

Inside TIMARRON

April 2010, Volume 4, Issue 4

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

TIMARRON KIDS:

Are You a Swimmer?

The Timarron Tigersharks and Coach Murphy return to the Bent Creek Pool for another exciting summer season.

ENROLLMENT LOCATION:

Bent Creek Clubhouse, near the Bent Creek Pool
1250 Bent Creek Drive (just South of Continental)
Southlake TX 76092

ENROLLMENT DATES:

Saturday, April 17th 9 am to 1 pm
Friday, April 23rd 4 pm to 6 pm
Saturday, May 1st 9 am to noon (lessons only)

For more information on the Tigersharks Swim Team and Swim Lessons, go to www.timarrontigersharks.com.

Meet the Candidates Coffee

**APRIL 28TH FROM 5:30 TO 7:30 PM
BENT CREEK CLUBHOUSE
1240 BENT CREEK DRIVE**

Timarron Owners Association is sponsoring the Meet the Candidates Coffee for Timarron Homeowners. Candidates for city council, school board, and mayoral (Colleyville) positions have been invited: Southlake City Council, Carroll ISD, Colleyville City Council, Grapevine Colleyville ISD positions received invitations.

The coffee is different from city hosted events. Homeowner participation at these events is extremely important in introducing City and School Candidates to their Timarron constituents. This is an opportunity for Timarron homeowners to hold a one-on-one conversation with local candidates or a representative of their campaign.

Early voting is April 26th through May 4th at Southlake or Colleyville Town Halls. Election Day is May 8th. 7:00 a.m. - 7:00 p.m. Visit <http://www.tarrantcounty.com/evote/> for information on precinct locations.

EASTER IS HERE!

Hopefully all you Kids and families attended the HIP-HOPPETY-FUN EASTER EGG HUNT on APRIL 3 at Bent Creek Park! The first egg hunt began at 2pm.

A Special "Thank You" to BJ Brown and her volunteers for this Timarron event.



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

April 4	Timarron Egg Hunt
April 9, 10	Timarron Garage Sale, 9:00 am – 4:00 pm
April 6	Ladies Bridge, 9:00 – 3:00 pm
April 12	Timarron Book Club
April 16	Couples Bridge, 7:00 – 10:00 pm
April 17	Timarron Tiger Sharks signup, 9:00 – 1:00 pm
April 20	Timarron Candidate Coffee (Elections), 5:30 – 7:30 pm
April 23	Canasta, 9:00 – 2:00 pm
April 23	Timarron Tiger Sharks signup, 4:00 – 6:00 pm
April 27	Pokeno, 7:00 – 10:00 pm
May 6	Ladies Bridge, 9:00 – 3:00 pm
May 9	Mother's Day
May 10	Timarron Book Club
May 21	Canasta, 9:00 – 2:00 pm
May 21	Couples Bridge, 7:00 – 10:00 pm
May 25	Pokeno, 7:00 – 10:00 pm
May 29	First Day of Pool Season

Wentwood Clubhouse

April 6	Landscape Committee Meeting, 6:30pm
May 4	Landscape Committee Meeting, 6:30pm
May 18	Neighborhood Delegate Meeting, 6:30 pm
May 29	First Day of Pool Season
May 31	Memorial Day, On-site Office Closed

BOOK CLUB MEETINGS

Looking For a Good Read?

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

MAY 10TH AT 7:30 P.M.

Book: Olive Kitteridge

Author: Elizabeth Strout

Discussion Leader: Laura Byrne
Lynne Pompetti – Hostess

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

SPRING STORM DAMAGE:

Installing a New Roof?!

Whether triggered by a letter from your insurance company or recent storms, there are new roofs going up all over Timarron. Please be cautious if you are installing a new roof and keep in mind the following points:

1. Both Colleyville and Southlake require city permits to replace roofs.
2. Timarron requires approval for exterior changes/modifications. That includes color, style, and product changes. Modification forms are available on the homeowner section of the Timarron website, click "Services and Amenities" on left of page, click the subheading "Architectural Review", and finally click "Architectural Request" on right side of page.
3. When submitting a roofing modification request to Timarron, be sure to supply the specific roof product, specs, and color you are requesting. A picture of the front of home showing the brick or stucco color would assist in the committee review. Modification Committee Members will review all information and compare proposed product with existing roof and

Neighborhood requirements.

4. Every Neighborhood and sometimes individual Lot and Blocks have different specific requirements and guidelines. To be sure your new installation complies with existing guidelines, it is in a homeowner's best interest to submit a modification request and have an approval in writing.
5. Protect your property by hiring a reliable, insured roofer. A labor warranty is no good if your roofer is no longer in business 12-months from now.
6. Do not allow roofing companies to leave a sign in your yard. Commercial advertising is against both City Ordinances and Association Covenants.
7. Follow-up with the roofing company and be sure that they follow the rules, as both Timarron and City Inspectors hold homeowners ultimately responsible.

The Committee review process eliminates the hassle for a homeowner with an unapproved roof. When in doubt, submit.

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Crescent Royal Front Yard Maintenance Schedule

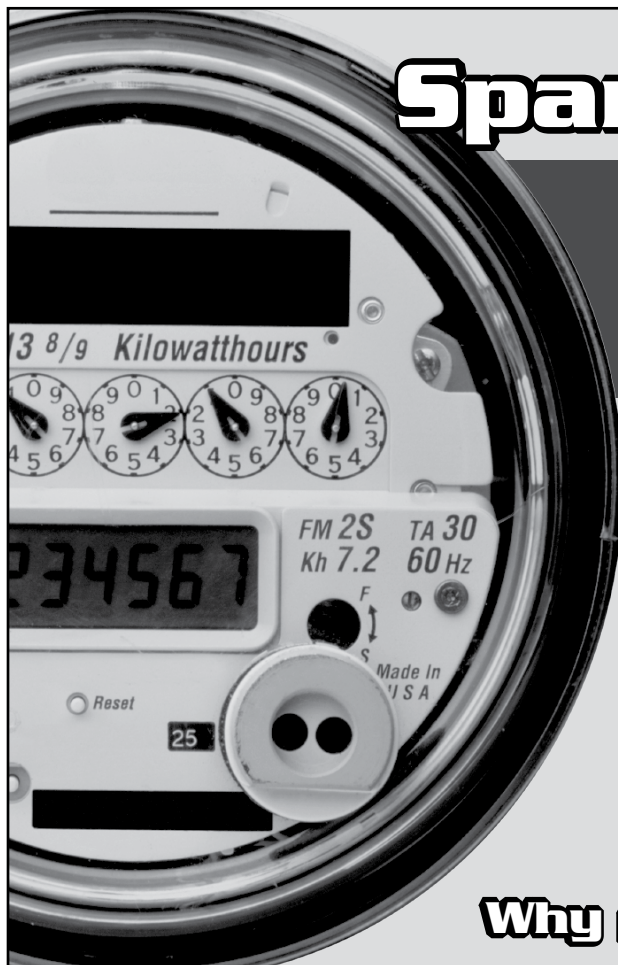
Crescent Royale is a “front yard maintenance” community currently supported by an annual neighborhood assessment. The current maintenance contract applies only to front yard service and defines the basic service standard for the entire community. The Crescent Royale Landscape Service Line is established 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.

Crescent Royale homeowners, are you interested in aerating your lawn? Brickman will aerate your front lawn with coring tines of one half (1/2) to three quarters (3/4) inch diameter to penetrate a minimum depth of one and one half (1 1/2) inches. This includes flagging all sprinkler heads which may require homeowner attendance. The front yard price is \$15.00. Please let a message on the Landscape Service line at (817) 488-6969 if you are interested.

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
May 3 - 5	Detail Service
May 6, 7	Mow Service
May 10, 11	Color Fertilization
May 10 - 12	Detail Service
May 13, 14	Mow Service
May 17, 18	Turf Fertilization
May 17 – 19	Detail Service
May 20, 21	Mow Service
May 24	NO SERVICE - Memorial Day
May 25, 26	Detail Service
May 27, 28	Mow Service



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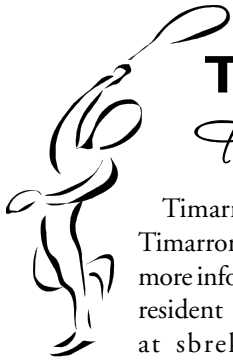
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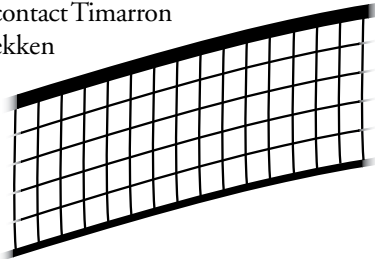
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TENNIS LESSONS *For Timarron Residents*

Timarron has Board-sanctioned tennis lessons for Timarron residents at the Bent Creek Court. For more information, contact Timarron resident Kevin Brekken at sbrekken@verizon.net.



LOST AND FOUND

Are you a Mercedes owner and lost a set of keys last fall/winter? A Timarron homeowner turned in a set of keys found at Byron Nelson and Monarch Way last fall. There are keys for two vehicles. If this may be yours, please call or stop by the on-site office at (817) 424-3027. 700 Wentwood Drive, Southlake.

Personal Classified Advertisements

FOR SALE: SUNRAY PREMIUM PLAYGROUND SYSTEM BY RAINBOW. Children's wood playset includes, slide, swings, timber rock wall, clubhouse, picnic table and sand box. Needs paint/stain. \$200.00. Call 817-233-9081. Picture at <http://www.flickr.com/photos/48226865@N06/?saved=1>

FOR SALE: 12 piece place setting of Noritake Bone China "Countess" Pattern. The place setting includes a Dinner Plate, Salad Plate, Bread and Butter Plate, Soup Bowl, and Cup and Saucer. I also have two serving bowls, one oval platter, and the Creamer and Sugar Bowls. The China is in mint condition. Please make me an offer. 817-488-3192



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Turn to the Experts™

Cooking Corner

30 Minute Shepherd's Pie

Rachael Ray, Serves: 4

The ultimate in comfort food, this Shepherd's Pie is also a hit with kids.

INGREDIENTS

- 2 pounds Russet potatoes, peeled and cubed
- 2 tbs sour cream or softened cream cheese
- 1 large egg yolk
- 1/2 cup cream (for a lighter version, substitute vegetable or chicken broth)
- Salt and freshly ground black pepper
- 1 tbs extra virgin olive oil (EVOO)
- 1 3/4 lbs ground beef or ground lamb
- 1 carrot, peeled and chopped
- 1 onion, chopped
- 2 tbs butter
- 2 tbs all-purpose flour
- 1 cup beef stock or broth
- 2 tsp Worcestershire sauce (eyeball it)
- 1/2 cup frozen peas (a couple handfuls)
- 1 tsp sweet paprika
- 2 tbs fresh parsley leaves, chopped

DIRECTIONS

Boil potatoes in salted water until tender, about 12 minutes. Drain potatoes

and pour them into a bowl. Combine sour cream, egg yolk and cream. Add the cream mixture to potatoes and mash until potatoes are almost smooth.

While potatoes boil, pre-heat a large skillet over medium-high heat. Add EVOO to hot pan, about one turn of the pan, with beef or lamb. Season meat with salt and pepper. Brown and crumble meat for 3-4 minutes. If you are using lamb and the pan is fatty, spoon away some of the drippings. Add chopped carrot and onion to the meat. Cook veggies with meat for five minutes, stirring frequently.

In a second small skillet over medium heat cook butter and flour together for two minutes. Whisk in broth and Worcestershire sauce. Thicken gravy, about one minute. Add gravy to meat and vegetables. Stir in peas. Pre-heat broiler to high. Fill a small rectangular casserole with meat and vegetable mixture. Spoon potatoes over meat evenly. Top potatoes with paprika and broil 6-8 inches from the heat until potatoes are evenly browned. Top casserole dish with chopped parsley and serve.

Chocolate Stout Cupcakes

Recipe courtesy Dave Lieberman Food Network, Makes 24 cupcakes

Of all the beers, stout is perfect for desserts. Because of its distinct chocolate and coffee notes. Pairing it with actual chocolate is the obvious choice. These cupcakes are light in texture, but heavy in the chocolate department. The white cream cheese icing reminds me of the creamy white head that Guinness is famous for.

INGREDIENTS

- 3/4 cup unsweetened cocoa, plus more for dusting finished cupcakes
- 2 cups sugar
- 2 cups all-purpose flour
- 1 teaspoon baking soda
- Pinch fine salt
- 1 bottle stout beer (recommended: Guinness)
- 1 stick butter, melted
- 1 tablespoon vanilla extract
- 3 large eggs

(Continued on Page 7)



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Cooking Corner



Signing Your Kids Up - (Continued from Page 6)

- 3/4 cup sour cream
- 1 (8-ounce) package cream cheese, softened at room temperature
- 3/4 to 1 cup heavy cream
- 1 (1-pound) box confectioners' sugar

DIRECTIONS

Preheat oven to 350 degrees F.

In a large mixing bowl, whisk together the cocoa, sugar, flour, baking soda, and salt.

In another medium mixing bowl, combine the stout, melted butter, and vanilla. Beat in eggs, 1 at a time. Mix in sour cream until thoroughly combined and smooth. Gradually mix the dry ingredients into the wet mixture.

Lightly grease 24 muffin tins. Divide the batter equally between muffin tins, filling each 3/4 full. Bake for about 12 minutes and then rotate the pans. Bake another 12 to 13 minutes until risen, nicely domed, and set in the middle but still soft and tender. Cool before turning out.

TO MAKE THE ICING:

In a medium bowl with a hand mixer, beat the cream cheese on medium speed until light and fluffy. Gradually beat in the heavy cream. On low speed, slowly mix in the confectioners' sugar until incorporated and smooth. Cover with plastic wrap and refrigerate until ready to use. Icing can be made several hours ahead and kept covered and chilled.

Top each cupcake with a heap of frosting and dust with cocoa.

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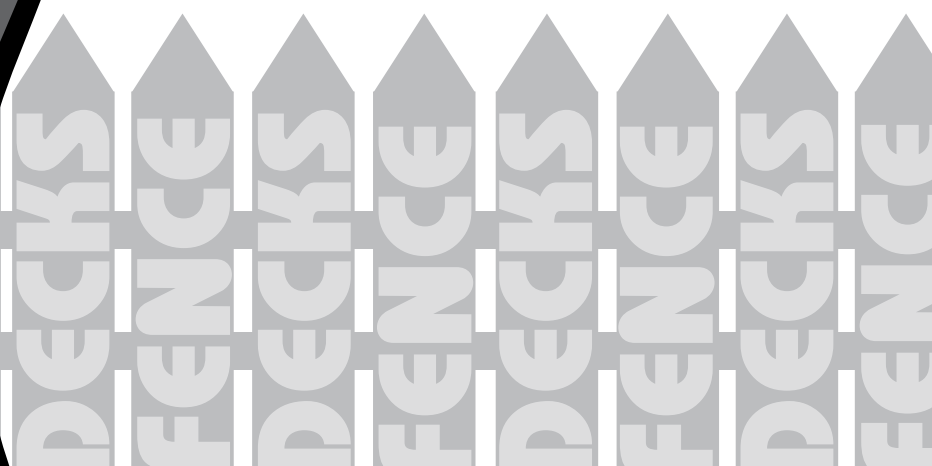
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OPEN LETTER

To the Golfers of Timarron

As a golf community, many of the Timarron residents are members of the Timarron Country Club. If you golf, you know that accidents sometimes happen and windows of neighboring properties are sometimes broken. In such cases, the golfer is responsible for repairing this damage. The following is an article submitted by a Timarron homeowner requesting a golfer pay for their broken windows and take ownership of the accident:

I have lived in Timarron for the last 10 years, for the last five on the golf course. My house is right off of the first hole. If you look to your right and see the gazebo my house is the fourth on the right from the Gazebo.

Do I golf? No. Do I have golf balls? Yes. While I don't mind picking them up out of my yard what I do care about is the fact that two have hit my windows and broken them. When your ball hits someone's house and breaks a window, you have to know it. For such a gentile sport and one steeped in tradition and good sportsmanship I cannot believe that no one noticed the tinkling of glass.

HERE IS HOW I PERCEIVE THE CONVERSATION THAT EVENING:

How was your golf game today honey?

It was great – I had a good time with my friends and we really enjoyed ourselves. Such a beautiful golf course and the weather was fantastic. WE broke someone's window today, but when we looked around no one saw us so we didn't leave a note. Those green fees are so much, why add a broken window to our day.

Honey don't you think you should have left a note or something?

Why bother that's the price those people should pay for living on the golf course.

If you think that's the price we should pay for living on the golf course you are wrong. We paid more at the closing table in increased property values. I am a single mother that continued living in Timarron so that my child could finish high school at Carroll High School. I should not have to pay for two golfers to have enjoyed themselves at our golf course.

If this was you please pay for my broken window(s). I live at 1407 Kensington Court and you can just leave a check in my mailbox. The cost for replacement is \$529.00.

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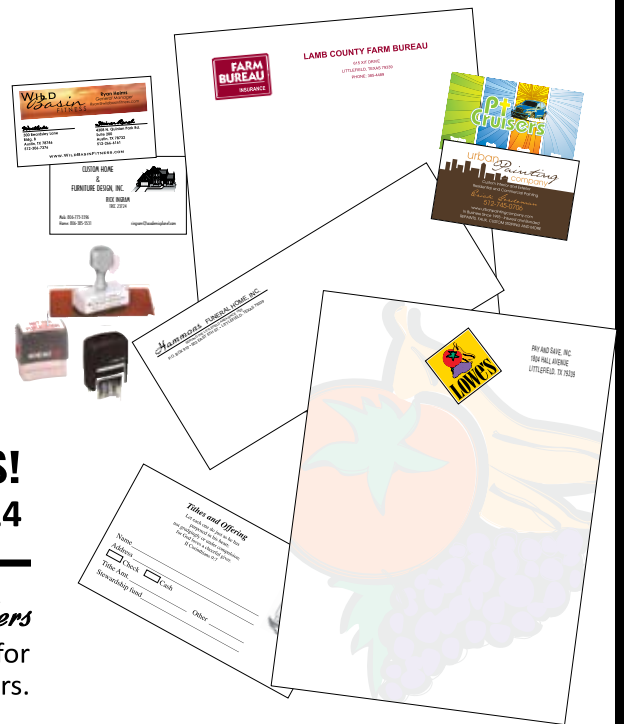
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Landscape Committee Members Needed

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.

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

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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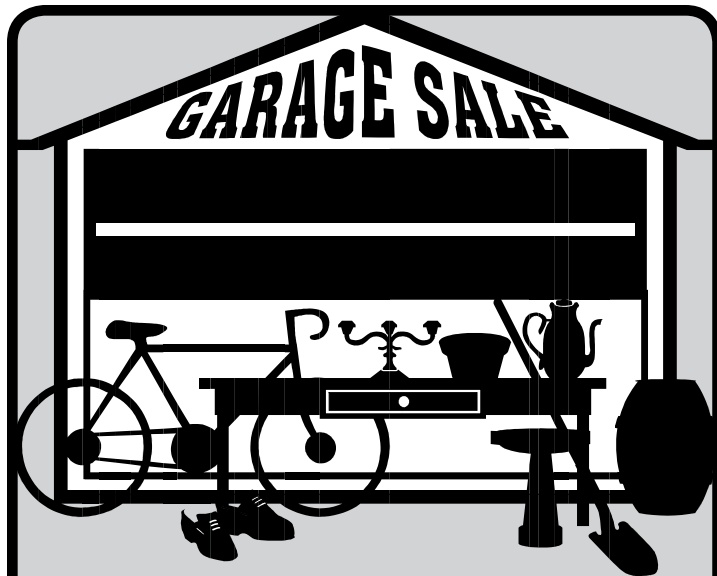
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TIMARRON SPRING GARAGE SALE

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 8th. 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.

*Fri, Apr 9th & Sat, Apr 10th
from 9:00 am to 4:00 pm*

Colleyville Spring Clean Sweep Event

In addition to the special service, residents are encouraged to take advantage of the city's Spring Clean Sweep event, scheduled Saturday, April 17. During Clean Sweep, large items and/or brush may be brought for disposal to the south parking lot of City Hall, 100 Main Street. Proof of residency is required to participate in Clean Sweep.

Twice a year, the city, in conjunction with Keep Colleyville Beautiful, conducts a Clean Sweep event. The date for the spring 2010 Clean Sweep is Saturday, April 17. Planning for the event is currently underway; information on the Crud Cruiser and other activities will be available this March. Please check back for further details.

NOT AVAILABLE ONLINE

Burglary

REASON FOR SELECTION	(%)
Chance	63
Passing and looked easy (poor security)	31
Passing and looked easy (unoccupied)	26
Passing and looked easy (isolated/quiet)	26
Had noticed previously	20
Tipped off	17
Passing and looked wealthy	14
Revenge	6
Other	6
Burgled before	3

Well, there you have a brief summary of some crime prevention issues that you face every day. Remember, you share a responsibility with public safety agencies to protect your home and property. **DO SOMETHING NOW** to protect your home and car.

If you or your neighbors are interested in more detailed crime prevention information, please contact your local police department. A Program of the City of Southlake: Vacation House Watch Program for vacant homes when residents out-of-town for short periods. For more information or a House Watch form either go to the police department or pull the form from on-line at: http://www.cityofsouthlake.com/SouthlakeGovernment/City_Departments/Police_Services/Vacation_House_Watch.asp

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Timarron Real Estate 2010 Sales Statistics

732 Ashleigh Lane \$ 367,500	1713 Prince Meadow Drive \$ 475,000	1700 Thames Trail \$ 630,000
711 Inwood Drive \$ 409,000	7208 Thames Trail \$ 569,000	1347 Province Lane \$ 739,000
725 Inwood Drive \$ 410,100	1202 Earlston Court \$ 592,500	1530 Bent Creek Drive \$ 810,000
1002 Hanover Drive \$ 427,500	1422 Waltham Drive \$ 610,000	

Statistics as reported by NTRREIS as of March 18, 2010

Available Timarron Residential Real Estate

616 Regency Crossing \$399,000	1416 Kensington Court \$489,000	1413 Waltham Drive \$629,900	1321 Eagle Bend \$995,000
611 Chandon Court \$399,900	820 Silverwood Drive \$498,000	1329 Montgomery Lane \$639,000	1415 Bentley Court \$997,500
1160 Highland Oaks Drive \$415,000	601 Northwood Court \$500,000	639 Fairway View Terrace \$644,900	1313 Eagle Bend \$1,050,000
600 Northwood Trail \$425,000	1414 Monarch Way \$514,900	604 Aberdeen Way \$654,000	1620 Bent Creek Drive \$1,149,000
1206 Sarah Park Trail \$429,900	722 Wyndors Creek Drive \$515,000	612 Aberdeen Way \$675,000	1212 Club House Court \$1,195,000
807 Oakcrest Court \$440,000	1407 Kensington Court \$525,000	1313 Regency Court \$695,000	1201 Kirkcaldy Court \$1,285,000
703 Longford Drive \$447,000	1475 Bent Trail Circle \$525,000	1305 Regency Court \$698,800	1340 Eagle Bend \$1,298,500
250 Highland Oaks Circle \$449,900	718 Wyndors Creek Drive \$539,900	1669 Byron Nelson Parkway \$699,000	1204 Strathmore Drive \$1,390,000
714 Longford Drive \$449,900	1135 Highland Oaks Drive \$548,500	640 Fairway View Terrace \$699,900	1202 Club House Court \$1,398,800
805 Caroline Lane \$450,000	808 Wentwood Drive \$564,000	2106 Conner Lane \$749,900	1213 Club House Court \$1,439,900
701 Saxon Trail \$455,000	811 Wentwood Drive \$589,000	7305 Majestic \$749,900	1727 Byron Nelson Parkway \$1,695,000
708 Ashleigh Lane \$455,000	7201 Balmoral Drive \$599,900	2205 Collins Path \$795,000	1430 Byron Nelson Parkway \$2,995,000
801 Durham Court \$465,000	7305 Thames Trail \$600,000	1312 Byron Nelson Parkway \$824,900	
600 Northwood Court \$475,000	522 Villa Crossing \$600,000	7309 Braemar Terrace \$849,000	
513 Villa Crossing \$475,000	215 Creekway Bend \$620,000	413 Brvn Meadows \$868,800	

Statistics as reported by NTRREIS as of March 18, 2010



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