

Inside TIMARRON

January 2010, Volume 4, Issue 1

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

TIMARRON

Happenins'

THE FOLLOWING CAPITAL IMPROVEMENTS TOOK PLACE IN DECEMBER:

1. **Trees.** Final Bradford Pear removal and replacement. The Bradford Pears set for removal are in the following medians:
 - Montgomery Lane & Byron Nelson Parkway
 - Monarch Way & Byron Nelson Parkway
 - Sarah Park Trail & Continental Boulevard
 - Champions Way & Continental Boulevard
 - Warwick Way & Brumlow
 - Creekway Bend & Whites Chapel
2. **Drainage.** Cleared and opened tributaries between Continental Boulevard and Longford Drive where storm water moves from street drains to creek. Added additional concrete to Longford Drive bridge to minimize damage following rainstorms.
3. **Walkway Repairs.** Brick walkway from Midland Creek Drive to bridge reset to address movement due to standing water.
4. **Clubhouses.** Wall repair, paint touch-up, and cleaned gutters at both Clubhouses.
5. **Pools.** Repaired broken water mainline at Bent Creek. Replaced sand filter at Wentwood.

TIMARRON WEBSITE:

Homeowner Alerts

Periodically, homeowner alerts are emailed to Timarron owners who register on the homeowner section of the Timarron website. The information included in these alerts is not always posted on the Announcement page of the website. If you are not receiving these alerts, you may need to update your email address or sign-on for the first time. To sign on to the homeowner section of the website:

- Go to www.timarron-hoa.com and click on "Sign up for new account" in the login area on the right of the homepage.
- Select "Please enter your account ID" and enter the last seven numbers of your account number
- Register as a first time user and create your own user ID and password.

Each Owner may register with an email address once, so additional persons listed on the account must enter a different email address. User ID and password information is secured and not available to On-site management personnel so keep this information in a safe place. 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 sent.

If you misplace this information, click "Forgot Your Password" and the webmaster emails a temporary password to the email address previously entered.

Please call the on-site office at (817) 424-3027 and let me know if you need assistance.



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

January 5 –	Ladies Bridge, 9 – 3:00 p.m.
January 15 –	Couples Bridge, 7 – 10:00 p.m.
January 26 –	Pokeno, 7 – 10:00 p.m.
February 2 –	Ladies Bridge, 9 – 3:00 p.m.
February 19 –	Couples Bridge, 7 – 10:00 p.m.
February 23 –	Pokeno, 7 – 10:00 p.m.

Wentwood Clubhouse

January 5 –	Landscape Committee Mtg, 6:30 p.m.
February 2 –	Landscape Committee Mtg, 6:30 p.m.

LOST & FOUND

FOUND: Set of home and car keys found at the corner of Byron Nelson and Monarch Way. Please contact Management Office at (817) 424-3027.



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TIMARRON

CRESCENT ROYALE

Front Yard Landscape Schedule

There is no scheduled maintenance for January.

Please remember to leave a message with your name, address, phone number, and request at the Crescent Royale Landscape Service line (817) 488-6969 if you wish your Crepe Myrtle limbs cut off at the end of February. Otherwise, Brickman will only remove seeds.

The Crescent Royale Neighborhood 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. What does this maintenance include?

- Front yard basic services currently include mowing, fertilizing, mulching, trimming, property cleanup including fall leaves, weed and fire ant treatment, and occasional trimming of trees to meet City requirements and keep trees from growing into gutters.
- The contract currently includes a twice per year "changing of colors" consisting of pulling old flowers, preparing bed, and planting 10-flats of flowers selected by the homeowner from the contractors selection.
- This service does not include tree thinning or other services not mentioned above.

The Crescent Royale Landscape Service message line 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.

TIMARRON'S

Only Approved Wood Fence Stain

Do you need the Timarron wood fence stain? The Timarron Community Standard requires all wood fences, visible from the street, be stained the Timarron color. Please see below for one gallon color codes at Home Depot store.

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B Lamp Black	4	23	1
F Red Oxide	1	1	0
T Medium Yell	6	8	1

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2010 ASSESSMENTS DUE JANUARY 1ST

The Timarron Board 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. Account assessments are due January 1st of each year and late fees, penalties, and collection charges are applied to accounts on the 30th of January.

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.

If you are uncertain whether your Assessment payment is received, sign on to the homeowner section of the Timarron website (www.timarron-hoa.com) and select "My Account". This section will give transaction information for the past 90-days.

Finally, for safety reasons the Timarron office does not accept assessment payments so please allow plenty of time for 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*

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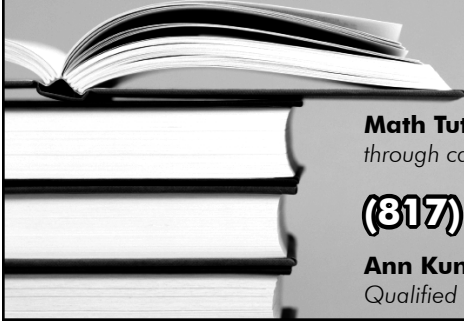
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TIMARRON CLUBHOUSE

Rentals

The 2010 calendars are in and these facilities are booking fast. Having a birthday party, graduation gathering, or holiday event? The Timarron Clubhouses may fit your needs and provide a convenient gather place for family and friends. Timarron owners can rent either the Wentwood or Bent Creek Clubhouses for a reasonable fee of \$100 for the first two hours and \$25 for each additional hour. Rental times include both party set up and clean up. Do you need a business meeting location? The Clubhouses are half the normal rental fee Monday – Thursday from 8:00 a.m. to 4:00 p.m.

Does your Neighborhood have activities and want to use a Clubhouse? Neighborhood activities are free of charge. Put the event details in writing for Board review.

For more information on Clubhouse rentals please call the on-site office (817) 424-3027.

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NOT AVAILABLE ONLINE

J. DAVIS TREE TALK:

There's No Topping Trees

Picture this: You visit your manicurist because your nails are too long. She agrees you have a problem and recommends you have your whole arm removed. Better yet, that you have both arms removed, just in case. While, technically, this solves the problem, it demands too high a price. Apparently, this "professional" isn't sufficiently knowledgeable to offer less severe, more appropriate solutions.

Similar types of "solutions" are sometimes misapplied to tree care. The practice commonly called "topping", the lopping off of large parts of a tree is the tree care equivalent of amputation. Often, trees are topped to a specific height or shape, leaving branch stubs with little or no foliage.

Topping should not be confused with proper crown reduction pruning, which will safely reduce a tree's size and redirect its growth, while generally not removing more than 25 percent of its foliage.

Topping can kill trees, as well as make them ugly and unsafe. Sadly, many, including some who consider themselves professional arborists, still consider topping an acceptable practice, yet, as any true tree care professional can tell you, topping is decidedly unacceptable.

A FEW REASONS TO AVOID TOPPING:

- Leaves large exposed wounds that the tree can't readily close. These wounds open a perfect entrance way for insect and disease.
- Ruins tree structure.
- Removes too much foliage and disrupts the tree's ability to build energy reserves for future growth.
- Stimulates vigorous new growth, which is weakly attached and prone to breakage.
- Increases tree maintenance costs.
- Destroys the tree's appearance and value.

If a tree must be reduced, choose crown reduction. Thinning and crown reduction pruning reduce the hazard of large trees, while helping to retain natural shape and growth characteristics. At the end of the day, replacing a tree with a smaller variety is much better than topping.

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At no time will any source be allowed to use the Timarron Community Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Timarron Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Timarron residents only.

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* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

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TIMARRON

2009 HOLIDAY LIGHTING CONTEST WINNERS

On Monday, December 7th the Timarron volunteer judges jumped in their cars and took off with a clatter to view two hours of beautiful Holiday Decorations. Each volunteer judge and first place finisher received a poinsettia donated by Valley Crest. Before the contest, judges snacked on cookies and hot drinks. All first and runner-up placed homes had signs placed in their yards for all to see. For Pictures of Contest Winners, please go to the Photo Album on the Timarron Website (www.timarron-hoa.com).

Who Were The Winners In Your Neighborhood?

BENT CREEK

First Place –
1320 Bent Trail Circle
First Place –
1345 Bentley Court
Runner-up –
225 Creekway Bend

BRENWYCK

First Place –
700 Nettleton Drive
First Place –
708 Nettleton Drive
Runner-up –
808 Oakcrest Court

BRYSON SQUARE

First Place – 729 Bryson Way
Runner-up –
715 Greymoor Place

CASCADES

First Place –
7301 Braemar Terrace
First Place –
2006 Caspian Lane

Runner-up –
2204 Collins Path

CHADWICK CROSSING

First Place – 1719 Byron
Nelson Parkway

Runner-up –

1215 Chadwick Crossing

CLUBHOUSE ESTATES

First Place –
1213 Clubhouse Court
Runner-up –
1204 Clubhouse Court

CRESCENT ROYALE

First Place –
1326 Regency Court
First Place –
614 Regency Crossing
Runner-up –
522 Queensbury Turn

EAGLE BEND ESTATES

First Place –
408 Oakridge Court
Runner-up –
1405 Eagle Bend Drive

ESTATES OF BENT CREEK

First Place – 305 August Court
Runner-up – 311 Augusta Court

GLENDOVER

First Place –
801 Fairwood Court
Runner-up –
722 Aberdeen Way

(Continued on Page 9)

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2009 Holiday Lighting Contest - (Continued from page 8)

HIGHLANDS

First Place – 1095 Highland Oaks Drive
 First Place – 120 Stonewood Court
 Runner-up – 120 Highland Oaks Court

HUNTLY MANOR

First Place – 1612 Byron Nelson Parkway
 First Place – 1200 Earlston Court
 Runner-up – 1520 Byron Nelson Parkway

NORTHWOOD PARK

First Place – 501 Clayton Court
 Runner-up – 605 Northwood Court

STRATHMORE

First Place – 1202 Byron Nelson Pkwy
 First Place – 1216 Strathmore Drive
 Runner-up – 620 Fairway View Terrace

WARWICK GREEN

First Place – 1409 Montgomery Lane
 Runner-up – 1418 Waltham Drive

WYNSOR CREEK

First Place – 735 Longford Drive
 First Place – 1102 Wyndor Creek Court

Runner-up – 801 Longford Drive

WYNSOR GROVE

First Place – 609 Blair Court
 First Place – 702 Wentwood Drive
 Runner-up – 604 Blair Court

Personal Classifieds

FOR SALE: Centurion Dave Scott Ironman Road Bicycle. Shimano 600SIS components, 56cm frame (32" standover height), 700X23cm presta valve tires. LOOK pedals, size 9 LOOK shoes and helmet. \$250.00 Firm. 817-442-8043.

FOR SALE: 7 piece drum set, Pearl (black), very good condition. \$350 Why rent when you can own. Call 817-329-4238

2010 SUMMER LIFEGUARDS

Needed

Are you interested in performing lifeguard duties this summer? Timarron contracted to continue using Brammer & Associates, LLC for their lifeguard services. Amy Brammer is interviewing and selecting guards for the 2010 summer season. They work with several pools in the area. Applicants 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 Memorial Day to Monday of Labor Day

For more information, contact Amy Brammer of Brammer & Associates, Inc. at (940) 206-3202.

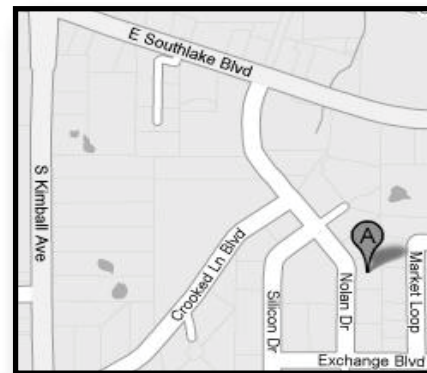
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LIME AND HONEY GLAZED SALMON WITH WARM BLACK BEAN AND CORN SALAD (4 SERVINGS)

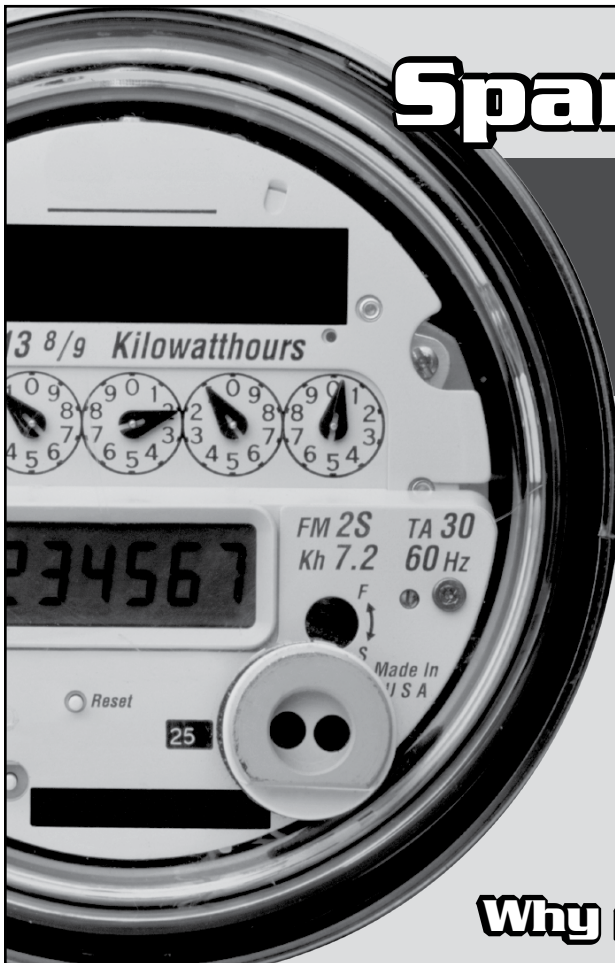
INGREDIENTS:

- 4 Tablespoons extra-virgin olive Oil (EVOO)
- 1 medium Red Onion, chopped
- 2 large garlic cloves, chopped
- 1/2 to 1 teaspoon Crushed Red pepper flakes (Medium heat to spicy)
- 1 teaspoon Ground Cumin
- Salt and Freshly ground Pepper
- Juice of 2 LIMES
- 3 Tablespoons Honey
- 1 teaspoon Chili Powder
- 4 6-oz. salmon fillets
- 1 red bell pepper, cored, seeded and chopped
- 1 10-oz. box frozen corn kernels, defrosted
- 1/2 cup chicken stock or broth
- 1 15-oz. can black beans, rinsed and drained
- 2 to 3 Tablespoons fresh cilantro leaved (a handful) chopped
- 6 cups Baby Spinach

DIRECTIONS:

Preheat a medium skillet over medium heat with 2 Tbs. of EVOO (twice around the pan). Add the onions, garlic, red pepper flakes, cumin, salt and pepper. Cook, stirring occasionally, for 3 minutes. While the onions are cooking, preheat a medium non-stick skillet over medium-high heat with the remaining 2 Tbs. of EVOO. In a shallow dish, combine the juice of 1 lime, honey, chili powder, salt and pepper.

Add the salmon fillets to the lime-honey mixture and toss to coat thoroughly. Add the seasoned salmon to the hot skillet and cook until just cooked through, about 3 to 4 minutes on each side. To the cooked onions, add the bell peppers and corn kernels and cook for one minute. Add the chicken stock and continue to cook until the beans are just heated through. Remove the skillet from the heat and add the juice of the second lime, the cilantro and spinach. Toss to wilt the spinach and then taste to adjust the seasoning. Serve the lime-honey glazed salmon on top of the warm black bean and corn salad.



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BANANA CREAM PAVLOVA TOWER

Pavlova is one of Australia's most beloved desserts, and this one--composed of stacked meringues, bananas and pistachios -- explains why! (Makes 12 servings.)

INGREDIENTS:

4 egg whites
 1 teaspoon vanilla
 1/4 teaspoon cream of tartar
 1-1/3 cups sugar
 1 cup finely chopped pistachio nuts
 1 8 ounce package cream cheese, softened
 3 Tablespoons butter, softened
 1/3 cup sugar
 1 cup whipping cream
 3 large bananas, cut into 1/4 inch sliced
 1 Tablespoon lime juice or lemon juice
 1/4 cup chopped pistachio nuts
 Honey

DIRECTIONS:

Place egg whites in a large bowl. Let stand at room temperature for 30 minutes. Preheat oven to 300°F. Line two very large baking sheets with parchment paper or foil. Draw an 8-inch circle on one sheet of paper or foil. Draw two 8-inch circles on the other sheet of paper or foil, leaving about 1 inch of space between circles. Set aside.

For Meringue: Add vanilla and cream of tartar to egg whites. Beat with an electric mixer on medium speed until soft peaks form (tips curl). Gradually add the 1-1/3 cups sugar, 1 Tablespoon at a time, beating on high speed about 5 minutes or until stiff peaks form (tips stand straight) and sugar is nearly dissolved. Gently fold in the 1 cup pistachio nuts. Spread meringue over circles on paper or foil. Bake all of the meringues at the same time on separate oven racks for 35 minutes. Turn off oven; let meringues dry in oven with door closed for 1 hour.

Meanwhile, in a medium bowl, combine cream cheese and butter. Beat on medium speed until smooth. Beat in the 1/3 cup sugar. Add whipping cream; beat on low speed until combined, then on medium speed just until soft peaks form (tips curl). Cover and chill until needed. Before assembling, place banana slices in a small bowl. Drizzle with lime juice; toss gently to coat. To assemble, lift meringues off paper or foil. Place on meringue on a serving plate. Spread with one-third Tablespoon of the pistachio nuts. Repeat layers two more times. Cover loosely and chill for 1 to 2 hours. Before serving, drizzle with honey.

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**Timarron Real Estate
November Sales Statistics**

360 Silverwood Circle	\$342,500
713 Bryson Way	\$455,000
900 Hanover Drive	\$530,000
105 Creekwood Court	\$552,000
602 Nicholas Court	\$570,000
1106 Wyndor Creek Court	\$595,000
7216 Thames Trail	\$659,000
1656 Byron Nelson Parkway	\$680,000
1327 Regency Court	\$850,000Z

Statistics as reported by NTRIS as of Dec 21, 2009
Z= Sales Price is Not Disclosed



**7305 THAMES TRL
CASCADES AT TIMARRON, \$650,000**



**1202 CLUB HOUSE CT
CLUBHOUSE ESTATE, \$1,495,000**



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