

# Inside TIMARRON

December 2009, Volume 3, Issue 12

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

## 2010 ASSESSMENTS

*Due January 1st*

The Timarron Board has approved the 2010 Budget with an \$855 homeowner assessment. The Crescent Royale Neighborhood Assessment is an additional \$1275. Assessment statements were mailed the week of Thanksgiving to the owner address in our records. This address can be different from the newsletter address as the newsletter is mailed directly to the physical property address. Please watch your mail as account assessments are due January 1st of each year.

Due to homeowner requests, the assessment mailing address is now a lockbox in Dallas. Please be sure to update your payment records and recognize the following lockbox address for assessment payments:

Timarron Owners Association, Inc.  
C/O Principal Management Group  
P.O. Box 660090  
Dallas, TX 75266-0090

While ACH payments are convenient, the following criteria must be met to avoid online payment rejections:

1. Bank account holder's name should match the name we have for owner of record.
2. Address of property address should match account address.
3. Account number must match current account number.

Lastly, for safety reasons the Timarron office does not accept assessment payments so please allow plenty of time for mailing delays.

Please feel free to call the office at (817) 424-3027 to speak with either Melissa Prior or me with any questions.

Kathy Epperson, Timarron General Manager

## TIMARRON HOMEOWNERS

*Helping Others  
Through the Holidays*

1613 Byron Nelson Pkwy. - In December I am collecting unwrapped toys. We are giving 500 families in Oak Cliff a Christmas meal along with toys for their children. There is a donation bin on my porch.

## 2010 PROJECTS

*Happenin' in Timarron*

- BENT CREEK SPORTS AMENITIES - Tennis Court minor surface repairs and replace basketball backboards.
- CLUBHOUSES - Replace table covers at Bent Creek and tables at Wentwood.
- COMMON AREAS - The Landscape Committee is prioritizing improvements to the common area entrances. TOA to add trash cans and park benches along trails. Perform repairs to brick columns, walls, and fencing. Connect Cascades water fountain to potable water.
- FITNESS CENTER - Purchase one piece of equipment, a few weights, and weight stand.
- GUTTERS AND ROOFING - Both Bent Creek Pool Equipment Building and Wentwood Clubhouse.
- PAINTING - Wentwood Community Buildings, Wentwood picnic table, tennis picnic shelters, Bent Creek tennis perimeter fencing, Crescent Royale Guard shack, and Kensington Court arbor
- PARKING LOT MAINTENANCE - Bent Creek, Cascades, and Wentwood sealing and restriping.
- POOLS - Replace pool equipment door, two salt cells, and bronze pump pot at Bent Creek pool. Wentwood pool resurfacing, repair overflow drains, replace cover on shade structure, and add new mastic.

## 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.

## TOA CALENDAR

### *Bent Creek Clubhouse*

- December 1 – Ladies Bridge 9 – 3:00 p.m.
- December 1 – Pokeno Holiday Party 6 – 11:00 p.m.
- December 10 – Bridge Christmas Party 6:30 – 9:30 p.m.
- December 18 – Couples Bridge 7- 10:00 p.m.

### *Wentwood Clubhouse*

- December 1 - Landscape Committee Meeting – 6:30 p.m.
- December 18 - On-site Management Office – Closing at Noon
- December 24 - On-site Management Office – Closes at Noon
- December 25 - On-site Management Office - Closed
- December 31 - On-site Management Office – Closes at Noon

**REMEMBER:**  
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## Personal Classified Advertisements

**52" LG PROJECTION HDTV.** 3-year transferable warranty expires 8/2012. TV purchased Aug 2005. Barely used. \$700 firm. Cash only. Without warranty, I can sell for \$450. Call 469-744-5104.

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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)

**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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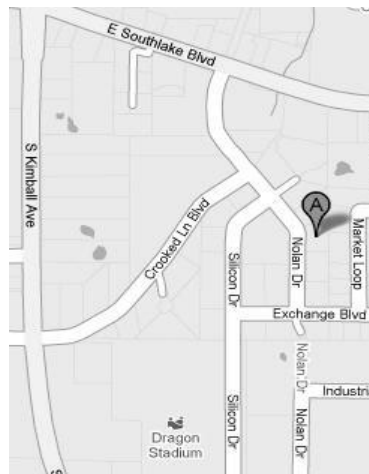
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Now more than ever, people with vision problems, the environment, our senior community, our youth and the disadvantaged around the world need your help. You can make a difference. By participating in our local Lions club, you can help meet pressing needs in our community and around the world.

According to the World Health Organization, the eyesight of one-in-four people worldwide can be improved through the use of corrective lenses. In some developing countries, an eye exam can cost as much as a month's salary. Many times, there is only one eye care physician available to service several hundred thousand people. A dramatic difference can be made in the life of a child or adult simply by donating a pair of unwanted eyeglasses.

### *Recycle for Sight Donation Box*

Please stop by the Timarron On-Site Office at 700 Wentwood Drive to drop off glasses in the Donation Box on the first floor.



NOT AVAILABLE ONLINE

## PLEASE LEASH AND PICK UP

### *After Your Pets*



We pet owners love our pets. They are part of the family. For this reason we ask that you please leash your pets when not secured in your home or within an enclosed fence. While pet owners may not understand it, some people fear animals. We are, also, in the winter months when it is dark and difficult to see roaming animals. The last thing anyone wants is to

experience the loss of these family members. While you may have a friendly pet, someone else's animal may be leashed and less social. No one likes a squabble. IN addition, please pick up after your pet. Others walk and play in these beautiful Timarron grounds. No one wants to step into anything by accident. Lastly, it's the law. These laws are in place to protect you, your pet, and the neighbors. Please be considerate of others. Pick up after and leash your pets for everyone to enjoy the scenery.

## TRASH COLLECTION:

### *Christmas and New Years Holiday Schedule*

Please note that both Christmas and New Years land on a Friday this year. Therefore, regular trash and recycle pick-ups are not impacted by these holidays.

However, please place trash and debris in covered receptacles and keep these items inside until the night before pick-up. Even a small breeze can lift wrapping paper and roll it into a neighbor's yard. And the refuse collectors will not chase down loose items. Thank you.

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## CURBSIDE LEAF

### *Recycling*

The City of Southlake, in partnership with Keep Southlake Beautiful and Duncan Disposal, is pleased to offer another round of curbside leaf recycling this winter. Collections will be made on Wednesdays: November 18, December 2, December 16 and January 6.

The Leaf Recycling Program gives citizens the opportunity to place their bagged leaves on the curb and have them picked up for recycling rather than ending up in the landfill.

#### TO PARTICIPATE:

- Place bagged leaves at the curb no later than 7:00 a.m. on designated collection days.
- Bagged leaves should be placed at the curb physically separated from other solid waste.
- Any type of bag may be used.



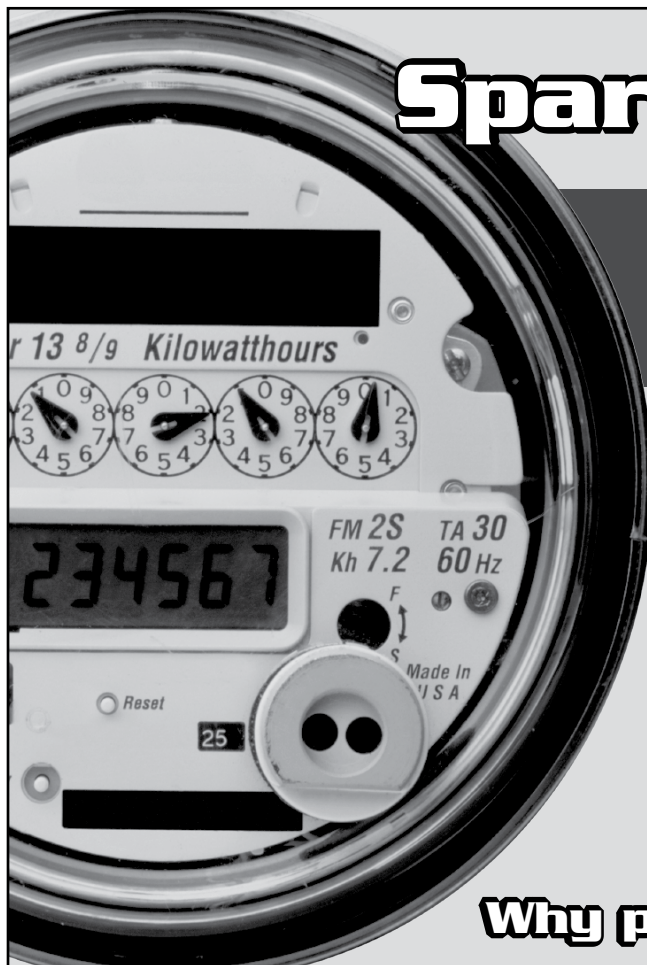
## VISITORS

### *and Parking*

The Timarron Covenants prohibit on-street parking in Timarron. However, abiding by this Covenant is more challenging for homeowners who have out of town holiday guests. Regardless of whether you or your guests inadvertently park on the street, please make sure drivers remove electronic devices, garage door openers, and LOCK THE DOORS. 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 Holiday!*



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**HOLIDAY GIFTS:***Play Sets and Sports Equipment*

Christmas is a time when many Timarron residents install play sets and receive new sports equipment. Before installing a play set, be sure your proposed location is 6-feet from your property line, has only a solid color tan or dark green canopy, and is approved by the Modification Committee. In addition, be sure to store skateboard ramps, soccer nets, and other toys out of sight from passers-by.

**MODIFICATION FORMS NEEDED:***Modifying Your Home Or Lot?*

Please remember that all modifications visible from the exterior of your home require approval of the Modification Committee. This includes paint colors, roof repairs, pool installations, landscaping and even changes not visible from streets. While a backyard enhancement may originally appear as impacting only your lot, drainage and installation set-backs may affect your neighbors. Each Neighborhood and specifically Golf Course Lots have their own Guidelines to address individual lot requirements. Be sure you're your installation complies with the current Guideline. Keep in mind that both Colleyville and Southlake must issue permits for roof repairs, pool installations, and other changes.

**PLEASE DO NOT RELY ON YOUR CONTRACTOR!**

Please complete a Timarron Modification Form and submit the form with all information to 700 Wentwood Drive, Southlake, Texas 76092. The Modification Form is currently available on the Announcement page of the TOA website at [www.timarron-hoa.com](http://www.timarron-hoa.com) or the form is permanently on the Architectural Review page of the website. To access this area sign-in, click "Services and Amenities", followed by "Architectural Review", then select the Modification Form to print.

Questions? For City permit questions, please call the City of Southlake at 817-748-8390 or the City of Colleyville at 817.503.1030. For questions regarding Timarron rules and regulations, please contact the on-site office at (817) 424-3027. Play it safe and submit a Timarron Modification form

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## Cooking Corner

### HOLIDAY RIB ROAST

*Serves: 12, Prep: 30 minutes, Roast: 1-3/4 hours, Stand: 15 minutes*

#### INGREDIENTS

6 pound beef rib roast  
1 Tablespoon anise seeds, lightly crushed  
3 Tablespoons EVOO  
3 Tablespoons Dijon-style mustard  
3 cloves garlic, minced  
3 cups dried figs, apricots and/or pears  
1/4 teaspoon ground black pepper  
12 red boiling onions, peeled and halved  
2-1/3 cups orange juice  
3 fresh pears, cut into wedges  
1 Tablespoon all-purpose flour

#### DIRECTIONS

Preheat oven to 325°F. Trim fat from beef. In a bowl, combine anise, oil, 2 Tablespoons mustard, garlic, 3/4 teaspoon salt, and 1/4 teaspoon ground black pepper; set aside 3 Tablespoons oil mixture. Place beef on rack in a shallow roasting pan. Spread remaining oil mixture on top and sides. Roast 1-1/3 to 2-1/4 hours for medium-rare (135°F internal temperature) or 2-1/4 to 2-3/4 hours for medium (150°F internal temperature).

Meanwhile, combine dried fruit, onions, 1/3 cup juice, and reserved oil mixture. Fold 18 x 36 inch heavy foil in half to 18-inch square; place fruit mixture in center. Double fold opposite foil edges, leaving room for steam. The last hour of roasting time place the fruit packet beside the roast. During the last 30 minutes place pears in pan beside roast; stir once.

Transfer roast and pears to platter; cover, let stand 15 minutes. Remove foil packet from oven; set aside. Reserve 1 Tablespoon fat in roasting pan; whisk flour into fat. Whisk 2 cups juice with 1 Tablespoon mustard; add to pan. Place pan over two burners on medium-high heat. Whisk until thickened and bubbly, scraping up browned bits; whisk 1 to 2 minutes more. Strain; serve with beef, fruits and onion. Garnish with Rosemary

### CINNAMON PULL-APART BREAD

*Prep Time: 15 min., Total Time: 1 hr., Makes: 12 servings*

#### INGREDIENTS

3 cans (7.5 oz. each) refrigerated buttermilk biscuits  
3/4 cup granulated sugar  
1 Tablespoon ground cinnamon  
1/2 cup (1 stick) butter or margarine, melted  
4 oz. (1/2 of 8 ounce package) Cream Cheese, softened  
1/2 cup powdered sugar  
1 to 2 Tablespoons MILK

#### DIRECTIONS

Heat oven to 350° F

Cut each biscuit into quarters. Mix granulated sugar and cinnamon in a medium bowl. Add dough quarters, in batches; toss to coat. Place 1/2 of the biscuit pieces in a greased 12 cup fluted tube pan; drizzle with 1/2 of the butter. Repeat with remaining biscuit pieces. Sprinkle with any remaining cinnamon-sugar.

Bake for 40 to 45 minutes or until a toothpick inserted near center comes out clean and top is golden brown. Cool in pan 5 minutes; invert onto serving plate and remove pan.

Beat cream cheese and powdered sugar in a small bowl with mixer until well blended. Add 1 Tablespoon of milk; beat until well blended. Blend in enough of the remaining milk until glaze is of desired consistency. Drizzle over warm bread.

#### KITCHEN TIPS

Enjoy a serving of this sweet bread on a special occasion.

For an extra cinnamon hit, lightly sprinkle glazed loaf with additional cinnamon.

Substitute a 9 x 5 inch loaf pan if you don't have a tube pan.

Happy Holidays



## WHAT IS SUSPICIOUS?

It is difficult to give you an IRON CLAD definition of SUSPICIOUS ACTIVITIES, PLEASE or VEHICLES. Each person must decide if the facts of the situation make what is happening SUSPICIOUS. When trying to decide if it IS SUSPICIOUS or NOT always apply the REASONABLE PERSON RULE: would any other reasonable person think that what is going on would be suspicious?

IF you answer YES, then it is in fact SUSPICIOUS.

When reporting SUSPICIOUS PERSONS, VEHICLES, OR ACTIVITIES always call 9-1-1.

Thank you to the Colleyville Police Department for publishing this valuable information. For additional clarification, call the Colleyville Police Department at (817) 503-1230.

Non-emergency police phone numbers: Colleyville (817-281-3132) and Southlake (817-743-4524).

*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)

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