

Inside TIMARRON

July 2009, Volume 3, Issue 7

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

Neighborhood Delegate Elections

Would you like to help impact decisions that affect your Neighborhood? What about great new owners in your Neighborhood and disburse information? If you are a Timarron Association property owner, in good standing, and wish to be involved in activities that make this Community a great place to live; join the Delegate team. Delegates are neighborhood representatives who annually elect the Timarron Board of Directors, as well as communicate Neighborhood concerns with property management. Delegate Meetings are held on a quarterly basis. If you are interested or have questions, please feel free to contact the Timarron Owners Association on-site office or speak with a current Delegate. Delegate applications are due before August 1st and are available on the homeowner only section of the Timarron website (www.timarron-hoa.com) under "forms" or from the TOA on-site office. Elections are held when the Association receives more applications than available seats. Timarron needs YOU to keep her great!!! Become a Neighborhood Delegate and you will find yourself at the September annual meeting electing the new 2009 – 2010 Board of Directors. See you there!!! Current Delegates, please remember to fill out your application as well.

Take Action Against Criminal Activity

Timarron has minimal criminal activity, however, periodically walkers and neighbors see something unusual. If you see an unfamiliar vehicle or happening, please write down the license plate, nearest address, and do not hesitate to call the police. Allow these experts to make the judgment call. Some examples include:

- Landscape boulders being removed from a neighbor's yard.
- Newly planted flowers removed from either home or Association property right after planting.
- Large gathering of persons or vehicles after Association amenities close.

All of the above took place in Timarron and resulted in undue expenses and police reports. Police officers will communicate with the individuals and determine if anyone is committing a crime.

The non-emergency number for Colleyville police is (817) 281-3132.

The non-emergency number for Southlake police is (817) 743-4524.

MANAGER MESSAGE *Hello Timarron Homeowners!*

In February, the fearless leader and final member of the Timarron Communication Committee resigned to plan her daughter's wedding. Janet Doud took on the role of Communication Committee Chair for two and a half years. She last contributed to the April 2009 publication. Thank you, Janet, for all your hard work on Inside Timarron! We will certainly miss your presence and experience.

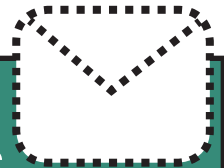
It is with a sigh of relief that I announce Debbie Sheridan came onboard for the June publication and brought some fresh ideas. One of those suggestions is "Toasting Timarron". This is an opportunity for Timarron residents to "toast" another outstanding Timarron resident who has recently received an award, recognition or should be acknowledged for a job well done. Please email your submittals for this section to me at kepperson@principal-mgmt.com.

In May, Mike Wileman submitted his first article for Inside Timarron on credit and financial concerns. Mr. Wileman is both a Timarron resident and Regional Director of National Credit Federation. He is submitting a monthly You and Your Credit article for Timarron homeowners to offer some fascinating insight into a topic that greatly interests many.

From all of us who participate in your mid-month Inside Timarron publication....Enjoy!

Go Green Go Paperless

Sign up to receive *The Inside Timarron Newsletter* in your inbox.
Visit PEELinc.com for details.



Newsletter Information

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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

July 7	Ladies Bridge 9:00am - 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
August 4	Ladies Bridge 9:00am - 3:00pm
August 28	Canasta 9:00am – 2:00 pm
August 25	Pokeno RSVP Monica @ 817-424-2455 7-10:00pm

Wentwood Clubhouse

July 3	Highlands Neighborhood Party
July 7	Landscape Committee 6:30 pm

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“Toasting” Timarron

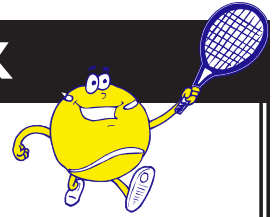
Doree Miadovich.....she solved a neighbor misunderstanding that ran over a year. She, very respectfully found out the two neighbors thought the other neighbor was using a large ugly orange cord that ran between their yards from back to front. Neither one knew what it was for and blamed the other. Doree promptly made a call and it was immediately taken away. It turned out to be a random electric or phone company that put it there in the first place and forgot to remove this temporary line! Hats off to Doree, who served as a peace-maker for Eagle Bend.

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!



TENNISTALK

Wentwood & Cascades Courts



The Wentwood and Cascades tennis courts are on a first come first serve basis. Courts at Bent Creek can be reserved by signing the sheet left under the announcement board near Court #1.

Timarron tennis courts are only for playing tennis. They are not for roller blading, biking, roller skating, or another other purpose. These courts close at 11:00 p.m. Any unauthorized use of Association property may result in access suspension.

Please report vandalism that you may see on the courts to the TOA office at Wentwood 817-424-3027. Help us keep the courts in tip top shape.

Lessons for Timarron Kids

Timarron has Board-sanctioned beginning tennis lessons for Timarron kids ages 4 – 12 years old, at the Bent Creek Court. Lessons are planned for afternoons. For more information, contact Tongoon Fungai at (402) 730-5778.

Spark Power Bank

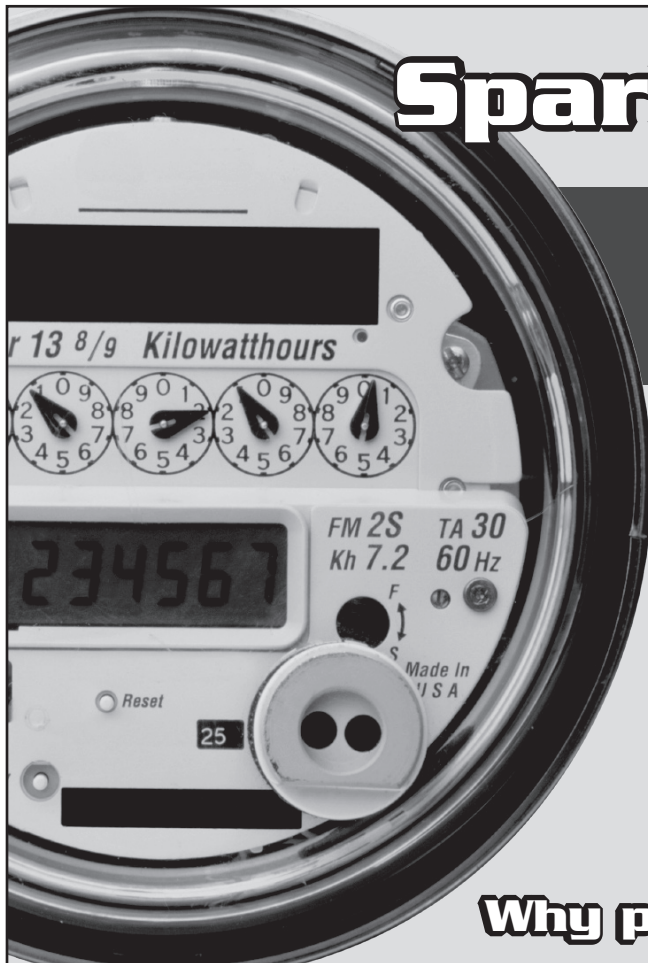
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CRESCENT ROYALE

Front Yard Landscape 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.

Mon – Wed	Detail Service	Thur, Fri	Mow Service
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Colleyville, Honor a Park Month

On July 11th join in on the City of Colleyville celebration of National Park and Recreation month! Parties at four of the major parks in just three hours. Hop to the dog costume contest, skip to the bicycle/tricycle decorating contest, jump to costume contest or bounce to the hot dog lunch!

Ages: All ages

Saturday, July 11

Price: FREE

9:00 - 9:40 a.m.

McPherson Park - Dog Costume Parade
240 West McDonnell School Road

10:00 - 10:40 a.m.

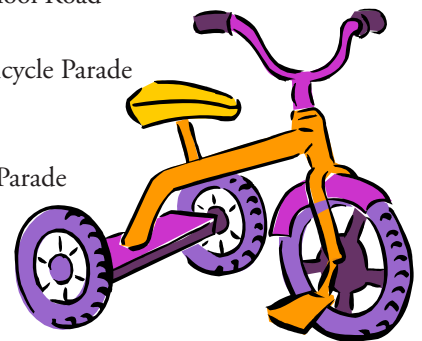
Kimzey Park - Bicycle/ Tricycle Parade
Melanie @ Atlanta

11:00 - 11:40 a.m.

Sparger Park - Superhero Parade
4301 Bedford Road

12:00 p.m.

City Park - Lunch
5205 Bransford Road





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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.

Personal Classifieds

Not Available Online

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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COMMUNITY HIGHLIGHT

Neighbors Helping Those In Need

Relatives of a Timarron homeowner own a bicycle shop in Fort Worth and take used bikes, refurbish them and then donate them to families in need. They have worked through one of their local food banks finding families who are unable to afford a vehicle and making bike(s) available to them for transportation purposes. They will gladly take any donations although they're too small to offer a pick-up service.

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Cooking Corner

Chicken In Papers, Singapore Style (Serves 8)

Ingredients

- 4 whole chicken breasts
- 1/2 cup soy sauce
- 3 Tablespoons vegetable oil
- 1-1/2 cup chopped mushrooms
- 3/4 cup chopped scallions
- 1/3 cup chopped water chestnuts
- 1 teaspoon salt
- 1/2 teaspoon freshly ground black pepper
- 1/2 teaspoon powdered ginger
- 1/4 teaspoon cinnamon
- 1 Tablespoon dry sherry



Directions

Cut the chicken breasts in half through the breastbone. Remove the skin and bones. Cut each piece in half to make it thinner. Put the breasts between two sheets of wax paper and pound them as thin as possible. Marinate chicken in 1/3 cup soy sauce for 1 hour.

Meanwhile, heat oil in a skillet; saute mushrooms, scallions, and water chestnuts for 5 minutes, stirring frequently. Mix in remaining soy sauce, seasoning, and sherry. Cool.

Spread equal amounts of the mixture on one side of each chicken breast. Fold over and press edges together firmly. Wrap each breast in greased aluminum foil, sealing the edges.

Arrange the packets on a greased rack and grill 4 inches over heat for 20 minutes, turning the packets to cook both sides. Fold back the foil to serve.

NOTE: Smaller version make excellent hors d'oeuvre. Cut the pounded chicken into squares and proceed as directed, but only cook for 10 minutes.

Hawaiian Fruit Kabobs (Serves 12)

Ingredients

- 1 16 oz. can pineapple chunks
- 1/4 cup dry red wine
- 2 Tablespoons lemon juice
- 2 Tablespoons vegetable oil
- 1 Tablespoon honey
- 1 clove garlic, minced
- 3 canned Yams
- 3 very ripe bananas
- 12 small white onions
- 12 skewers

Directions

Drain pineapple; combine pineapple juice with wine, lemon juice, oil, honey and garlic.

Cut the yams into 2-inch chunks and the bananas in 1-inch thick slices. Add yams, bananas, and onions to marinade. Let stand in refrigerator overnight, or for at least 2 hours at room temperature.

Turn several times; drain, reserving marinade.

Alternately thread pineapple, yam, banana, and an onion, then repeat, ending with a cube of pineapple, on 12 skewers. Grill 5 inches above heat for 8 to 10 minutes, turning skewers to brown all sides, brushing with marinade as you turn.



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YOU AND YOUR CREDIT

This month's article we'll focus on the steps you can take to preserve your good credit rating or to establish it.

First and foremost, good **Pay Habits** is the key to preserving or creating a good credit rating and score. For those that don't have the means to buy whatever they want whenever they want, this requires good discipline. A good guideline for years has been to not spend more than 28% of your monthly gross income on house or rent payment. Additionally, your total debts (installment and revolving) should not exceed 36% of your gross monthly income. When relating your pay habits to your credit score remember, the number of late payments on your credit file represents about 35% of your overall credit score.



If you find yourself with more month remaining at the end of your money, call your creditors. **Communication** with your creditor(s) is an absolute necessity to preserving your good credit. Early detection for anything is good. If you communicate with your creditor you can work together to create a new payment plan that allows you to meet your obligations each and every month. Taking that initiative not only allows you to meet your obligations and maintain

a good report but it certainly reduces or eliminates the stress caused when collectors are calling your home and work.

One recommendation I would make when you are buying something on credit is to have a goal of paying it off before you take on additional debt. This is especially important with credit cards. A shopping spree for clothes is fun and something well deserved. But make a goal to pay that debt off as quickly as possible before you take on another shopping spree. **Discipline and responsibility** is the key. You've heard of drink responsibly.....you should spend responsibly.

Finally, here's a suggestion for helping our young adults establish and maintain good credit as they move into college and beyond. With the new credit card rules it will become increasingly difficult for young adults to establish credit. One suggestion is to open a credit card and add them as an approved user. The bill will come to the parents and they'll receive credit for the on-time payments. This allows you to monitor their spending habits and to impress the importance of budgeting and paying on time.

Next month we'll review steps you can take if past credit is keeping you from enjoying life now.



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Timarron Pool Hours

Summer 2009

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:

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



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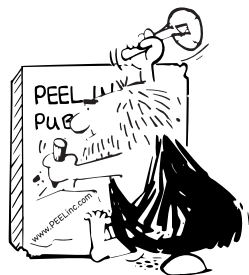
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Nature Nuts Discovery Family Nights

All Ages, Registration is available online at www.SouthlakeParksAndRec.com.

Bring your family out for a Nature Adventure. Each night families will learn about all the wonderful animals, trees and wildlife at the Bob Jones Nature Center & Preserve. Each week we will have a new theme and craft project. Children must pre-register with at least one adult. Family fee is for immediate family members only. Weekly themes and dates are listed below.

Location: Bob Jones Nature Center & Preserve Pavilion

Instructor: Patty Griffin, Montessori Teacher, Min 5 - Max 25

Tu Jul 7 - Natural Arts and Crafts 6:00 pm-7:30 pm \$24 family 6008.29b

Natural Arts and Crafts – Come make beautiful crafts from nature's bounty, rock paintings, mobiles, jewelry and more!

Tu Jul 14 - Hike the Bluebird Trail 6:00 pm-7:30 pm \$24 family 6009.29b

Hike the Bluebird Trail – Learn about this protected bird while we walk the trail named for this beautiful bird. Each family will build a bird feeder to put in the backyard.

Tu Jul 21 - Herb Gardening 6:00 pm-7:30 pm \$24 family 6010.29b

Herb Gardening – Wonderful recipes to make and sample using favorite herbs.

Tu Jul 28 - Rocks and Minerals 6:00 pm-7:30 pm \$24 family 6011.29b

Rocks and Minerals – Learn what's in the dirt here and about the dinosaurs that roamed the land millions of years ago.

Tu Aug 4 - Spiders and Insects 6:00 pm-7:30 pm \$24 family 6012.29b

Spiders and Insects – Learn how to tell them apart, and which ones we consider helpful and why. Each family will make and decorate a bug jar to take home.

Southlake Town Square, Rustin Pavilion

Free Entertainment

Spend Saturday evenings at Town Square listening to some of the area's greatest talents. Bring your own blankets and lawn chairs for a relaxing evening with your family. Light refreshments will be provided. Alcoholic beverages and glass containers are not allowed.

July 11 7:30 pm-8:30 pm

Paying My Dues - Blues/Rock

July 18 7:30 pm-8:30 pm

Havana NRG - Salsa/Latin

July 25 7:30 pm-9:00 pm

Zack King - Classic Rock

For more information, contact the City of Southlake at (817) 748-8019.

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320 Silverwood Cir	\$525,000
614 Aberdeen Way	\$528,000
1319 Regency Ct	\$755,000
411 Bryn Meadows	\$800,000
1323 Regency Ct	\$836,384
1600 Byron Nelson Pkwy	\$1,738,800 ^Z
Statistics as reported by NTREIS as of June 17, 2009 Z= Sales Price is Not Disclosed	



**725 INWOOD DRIVE
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