to the soil.

- Avoid over fertilizing lawns- this will increase the need for water.
- Avoid over-watering. One inch of water every 5-7 days encourages deep root systems.
- Adjust automatic sprinkler heads to water landscape, not the pavement.
- Check sprinkler or irrigation systems regularly for leaks and make necessary repairs.

The Southlake Public Works Department is asking residents and businesses to adopt the once-in-every-five-day lawn and landscape watering schedule below:

Last Digit of Address	Days of the Month Lawn Watering is Suggested
Even Number	Wednesday and Saturday
Odd Number	Thursday and Sunday

For more conservation ideas, please visit:
www.cityofsouthlake.com or www.colleyville.com

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CRESCENT ROYALE

WROUGHT IRON

Many Crescent Royale homeowners have wrought iron fences between their homes and the street. Within this neighbourhood, the front iron fences are a bronze color as opposed to the black of all other wrought iron fences. This fence color is as follows:

Lowe's Tinter #A

#5 73705 – One Gallon

Olympic/CCA. Premium Exterior/Alkyd/Gloss
101-9Y22.5

107-1Y17

109-1Y20

113-1Y11

Please remember that only the wrought iron fences in Crescent Royale between the home and street are this bronze color. All other wrought iron fences in every neighborhood of Timarron are black.

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.

Monday – Wednesday	Detail Service
Thursday, Friday	Mow Service



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Current Projects Happenin' In Timarron

Note: This article summarizes current projects.

CREEK CLEAN-UP Under Continental Boulevard just west of Sarah Park Trail is a creek running through the Timarron community. The City of Southlake is preparing to clean out this waterway of fallen trees and debris. The anticipated maintenance area is between Continental Boulevard and Byron Nelson Parkway.

FITNESS CENTER AIR CONDITIONER The Bent Creek fitness center air conditioner was recently replaced.

POOL REPAIRS Both the Wentwood and Bent Creek pools had crack and skimmer repairs performed just before the pools opened for the 2009 season.

WHITE CHAPEL/CONTINENTAL BOULEVARD ROUNDABOUT The City of Southlake anticipates beginning roundabout construction just after school closes for summer.

BENT CREEK SHOWERS Damage occurred to Bent Creek showers this spring. Therefore, Timarron installed new showers to the Bent Creek pool area. These new showers have on/off buttons to avoid water waste resulting from showers left on when not in use.

WROUGHT IRON AND ENTRANCE SIGNAGE PAINTING throughout the Timarron community is scheduled for this summer.

BENT CREEK ARBOR repairs are scheduled for this summer.

IRRIGATION/WELL PUMP ENCLOSURE is planned for the beginning of summer. For those of you new to Timarron, the Timarron developer initially drilled a well in the Bent Creek amenity area. This site was not only the location for one of the well heads, it was also a location for electric meters and other equipment. Until last year, this area was surrounded by a chain link fence. Since adding electric panels and other equipment to this existing site for the two new irrigation wells, Timarron needs to enclose this sensitive equipment. This additional installation is giving Board Members an opportunity to upgrade the screening enclosure for this area. The City of Southlake of reviewing this installation for City permits.

THAMES TRAIL FOUNTAIN PUMP pushes the water over the falls. This pump was replaced in May.

"Toasting Timarron"

Do you know of an outstanding Timarron resident who has recently received an award, recognition or should be acknowledged for a job well done? We would like to "toast" some of our wonderful Timarron residents and acknowledge their accomplishment. Here is your chance to BRAG or "blow their horn" a little. Please send us a short story of an amazing Timarron resident to be included in our next issue. Send your stories to: Kepperson@principal-mgmt.com. Help us Toast Timarron!

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Please note that there are numerous paid advertisers in the Timarron newsletter. Timarron does not screen any advertisers as these advertisers contact Peel Inc. regarding advertisements.



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YOU AND YOUR CREDIT

In the first article I made the point that you need to know what is in your credit file to manage your credit/credit history effectively. Hopefully you had an opportunity to go to AnnualCreditReport.com and obtain your free copy of your credit report. This month, I'll talk about the various items in a credit bureau that impact your credit score.

Pay Habits – this is the number one item that will affect your credit score and credit rating. This is where your creditor reports how you've paid your bills. If they've been paid late, it is typically expressed in terms of how many times you paid your bill 30 days late; 60 days late; 90 days late and so on. Remember, how you actually paid your bill and how it is reported can be two entirely different things.

Age of Credit – The number of years your credit file has been established is a factor that impacts your credit score.

Types of Credit – There are two types of credit – revolving and installment. The "balance" of these two can impact your credit score. For instance, if you have all revolving credit and no installment credit this can negatively impact your credit score. Having all installment credit and no revolving credit can also have a negative impact on your score. Try to manage to 50-50 or 60-40 split of these two types of

credit. The idea being there's a balance of revolving and installment debt.

Balance vs. High Credit – This is also referred to as credit utilization. Basically the more you use of your available credit the higher risk you are in the eyes of the creditor. This will definitely impact your credit rating. The key is to make sure the balance and high credit is reported accurately. This one item has been a major factor in lowering a person's credit score because many credit card companies have taken the liberty to lower a person's available credit to minimize their risk. In doing that, it automatically increases your credit utilization percentage and the end result is a lower credit score.

Excessive Inquiries – Every time a company pulls your credit it is recorded on your credit file. If you have a number of these inquiries in a relatively short period of time it will throw up a "red flag". This "red flag" will cause your credit score to drop because you appear to be a credit risk.

Next month we'll review specific steps you can take to preserve your good credit rating.

Mike Wileman

Timarron Homeowner

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Cooking Corner

Grilling Questions from "Dear Food Network"

Question:

For some grilled meats I'm told "Don't touch it; just let it cook on one side and then turn it." For other meats, I'm told to keep turning while grilling. Which meats and poultry should be left alone and which ones should be turned frequently?

Answer:

We can't think of many kinds of fish or meat that appreciate being continually interrupted while they're cooking. The advice to leave it alone is worth making your rule of thumb. It's all about developing a good sear, getting attractive grill marks and reducing sticking. You'll want to sear steaks on high heat on both sides and get them off the grill in short order so as not to overcook. Cook chicken over indirect heat and turn it; you'll turn it again after you baste it with any sauces toward the end of cooking. Really, that's an example of the only justification for micromanaging meat on the grill: when you want to adjust the cooking temperature, either to slow or speed cooking. Beyond chicken, this is a consideration for larger cuts of meat and roasts. Build a fire or use your gas grill to set up more than one zone of heat, ideally three: Use the hottest zone to sear meat, medium to cook it and coolest to keep it warm if need be before serving.

Summer Recipe: Grilled Chicken with Cherry-Chipotle Barbecue Sauce

Recipe courtesy EatingWell.com Recipe by Nancy Baggett

This is a spicy but not fiery-hot dish. It is made with chipotle peppers (smoked jalapenos), which add not only heat but also a subtle smoky taste. Enjoy this variation of barbecued chicken with coleslaw and cornbread..

Prep Time: 30 min; Cook Time: 2 hr 15 min; Level: Easy; Serves: 8 servings

Ingredients

- 2 pounds boneless, skinless chicken breasts, trimmed of fat
- 1 cup fresh or frozen (thawed; see Tip) dark sweet cherries, pitted and chopped
- 1/2 cup reduced-sodium chicken broth
- 1/3 cup cherry preserves
- 1/3 cup ketchup
- 2 tablespoons cider vinegar
- 1 1/2 teaspoons minced canned chipotle peppers in adobo sauce, or more to taste (see Ingredient Note)
- 1 1/4 teaspoons dried thyme
- 1/2 teaspoon ground allspice

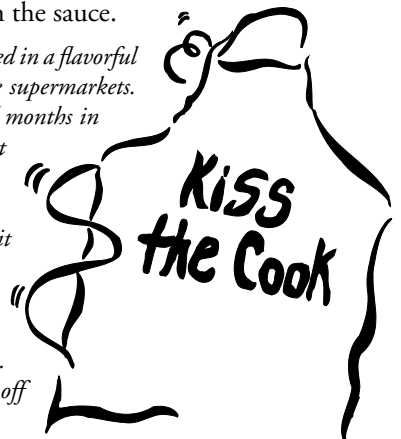
Directions

Stir cherries, broth, preserves, ketchup, vinegar, chipotle peppers, thyme and allspice in a small deep bowl. Transfer to a shallow non-reactive dish (see Note) large enough to hold chicken. Add the chicken and turn to coat well. Cover and marinate in the refrigerator for at least 2 hours or overnight.

Preheat grill to high. Oil the grill rack (see note below). Remove the chicken from the marinade. Transfer the marinade to a medium skillet.

Reduce the grill heat to medium and grill the chicken until cooked through and no longer pink in the middle, 7 to 9 minutes per side. Meanwhile, bring the marinade to a boil. Reduce heat to a simmer and cook until the sauce is reduced by about half, 12 to 15 minutes. Let the chicken cool slightly; serve with the sauce.

NOTE: Chipotle chiles in adobo sauce are smoked jalapenos packed in a flavorful sauce. Look for the small cans with the Mexican foods in large supermarkets. Once opened, they'll keep up to 2 weeks in the refrigerator or 6 months in the freezer. To oil a grill rack: Oil a folded paper towel, hold it with tongs and rub it over the rack. Do not use cooking spray on a hot grill. Be sure to measure frozen cherries while still frozen, then thaw. (Drain juice before using.) To pit a cherry: Halve it with a paring knife then pry out the pit with the tip of the knife or use a cherry pitter. A non-reactive pan--stainless steel, enamel-coated or glass--is necessary when cooking acidic foods, such as lemon, to prevent the food from reacting with the pan. Reactive pans, such as aluminum and cast-iron, can impart an off color and/or off flavor in acidic foods.



FIREWORKS SAFETY

In 2007, an estimated 9,800 injuries occurred as a result of fireworks.

- Please do not use fireworks within Timarron. Every year during fireworks season, Timarron experiences damage as a result of fireworks use.
- Police officers respond to fireworks complaints and issue citations; fireworks are confiscated and destroyed. Since fireworks can be expensive, please find a legal area outside Colleyville and Southlake to use your fireworks.
- Fireworks Safety Tips from The National Council on Fireworks Safety:
- Use fireworks outdoors only.
- Obey local laws. If fireworks are not legal where you live, do not use them!
- Always have water handy (a hose or buckets of water)
- Only use fireworks as intended. Do not try to alter them or combine them.

- Never re-light a "dud" firework (wait 20 minutes and then soak it in a bucket of water)
- Use common sense when using fireworks. Spectators should keep a safe distance from the shooter. And the shooter should wear safety glasses.
- Alcohol and fireworks do not mix. Have a "designated" shooter.
- Only persons over age 12 should be allowed to handle sparklers of any type.
- Do not ever use homemade fireworks or illegal explosives; they can kill you! Report illegal explosives to the fire or police department in your community.

THE NATIONAL COUNCIL ON FIREWORKS SAFETY INVITES YOU TO CELEBRATE OUR NATION'S HERITAGE ON THE FOURTH OF JULY, BUT CELEBRATE SAFELY!



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- As new GE Profile Fridge/Freezer/Icemaker, 4mths old \$1,000
- Pine coffee table \$25
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Call Susan 817-416 9421

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- 1 x 2008 Jeep Grand Cherokee Limited. Navigation, overhead DVD and many other features. 15,000 miles allowance per year. Very little of mileage used.

Call Andrew - 817 714 8807

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.

Timarron Website: Classified Advertisements

Did you know Timarron homeowners can place classified advertisements on the Timarron website?

- Go to the Timarron website (www.timarron-hoa.com)
- Log into the homeowner section of the website
- Select the "Buy And Sell" link/tab on the left and a sub menu will open
- Click on the "Classified Advertisements" tab
- Click "Post Classified" and follow instructions

All submissions are reviewed and approved by the webmaster before posting to the website. Classified advertisements are visible to non-Timarron owners.

Once you post a Classified Advertisement, just click the "My Items" link. On the page that opens you will see links for editing or deleting your ad. Please be sure to delete your advertisements when the item is no longer available for sale.

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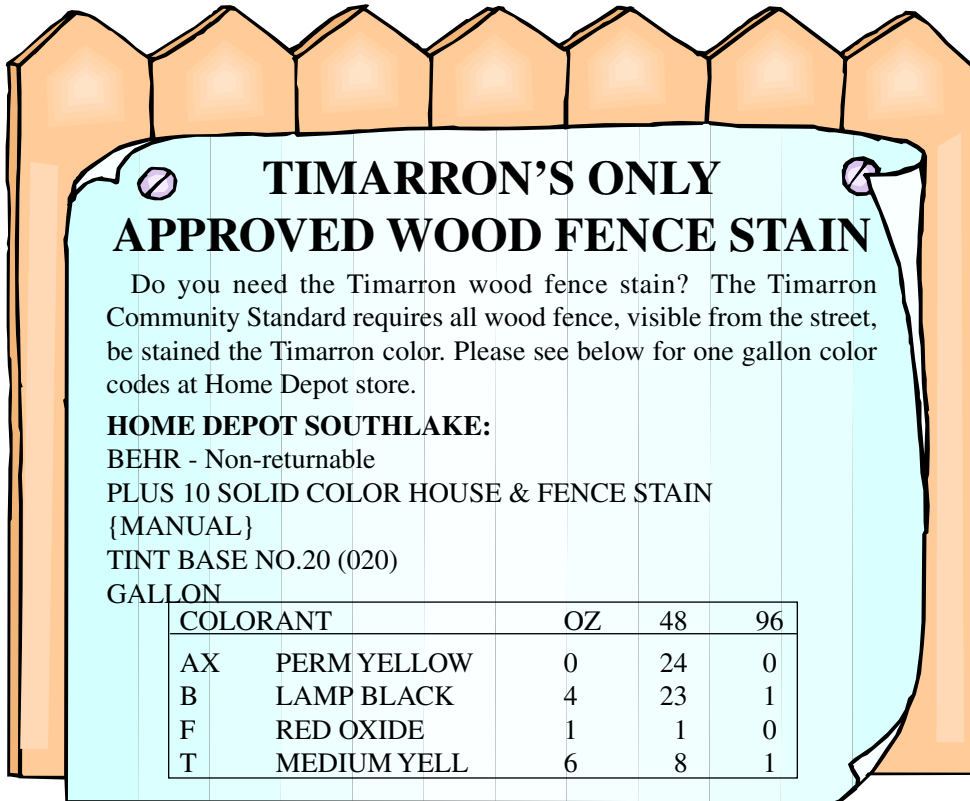


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TIMARRON



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PLUS 10 SOLID COLOR HOUSE & FENCE STAIN
{MANUAL}
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GALLON

COLORANT		OZ	48	96
AX	PERM YELLOW	0	24	0
B	LAMP BLACK	4	23	1
F	RED OXIDE	1	1	0
T	MEDIUM YELL	6	8	1

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 periodically places notices on doors and mailboxes regarding address curbing. This vendor is not affiliated with Timarron or any governmental agency.

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- Kids Stuff -

Section for Kids with news, puzzles, games and more!



NOT AVAILABLE ONLINE

This information was provided by KidsHealth, one of the largest resources online for medically reviewed health information written for parents, kids, and teens. For more articles like this one, visit www.KidsHealth.org or www.TeensHealth.org. ©1995-2006. The Nemours Foundation



Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at

Peel, Inc. - Kids Club

311 Ranch Road 620 S, Suite 200

Lakeway, TX 78734

We will select the top few and post their artwork online at www.PEELinc.com. DUE: June 30th

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.]



TM

Severe Weather Information

Colleyville Residents are crediting Colleyville's CodeRED emergency notification system with saving lives and preventing injuries during February's severe weather according to the city web site.

CodeRED is an ultra high-speed telephone communication service for emergency notifications; it has the capacity to dial 50,000 phone numbers per hour. The web site also says the storms of Feb 10th, the city launched the Code RED alert at 8:12pm; all calls were completed by 8:38pm. The CodeRED system can deliver a pre-recorded message when the phone is answered - whether by a person or by an answering machine or voicemail. The system will attempt to connect to any number three times. However the system does require a voice response before playback of the recorded CodeRED message. Simply saying "hello" is enough to start the playback, as is a recorded voicemail message on an answering machine or cell phone.

See the city web site for more info. The Outdoor Warning Sirens are tested the first Wednesday of the month at 1pm. Southlake tests the sirens the first Wednesday of the month at noon.

Sirens are not tested if there is a threat of bad weather. Southlake residents can listen to 790 am radio for emergency information.

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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.

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

*Solution at www.PEELinc.com

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