

Inside TIMARRON

February 2010, Volume 4, Issue 2

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

MANAGER MESSAGE

Hello Timarron Homeowners!

It is already mid-February. Where does the time go?

This month's Inside Timarron publication includes several articles which may interest a variety of residents:

- With roundabout installations in both Colleyville and Southlake, we've included an article on driving a roundabout. We hope this information will help those less familiar with this type of traffic pattern.
- Spring Garage Sale: April 9 – 10 at 9:00 a.m. – 4:00 p.m.
- Timarron Egg Hunt: Bent Creek Common on April 3rd at 2:00 p.m.
- Crescent Royale: February and March landscape maintenance schedules
- Are you interested in joining a tennis team? NETTS spring schedule begins at the end of February. For the convenience of Timarron homeowners, some of their teams play on the Bent Creek tennis courts if they meet certain minimum requirements.
- Southlake Newcomers is a non-profit that donates a great deal to the community. This month, this organization is highlighted for their biggest fundraiser of the year. "Visions of Vegas" is 6 March.
- An article on protecting water pipes during cold weather was submitted by a local realtor. This article gives some good advice to those unfamiliar with how cold weather impacts our Texas homes.

For those that did not pay your assessments by January 1st and ended up with late charges and collection fees. We are sorry, but these assessments are due January 1 every year. We can issue reminders and offer suggestions, but the ball is ultimately in your court.

On another note, the Landscape Committee and ValleyCrest are looking at a cut-back program on the Timarron perimeter shrubbery to revitalize instead of replace landscaping. This technique is planned for a couple small areas within Timarron.

Finally, we had a few calls about pet owners not picking up. Especially when allowed to do their business on driveways... Imagine being the homeowner who tracked mess into their home. Please be considerate of others when walking pets and both pick up and leash them.

Next month I'll include some information on spring Capital Improvements.

Thank you for your continued support!

Kathy Epperson

Timarron General Manager

*Happy
Valentines Day!*

DRIVING RULES

For A Roundabout

Roundabouts have become more common here and provide critical traffic flow control and increase safety for the community. This safety, of course, assumes that you know how to approach, enter and exit a roundabout.

One of the key differences in rules between a roundabout and any other traffic situation is who has the right of way and who yields. In most traffic situations, we are taught to "yield to the right," meaning the person on the right, has the right of way. However, in a roundabout, it's "yield to the left," to the drivers already in the roundabout...those coming from the left. Here are the "Rules of the Road" for a Roundabout

APPROACH THE ROUNDABOUT: Roundabouts slow the flow of traffic and allow vehicles to access different roads without having to make a left turn through oncoming traffic. You should approach a roundabout by slowing your speed to 15 mph and veering to the right. Do not come to a complete stop unless the roundabout is full. In this case, wait your turn to enter when there is an appropriate gap in traffic.

ENTER THE ROUNDABOUT: You enter the roundabout by joining the flow of traffic that is circling to the right. If you exit is not until the final exits, then move

(Continued on Page 3)

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

February 2 -	Ladies Bridge, 9:00 – 3:00 pm
February 19 -	Couples Bridge, 7:00 – 10:00 pm
February 23 -	Pokeno, 7:00 – 10:00 pm
March 2 -	Ladies Bridge, 9:00 – 3:00 pm
March 19 -	Couples Bridge, 7:00 – 10:00 pm
March 23 -	Pokeno, 7:00 – 10:00 pm

Wentwood Clubhouse

February 2 -	Landscape Committee Meeting, 6:30pm
March 2 -	Landscape Committee Meeting, 6:30 pm

SAVE THE DATE!

*Timarron Spring Garage Sale
is April 9th and 10th.*

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Driving Rules - (Continued from Cover)

toward the center of the roundabout. If, however, you need to exit more quickly, then stay at the outer edge. Never stop in the roundabout to let someone enter; you have the right of way.

EXIT THE ROUNDABOUT: To exit you should turn on your indicator (or turn signal) and veer to the right, towards the exit that you wish to use. Should you miss it, simply continue around until you get a second chance to access the exit.

RIGHT OF WAY: Cars in the roundabout have right of way over cars attempting to enter. Don't force your way in -- your turn will come. Exiting vehicles have right of way over cars that are in the roundabout. So if you see your exit approaching, drivers should yield to let you leave the roundabout.

AND ALWAYS REMEMBER THAT PEDESTRIANS STILL HAVE THE RIGHT OF WAY IN CROSSWALKS.



SAVE THE DATE!

*Timarron Easter
Bunny and Egg
Hunt on Saturday,
April 3 at 2:00pm*



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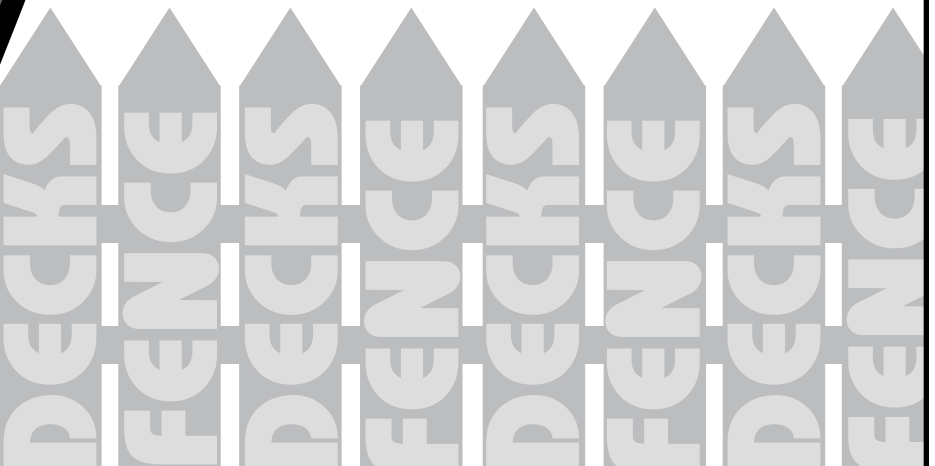
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CRESCENT ROYALE

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 to height of 8-feet and from house

gutters, and both 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.

FEBRUARY 17 – 23	CREPE MYRTLE PRUNING
FEBRUARY 24	BED PRE-EMERGENT AND SHRUB FERTILIZATION
FEBRUARY 25 - 26	MOW SERVICE AND LIRIOPE TRIMMING
MARCH 1 - 5	DETAIL SERVICE
MARCH 8 - 12	MULCH TREE RINGS
MARCH 22 - 23	TURF FERTILIZER AND FIRE ANT APPLICATION
MARCH 22 - 24	DETAIL SERVICE
MARCH 25 - 26	MOW SERVICE

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TENNIS AT TIMARRON

Are you a tennis player living in Timarron? Are you interested in joining a local tennis team that plays on the Bent Creek courts? The spring season of the NorthEast Tarrant Tennis area begins in February, so the Tennis Committee Chair put the following information together for Timarron residents.

NETT Mission Statement: To promote the game of tennis among adults and juniors in the NorthEast Tarrant Tennis area. We are a nonprofit organization. NETT's 2009 Scholarship Budget earmarked \$24,200 for such things as funding Junior Team Tennis, helping Advance Junior Players with tournament expenses, running 4 Free Summer Clinics for children who have never played tennis, and rewarding Adult Teams that advance to Sectional or National tournaments.

In addition, NETT granted \$4658 to 10 area tennis facilities in 2009. Tennis facilities hosting NETT adult or junior leagues in at least 2 seasons qualified to receive up to \$500 for court related purchases and upkeep. NETT also pledged a \$5,000 grant to Southlake Tennis Center to help fund the new tennis courts currently under construction. Net is a community organization with over 500 members (men, women, juniors) that provide league play for all levels of tennis. From the beginning player just picking up a racket for the first time to professional events that have been held here in Southlake, we have singles, doubles, mixed doubles for these levels of play. For more information: www.nett.tenniscorers.com

PERSONAL CLASSIFIEDS

- I'm looking for an after school and summer babysitter for my 2 boys that are 7 and 11 years old. I would need help Mon-Fri from 2:55 until 7:00 then 8:30 til 7:00 during the summer. Duties would include picking up boys from school, driving them to their activities, helping with homework and occasionally making dinner. Please contact me at 817-689-3609 or holliburlison1@yahoo.com at your earliest convenience.
- Over the holidays someone took the manger from the creche that my husband had made and which was displayed in our front yard (400 Atherton Circle). If anyone has a small (appr. 15" high, 18" long) white, wooden manger that does not belong to you, please return it.
- FOR SALE: Yamaha YM-1430 Marimba, \$1,600 cash. Band students - practice your percussion at home! Excellent condition - looks brand new. Retail price \$2,550. Call 817-421-9864.
- FOR SALE: Girls hand-painted, 4 piece PINK CAMO DESK. Unit includes 2 piece desk (1 corner piece) and 2 hutches. \$200. Call Mary at 817-488-8757.



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TUSCANY

August 2-8, 2010



Join Chef Darren McGrady, former private Chef to Princess Diana, on a fabulous tour of Tuscany and Florence this summer. Explore local markets, artisan food producers and wineries as well as hands-on cooking classes. Call Karen at Southlake Travel - (817) 657-9866 for more info kdawson@southlake-travel.com

CITY EVENTS

CITY OF SOUTHLAKE:

Young Explorers

Learn about the similarities and differences between the coyote and fox. Make a food chain mobile.

DAY	DATE	TIME	COST	CODE
W	Feb 24	9:00 am – noon	\$30	4009.10a
Th	Feb 25	9:00 am – noon	\$30	4009.10b
F	Feb 26	9:00 am – noon	\$30	4009.10c
F	Feb 26	1:00 pm – 4:00 pm	\$30	4009.10d

Ages 3 - 5 - Location: Bob Jones Nature Center & Preserve
Instructor: Monica Hutchins (Min 4 – Max 10)

Please bring a drink to class each day. Contact Southlake Parks and Recreation at (817) 748-8019 for more information.

CITY OF COLLEYVILLE:

Babysitter Course

We will provide information and skills necessary to administer safe and responsible care for children in the absence of parents or adult guardians. This training will help participants develop skills in leadership, professionalism, basic care, safety and safe play. Participants will receive CPR Certification for children and infants. Bring a sack lunch and drink. No refrigeration or reheating available. Instructor: Red Cross.

Ages 11 – 15	Feb 27
Sat.	Mar 27
8:30am – 4pm	Apr 24
Rock House	\$72

Contact Colleyville Parks and Recreation at (817) 503-1180 for more information.



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SOUTHLAKE NEWCOMERS CLUB

What is SNC All About?

On Tuesday, December 15th, Southlake Newcomers Club received a donation in the amount of \$10,000 from Medi-Weight loss Clinic, the best Christmas gift ever!

"We feel blessed," said Member and publicity chair Cecy Marin. "There's a universal law called reciprocation which will yield our generous donor a return beyond what they gave for their generosity."

The beautiful part about receiving such a generous donation is the fact that their mission is to support charity organizations. For example; SNC gave \$40,000 away last year to 19 different charitable organizations, including scholarships to graduating seniors.

SNC members, who make up around 150 women, gather every 2nd Tuesday of the month to enjoy lunch at the Timarron Country Club and listen to speakers talk on different women's issues. We have raffles, baskets and different ways we raise money at these events, but the biggest fundraiser by far is "Visions of Vegas" which will take place March 6th. You can go to www.southlakenewcomers.com to register.

SNC is open for membership to residents of Southlake and neighboring communities. Our goal is to provide an opportunity for friendship and community service which is an essential element of Southlake Newcomers Club. Work and play combine a fun yet rewarding and fulfilling experience for women who have a desire to contribute to the community.

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



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TIMARRON

2011 ASSESSMENTS –

Advance Payments

2010 Assessments were due the 1st of January and both fees and collection charges are now applied and accruing to accounts with outstanding balances. Timarron Assessments are due January 1st each year. Feel free to make periodic advance payments throughout the year to minimize impact on your household budget during the winter holiday season.

THE FOLLOWING LOCKBOX IS FOR TIMARRON ASSESSMENT PAYMENTS:

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

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 on-line, sign on to 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.

PROTECT WATER PIPES

During Freezing Weather

1. Disconnect and drain all outside hoses. Shut off all irrigation systems and allow them to drain.
2. Wrap exposed outside water pipes with materials that insulate against the cold. Hardware and building supply companies sell a variety of products. Newspapers or rags wrapped in plastic will also work for outside faucets.
3. Know the location of the main water shut off valve to your house and company and how to use it. If a pipe bursts anywhere, this valve can be used to turn off the water.
4. Insulate pipes in unheated areas such as crawl spaces, attics or a garage or warehouses.
5. Open cupboard doors in the kitchen and bathroom so warm air can reach water pipes located in outside walls.
6. Commercial Buildings - make sure and leave heaters on so that overhead Fire Sprinklers do not freeze.

Even if you take these precautions, pipes might still freeze. Make sure you have the name and number of a licensed plumber before an emergency arises.

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MEET NICHOLAS

DOB: 02/1996



Nick is a friendly and sweet child, although he is shy when meeting new people. Nick enjoys interacting with other children in his class and in his home. He also likes to please others and enjoys helping when he can. Nick is all boy and enjoys throwing a football, playing outdoors, video games & board games. He also likes to draw and play with various action figures. Nick is also interested in collecting cars. Nick performs well in school and receives good reports from his teachers. Nick is most proud when he is reported for doing things well. His foster parent notes that he can be a very sweet and helpful child. He befriends other children easily. He catches on to various activities quickly and likes to figure things out, such as how to take things apart and put them back together. Nick's caseworker notes that he's competitive when playing games and is a natural "practical joker" as he enjoys making people laugh.

If you would like more information about Nick, or the adoption process, contact the Adoption Coalition of Texas at info@adopttexas.org.

Remember - There are no fees to adopt from the foster care system, regardless of what agency you work with!

The Adoption Coalition of Texas is a nonprofit organization (operating under the Austin Community Foundation), created in 2003 to focus on finding forever families for children languishing in the foster care system. Adoption Coalition of Texas partner agencies include Arrow Child and Family Ministries, Child Protective Services, Lutheran Social Services of the South, Marywood Children and Family Services, and Pathways Youth and Family Services.

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Hours: M-F 6:30-3:00; Sat-Sun 7:30-3:00

Cooking Corner

Roasted Beef Tenderloin With Rosemary, Chocolate and Wine Sauce

*Ellie Krieger Serving size 3 slices of meat and about
1 1/2 tablespoons of sauce. Serves 6*

INGREDIENTS

- 1 (2-pound) beef tenderloin roast
- 1/4 teaspoon salt
- 1/4 teaspoon freshly ground black pepper
- 4 teaspoons olive oil
- 1/2 cup chopped shallots
- 1 small carrot, finely chopped
- 1 stalk celery, finely chopped (about 1/4 cup)
- 1 clove garlic, minced (about 1 teaspoon)
- 2 cups dry red wine
- 2 cups low-sodium beef broth
- 2 Tablespoons tomato paste
- 1 bay leaf
- 1 sprig fresh thyme
- 1 Tablespoon unsweetened cocoa powder
- 1 teaspoon chopped fresh rosemary leaves

DIRECTIONS:

- Preheat the oven to 425 degrees F.
- Season the meat with the salt and pepper. In a large skillet, heat 2 teaspoons of the oil over medium-high heat until good and hot, then add the meat and sear until well browned on all sides, about 10 minutes total.
- Transfer the meat to a rack set on a baking sheet. Roast until an instant-read thermometer inserted in the thickest part registers 140 degrees F for medium-rare, about 30 minutes, or to your desired degree of doneness. Remove it from the oven, cover with aluminum foil, and let rest until the sauce is nearly done before slicing.
- While the meat cooks, make the sauce. Heat the remaining 2 teaspoons of oil in a large saucepan over medium-high heat. Add the shallots, carrot and celery and cook, stirring a few times, until softened, about 5 minutes. Add the garlic and cook for 2 minutes more. Add the wine and broth and stir in the tomato paste. Add the bay leaf and thyme and bring to a boil. Simmer until the liquid is reduced to about 1/2 cup, about 40 minutes. Strain through a fine mesh strainer into a small saucepan. Stir in the cocoa and rosemary and season with salt and pepper. Serve on the side with the sliced tenderloin.

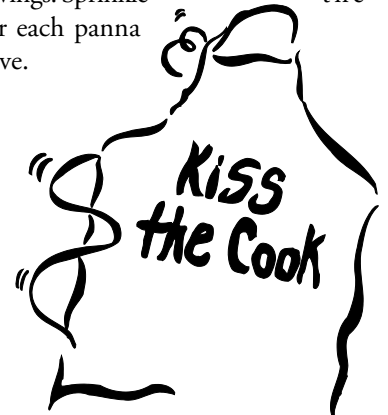
Espresso Panna Cotta

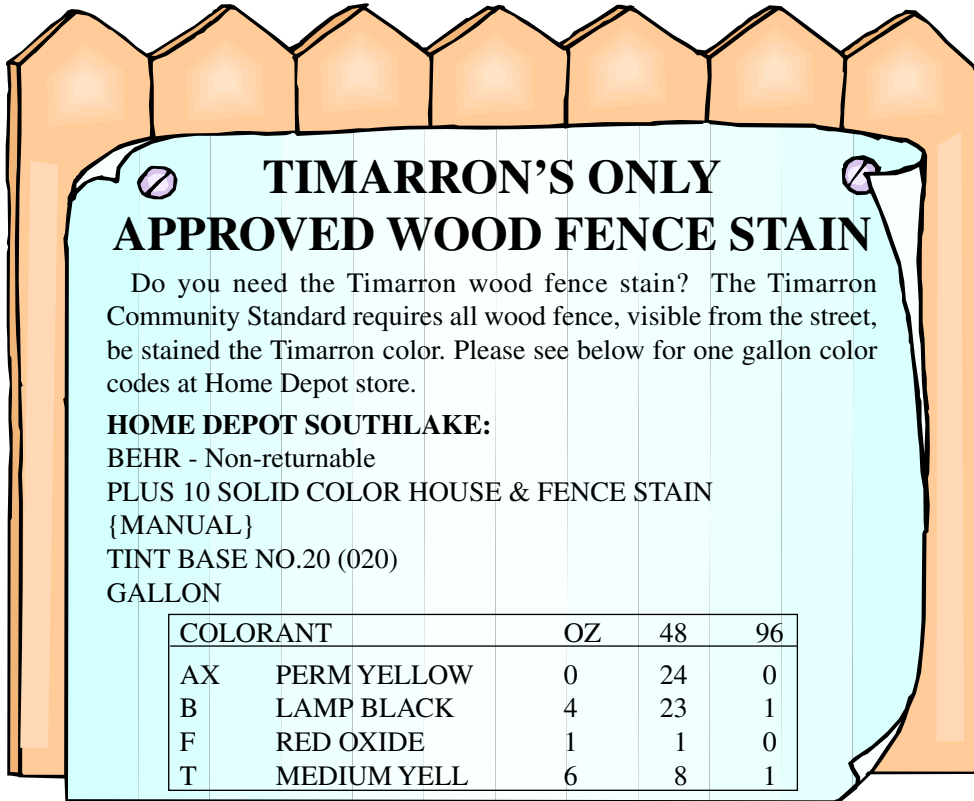
INGREDIENTS

- 1/2 cup whole milk
- 1 1/2 teaspoons unflavored powdered gelatin
- 1 1/2 cups heavy cream
- 3 heaping teaspoons instant espresso powder
- 1/4 cup sugar
- Pinch salt
- 1 small white chocolate bar, for garnishing
- 1 small dark chocolate bar, for garnishing

DIRECTIONS

- Place the milk in a heavy, small saucepan. Sprinkle the gelatin over and let stand for 5 minutes to soften the gelatin. Stir over medium heat just until the gelatin dissolves, but the milk does not boil, about 2 minutes. Add the cream, espresso powder, sugar, and salt. Stir over low heat, until the sugar dissolves, about 3 more minutes. Remove from the heat and let cool slightly. Pour the cream mixture into 2 martini glasses, dividing equally. Cover and refrigerate, stirring every 20 minutes during the first hour. Chill until set, at least 6 hours and up to 2 days.
- When ready to serve, use a vegetable peeler on the chocolate blocks to create about 1 tablespoon each of the white and dark chocolate shavings. Sprinkle the shavings over each panna cotta and serve.





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

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

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	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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Timarron Real Estate 2009 Sales Statistics

360 Silverwood Circle	\$342,500	713 Bryson Way	\$455,000	1428 Monarch Way	\$540,000	715 Aberdeen Way	\$667,450
350 Glenrose Court	\$370,000	722 Nettleton Drive	\$459,900Z	1429 Waltham Drive	\$545,000	1656 Byron Nelson Pkwy	\$680,000
802 Caroline Lane	\$380,000	712 Inwood Drive	\$464,000	1214 Sarah Park Trail	\$550,000	1345 Bentley Court	\$689,000
628 Chandon Court	\$382,000	913 Midland Creek Drive	\$465,000	105 Creekwood Court	\$552,000	1313 Province Lane	\$714,000
715 Longford Drive	\$384,000	240 Glenrose Court	\$465,000	602 Nicholas Court	\$570,000	1485 Bent Creek Drive	\$715,500
709 Saxon Trail	\$392,900	210 Silverwood Circle	\$470,000	1455 Bent Trail Circle	\$572,800	227 Creekway	\$720,000
330 Glenrose Court	\$405,000	805 Heatherglen Court	\$474,000	1908 Caspian Lane	\$592,000	1230 Strathmore Drive	\$745,000Z
938 Midland Creek Drive	\$410,000	613 Regency Crossing	\$485,000	1333 Montgomery Lane	\$594,500	700 Nelson Court	\$750,000Z
721 Bryson Way	\$416,000	260 Glenrose Court	\$492,800Z	1106 Wyndors Creek Court	\$595,000	1624 Byron Nelson Pkwy	\$752,150
721 Saxon Trail	\$420,200	1104 Longford Circle	\$500,000	718 Aberdeen Way	\$597,200	1319 Regency Court	\$755,000
626 Chandon Court	\$429,900Z	733 Longford Drive	\$505,000	7304 Braemar	\$599,000	206 Brookview Court	\$759,900Z
1126 Longford Circle	\$431,000	905 Wentwood Drive	\$518,000	1809 Prince Meadow Drive	\$599,000	510 Queensbury Turn	\$765,400
719 Wyndors Creek Drive	\$435,000	1413 Montgomery Lane	\$521,000	1809 Prince Meadow Drive	\$600,000	411 Bryn Meadows	\$800,000
235 Silverwood Circle	\$435,000	320 Silverwood Circle	\$525,000	603 Logans Lane	\$615,000	629 Fairway View Terrace	\$825,000
717 Inwood Drive	\$440,000	516 Queensbury Turn	\$525,000	807 Aberdeen Way	\$635,000	1323 Regency Court	\$836,384
330 Silverwood Circle	\$443,000	1004 Hanover Drive	\$527,000	1308 Regency Court	\$636,500	1327 Regency Court	\$850,000Z
718 Bryson Way	\$445,000	614 Aberdeen Way	\$528,000	608 Blair Court	\$643,000	1668 Byron Nelson Pkwy	\$870,000
7204 Thames Trail	\$450,000	900 Hanover Drive	\$530,000	508 Villa Crossing	\$643,900	1341 Eagle Bend	\$1,000,000
805 Oakcrest Court	\$450,000	1209 Sarah Park Trail	\$533,000	704 Nelson Court	\$646,000	1600 Byron Nelson Pkwy	\$1,738,800Z
614 Chandon Court	\$450,000	1326 Montgomery Lane	\$535,000	7216 Thames Trail	\$659,000		

Statistics as reported by NTREIS as of Jan 20, 2010

Z= Sales Price is Not Disclosed



**ROXANN TAYLOR
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