

Inside TIMARRON

March 2010, Volume 4, Issue 3

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION



Easter is Here!

Kids, bring the family and your own baskets for a **HIP-HOPPEY-FUN EASTER EGG HUNT on APRIL 3** at Bent Creek Park! Parents, don't forget your camera so your child can have their picture taken with the Easter Bunny! We'll have arts and crafts and games too! The kids will be divided up into ages Ages 0-2, 3-4 and 5-7 and the first egg hunt begins at 2pm so don't be late!

If you would like to help with the event, please contact BJ Brown at 214.564.7133 or bjbrown10@gmail.com.

Hope to see you there!



*Happy
Easter!*
(April 4th)



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

| | |
|------------|--|
| March 2 - | Ladies Bridge, 9:00 – 3:00 pm |
| March 8 - | Timarron Book Club |
| March 19 - | Couples Bridge, 7:00 – 10:00 pm |
| March 22 - | Common Area, Fall Flower Removal |
| March 23 - | Pokeno, 7:00 – 10:00 pm |
| March 29 - | Common Area, Spring Flower Change Begins |
| April 6 - | Ladies Bridge, 9:00 – 3:00 pm |
| April 12 - | Timarron Book Club |
| April 16 - | Couples Bridge, 7:00 – 10:00 pm |
| April 27 | Pokeno, 7:00 – 10:00 pm |

Wentwood Clubhouse

| | |
|------------|--|
| March 2 - | Landscape Committee Meeting, 6:30 pm |
| March 22 - | Common Area, Fall Flower Removal |
| March 29 - | Common Area, Spring Flower Change Begins |
| April 6 - | Landscape Committee Meeting, 6:30pm |

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TIMARRON SPRING GARAGE SALE

DATE: FRIDAY, APRIL 9TH
 SATURDAY, APRIL 10TH
 TIME: 9:00 AM TO 4:00 PM

Turn your unused items into cash! Simply place balloons by your mailbox or gate when you want to be open for shoppers. Timarron is posting advertisements in the Journal publications.

PRESALE NIGHT:

Your fellow residents will be able to preview the merchandise on Thursday, April 16th. Place your balloons outside between 4:00-7:00 PM if you are ready get an early start.

AFTER THE SALE:

You can donate what is left by calling a charity of your preference to pick up your items and receive a tax receipt. Here are some places that would be happy to receive your clothing & household items in good condition:

The Second Glance Resale Shop - Benefits the Open Arms Shelter. 817-909-8765 (ask for Albert or leave a message)

The Arc of Texas - Support people with disabilities. 817-624-7001

Graceful Buys & Touch of Grace - Support food pantries and housing for the needy. Clothing and small items must be taken to their donation station in Grapevine. They will pick up furniture and working appliances. 817-305-4673

NOTE: Timarron only has a single spring and fall garage sale for one weekend only. Any other garage sale is against CC&R policy.

BOOK CLUB MEETINGS

Looking For a Good Read?

MARCH 8th AT 7:30 P.M.

Book: Cowboy and Wills

Author: Monica Holloway

Discussion Leader: Sue Dabkowski
 Kathy Baird – Hostess

APRIL 12th AT 7:30 P.M.

Book: The Girl With The Dragon Tattoo

Author: Stieg Larsson

Discussion Leader: Julie Hobert
 and Sue Murray
 Judy Pratt – Hostess

*Please contact the management office at
 (817) 424-3027 for contact
 phone numbers.*

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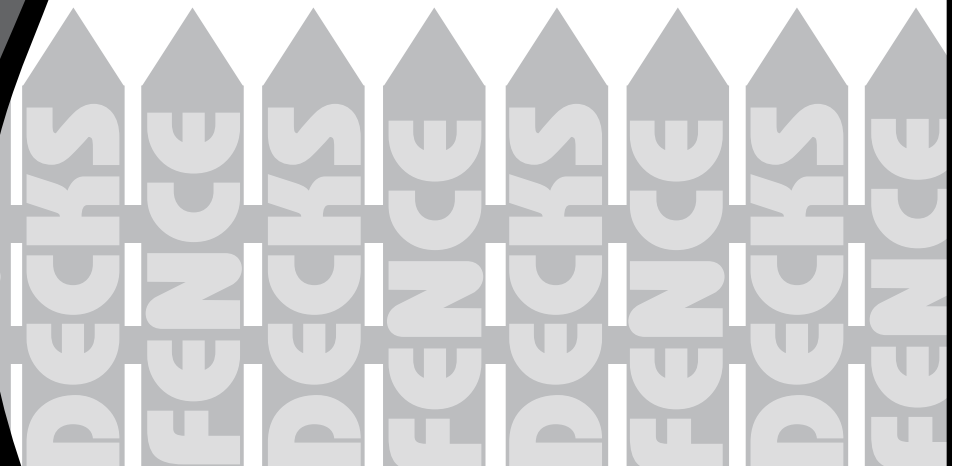
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TIMARRON

MANAGER MESSAGE

Hello Timarron Residents!

This March edition of Inside Timarron includes a variety of articles for your enjoyment. They include the egg hunt, spring garage sale, and book club dates. Colleyville and Southlake City clean-up events. A request for Landscape Committee Members. And the highlighted Wipe Out Kids' Cancer (WOKC) non-profit event sponsored by Jersey Mikes Subs. Our favorite article is the Toasting Timarron this month about Emmy and Catie who started Trinkets for Toby, because they saw someone's treatment of their adopted Golden Retriever Toby. It is a great story of big hearts and two little girls who are making a big difference.

In the February issue, I mentioned that I would include information on proposed spring capital improvements. The following items are scheduled for completion before May.

- Concrete sidewalk in wildflower area to address erosion concerns
- Crack repair to Bent Creek tennis court
- Wall, floor, and all repairs resulting from broken hot water line in attic of Wentwood tennis court restrooms and storage area
- Wood trim repairs and sealing in Bent Creek Clubhouse chapel
- Electric outlets at Fitness Center

- Ceiling and walls in Wentwood Building
- Acrylic on Bent Creek Clubhouse tables
- Commercial pool filter at Wentwood pool
- Crescent Royale arbors, guard shack, all three picnic cover, and Wentwood Clubhouse paint and repairs
- Street signage throughout Timarron
- Bent Creek pool equipment room door
- Majestic Manor landscape entrance enhancements
- Bench and trash can installations
- Air Conditioner
- Hot water heater
- Salt Cells (2) at Bent Creek pool
- Main Bronze Pump at Bent Creek pool
- Wentwood pool resurfacing
- Parking lot sealing and restriping at all three parking lots

Thank you for your support!

Please feel free to call the Timarron on-site office at (817) 424-3027 and speak with either Melissa or myself.

Kathy Epperson, Timarron General Manager

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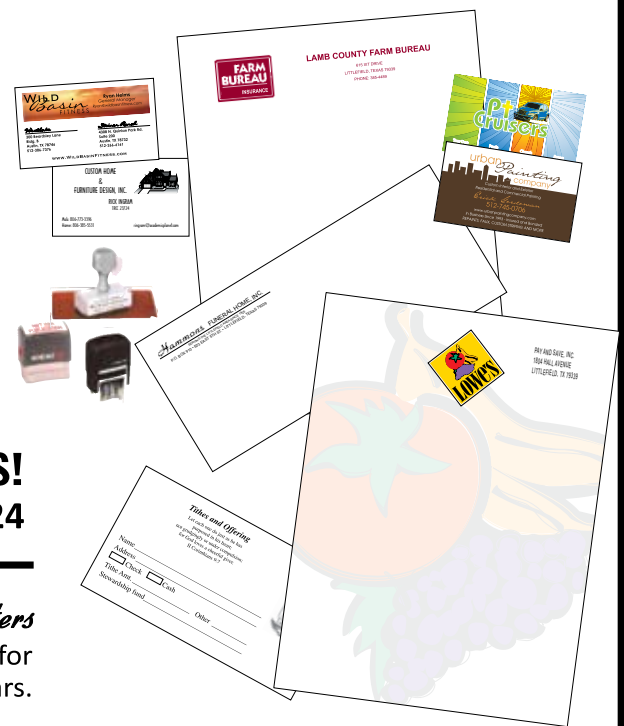
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Toasting Timarron A Tail of LOVE!

I would like to tell you about 2 amazing Timarron young ladies, Emmy (10) and Catie (8), who touched my heart because their hearts are so big and open to giving. This story begins with Toby, a stray Golden Retriever, who was lucky enough to be delivered to the DFW Metro Golden Retriever Rescue in April of 2009. Toby was in bad condition when he came to the Rescue. It seems that Toby had a bad case of Mange and had tested positive for heartworm. Toby was in for four months of medicine (and TLC) to make him healthy enough for adoption.



Catie, Toby and Emmy Pratt

In August of 2009 he was adopted by the Pratt family and since that day has been living a wonderful life here in Timarron. Emmy admits that it was one of the happiest days of her life. But this is where my story begins. When Emmy and Catie saw Toby's photos from when he was first found, with missing hair, sick and in need of medical treatment, they decided that they needed to help other dogs

like Toby. They came up with an idea to make crafts to sell so that they could sponsor other dogs needing care and assistance in order to get adopted. They came up with a name, "Trinkets for Toby" (because they love their Toby so much) and started using their spare time (and money) to make some wonderful items. Their inventory of items consists of Angel Necklaces, dog collars, dog bandanas, terry cloth paw wipes, note cards, plastic treat jars, fleece car blankets, scarves and a dog pillow. The price range for these items varies from \$2.00 to \$12.00;

with most items being under \$5.00. All proceeds from "Trinkets for Toby" are donated to the DFW Metro Golden Retriever Rescue.

For more information about "Trinkets for Toby," contact them at: info@rescuegoldens.org.

All of the money raised goes to the DFW Metro Golden Retriever Rescue. They started this project in December 2009 and as of
(Continued on Page 2)



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TIMARRON

Signing Your Kids Up - (Continued from page 16)



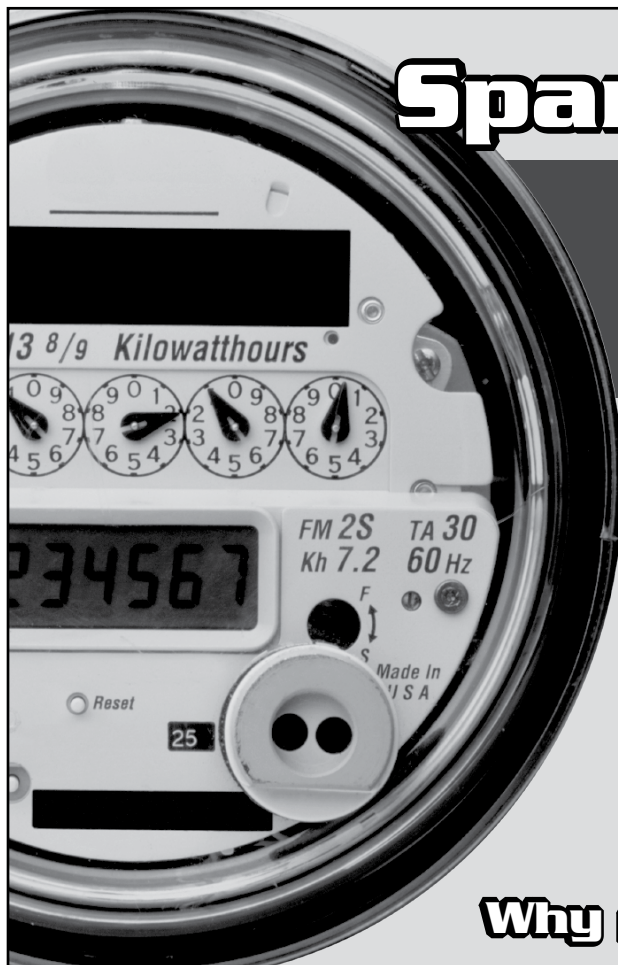
January 31, 2010 they raised \$475.00. They told me that their goal is to raise \$1,000 by the end of the year. They have already raised enough money, which they donated to sponsored another Golden Retriever, Spicy, who was adopted in late January. Also in late January 2010, Emmy and Catie were honored at the DFW Metro Golden Retriever Rescue annual volunteer banquet for their efforts so far.

WELL DONE EMMY AND CATIE. Here is my Toast to you. I wish you well and all the best in achieving your goal.

To contact Emmy and Catie (to either purchase items, donate supplies or give them a place to showcase their items) you can send an email subject: "Trinkets for Toby" to:

Info@RescueGoldens.org

To obtain more information on the DFW Metro Golden Retriever Rescue and to read more about their sponsorship, please go to: <http://www.rescuegoldens.org/sponsor.html>



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TIMARRON COMMON AREA ETIQUETTE

Colleyville, Southlake, and Timarron are wonderful places to live. The Cities and their developers have created high standards regarding the outdoor amenities. Our Community boasts of numerous sidewalks, walking trails, and open common areas set aside for resident use.

Our Civic Association takes pride in these areas and continually strives to maintain and upgrade these amenities. For everyone to truly enjoy these outdoor areas we need your help.

PLEASE PICK UP AFTER YOUR PETS. Families enjoy our green belt areas which sometimes have become littered with animal waste. Please consider your neighbors who walk, job, and play in these areas with their families. To keep these areas clean, always pick up after your pet(s).

NO DIGGING IN COMMON AREA. The common area is set aside for all residents to enjoy. Occasionally our younger residents feel inclined to dig large holes and construct jumps. This causes the area to become unsightly, creates potential trip hazards to our residents, and creates root damages that kills trees. These actions in

the past resulted in several dead trees. We would appreciate your help in counseling with your children about this destructive practice and natural area preservation.

PLAYGROUNDS CLOSE AT DUSK. There are three playground parks within Timarron. One in Bent Creek, a second is in Cascades, and the third is on Wentwood. Last Spring area teens, not all were Timarron residents, began considering these areas personal party locations. Play equipment was damaged and debris was left strewn after their events. In response to these incidents, the Board of Directors posted open hours in these park areas so they are open from dusk to dawn. These new hours opens these amenity areas for use of Timarron residents and the young people who are intended to use the equipment.

To further upgrade these amenities the Board of Directors is studying the addition of benches and trash cans in several of these areas. Your continued support in "Keeping Timarron Beautiful" is greatly appreciated.

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*August 2009 edition based on research conducted by Crescendo Business Services

NON PROFIT HIGHLIGHT

Wipe Out Kids' Cancer & Jersey Mike's Subs Team Up To Raise Dough

Jersey Mike's Subs restaurants throughout the Dallas area are joining forces in a month-long campaign to benefit Wipe Out Kids' Cancer (WOKC), a local Dallas non-profit organization with the vision of a day in which all children are living...cancer free. The fundraiser begins on Valentine's Day, Sunday, February 14, and ends with a big community event, "Jersey Mike's Wipe Out Kids' Cancer Day" on Friday, March 12.

"This is a very important cause for us – many of the Jersey Mike's store owners in the Dallas area have children and we can't imagine what these parents and children with cancer go through every day," said Julie Chaump, Jersey Mike's Dallas co-op president. "Along with the generous support of our customers, we plan to make a difference one sub at a time."

During this timeframe, 11 participating Jersey Mike's stores will contribute to WOKC 25 cents for each regular sub and 50 cents for each giant sub sold. Additionally, special donation buckets will be placed in each store for customers to offer their own contributions. On the final day, dubbed, "Jersey Mike's Wipe Out Kids' Cancer Day," Dallas residents are also invited to help make a difference by making a minimum contribution of a dollar to WOKC in exchange for a free regular sub...although the hope is that customers will respond by giving even more.

"For Jersey Mike's Wipe Out Kids' Cancer Day, we are asking that everyone come in with a generous heart and support this tremendous cause. While the minimum contribution is \$1, we are hoping that people will give what they would have paid for the sub," said Dalton Stewart, the Dallas franchisee who initiated the partnership. "Our goal is to really make Jersey Mike's Wipe Out Kids' Cancer Day on May 12 a great event for the communities we serve while raising as much money as possible for a great cause. We will have some popular local radio personalities including Norm Hitzges and the Bad Radio crew in our stores to help us raise money and thank our customers for their support."

"Wipe Out Kids' Cancer is very honored to be the recipient of such kind generosity from Jersey Mike's," said Cindy Brinker

Simmons, founding chairman of the non-profit organization. "For the past 30 years, we have served young heroes with cancer and are resolutely determined to continue to do all that we can to help eliminate this mean-spirited disease. We are grateful beyond measure that our charitable teammate, Jersey Mike's, shares our same passion for this noble crusade."

Reaching out to the community is a key component of Jersey Mike's mission. All franchise owners find ways to support their neighbors and employees are encouraged to volunteer their time and talents as well.

Jersey Mike's, a sub sandwich franchise with more than 450 stores open and under development nationwide, has a long history of community involvement and support. Started at the Jersey Shore in 1956, Jersey Mike's serves authentic Northeast style subs on fresh baked bread – the same recipe it started with over 50 years ago. The company's mission is to bring its customers the highest quality, freshest made sub in the industry and give back to the communities in which it operates. A store locator and franchise information for Jersey Mike's can be found at www.jerseymikes.com.

ABOUT WIPE OUT KIDS' CANCER

Wipe Out Kids' Cancer, founded in 1980, funds cancer research and enriches the lives of childhood cancer patients and their families. Its vision is "a day when children are living...cancer free!" Cancer is the leading disease killer of American children. Every day 46 children in the United States are diagnosed with pediatric cancer. WOKC's Ambassador Program supports selected children and their families as the children undergo cancer treatment at Children's Medical Center in Dallas. WOKC's Buddy Bag program provides every child cancer patient admitted to Children's Medical Center with the necessities for a lengthy hospital stay. WOKC funds the full time Spanish translator at Children's and administers the Yong Heroes Scholarship Program funded by Texas Rangers' Infielder Michael Young and Cristina Barbosa-Young. www.wokc.org



TIMARRON
COUNTRY CLUB

The finest clubs, like family traditions, trace their roots to strong contributions by individuals. These individuals create the environment in which camaraderie flourishes and new friendships begin. These individuals are called Members

The Board of Governors of Timarron Country Club
would like to cordially extend

*The Residents of Timarron
Owner's Association*

a special invitation to social membership

This special invitation carries a non-cash value of Two Hundred Fifty dollars towards the membership, and is limited to the first fifty families.

*Please provide your intentions to our
Membership Director Susan Merrill at (817) 481-7529.
Issued March 1st, 2010. This invitation expires April 30th, 2010.
Certificate #WG102*

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 up to heights of 8-feet and from house gutters, and both weed and fire ant control. The 2010 full time schedule resumes April 1.
- 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 2010 Spring Flower Change is the week of April 19.

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.

NOT AVAILABLE ONLINE

| | |
|---------------|--|
| 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 |
| March 22, 23 | Turf Fertilizer and Fire Ant Application |
| April 1, 2 | Mow Service |
| April 12 - 14 | Detail Service |
| April 15, 16 | Mow Service |
| April 19 -23 | Spring Flower Change |
| April 26 - 28 | Detail Service |
| April 29, 30 | Mow Service |

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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Don't want to wait for the mail?
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Landscape Committee *Members Needed*

If you have an interest in landscaping, please join the Timarron Landscape Committee. Timarron is a premier community within Colleyville and Southlake. Our committee works with the Timarron landscape maintenance company, ValleyCrest, to ensure Timarron maintains the quality appearance expected from a community such as ours. In addition, we put our personal neighborhoods aside and prioritize neighborhood entry and common area improvements within Timarron. We need more residents to be a part of our committee. We meet the first Tuesday of each month at 6:30 p.m. in the Wentwood Community Center. If you could volunteer your time to your community and be on our committee, please contact the HOA office at (817) 424-3027.

Daylight Savings Time



*March 14th
Change Clocks One
Hour Ahead!*

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Timarron Real Estate 2010 Sales Statistics

| | | | | | |
|-------------------|------------|--------------------------|------------|--------------------|------------|
| 732 Ashleigh Lane | \$ 367,500 | 1713 Prince Meadow Drive | \$ 475,000 | 1347 Province Lane | \$ 739,000 |
| 711 Inwood Drive | \$ 409,000 | 7208 Thames Trail | \$ 569,000 | | |
| 725 Inwood Drive | \$ 410,100 | 1202 Earlston Court | \$ 592,500 | | |

Statistics as reported by NTRREIS as of Feb 18, 2010

Available Timarron Residential Real Estate

| | | | | | |
|--------------------------|-----------|--------------------------|-----------|---------------------------|-------------|
| 1160 Highland Oaks Drive | \$420,000 | 1475 Bent Trail Circle | \$525,000 | 1305 Regency Court | \$698,800 |
| 600 Northwood Trail | \$425,000 | 718 Wyndors Creek Drive | \$539,900 | 640 Fairway View Terrace | \$719,000 |
| 1206 Sarah Park Trail | \$429,900 | 1135 Highland Oaks Drive | \$548,500 | 7201 Braemar Terrace | \$739,999 |
| 807 Oakcrest Court | \$440,000 | 808 Wentwood Drive | \$569,000 | 1313 Regency Court | \$745,000 |
| 805 Caroline Lane | \$450,000 | 811 Wentwood Drive | \$589,000 | 2106 Conner Lane | \$789,000 |
| 708 Ashleigh Lane | \$455,000 | 1401 WALTHAM Drive | \$599,000 | 7309 Braemar Terrace | \$879,000 |
| 701 Saxon Trail | \$464,900 | 7201 Balmoral Drive | \$599,900 | 1415 Bentley Court | \$997,500 |
| 809 Heatherglen Court | \$469,000 | 1413 Waltham Drive | \$629,900 | 1204 Strathmore Drive | \$1,300,000 |
| 513 Villa Crossing | \$475,000 | 1433 Montgomery Lane | \$630,000 | 1620 Bent Creek Drive | \$1,350,000 |
| 601 Northwood Court | \$500,000 | 7305 Thames Trail | \$650,000 | 1202 Club House Court | \$1,495,000 |
| 722 Wyndors Creek Drive | \$515,000 | 604 Aberdeen Way | \$654,000 | 1727 Byron Nelson Parkway | \$1,695,000 |
| 1407 Kensington Court | \$525,000 | 612 Aberdeen Way | \$689,900 | 1430 Byron Nelson Parkway | \$2,995,000 |

Statistics as reported by NTRREIS as of Feb 18, 2010



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