

Inside TIMARRON

September 2010, Volume 4, Issue 9

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

TIMARRON POOLS *Close on Labor Day*

The official closing date for Timarron pools is on the evening of Labor Day. The Timarron Board looks at homeowner use, weather conditions, and maintenance needs to determine whether the Bent Creek pool remains open until the last day of September. Should the Bent Creek pool remain open, it is only open for the use and enjoyment of homeowners. Pool parties are not authorized for September. Due to newsletter deadlines, we are unable to announce whether the Bent Creek pool will remain open until the last day of September, for more information please go to the Announcement page of the Timarron website at www.timarron-hoa.com or contact the on-site management office at (817) 424-3027.

Timarron FALL GARAGE SALE

Turn your unused items into cash!

Simply place balloons by your mailbox or gate when you want to be open for shoppers. Please do not place out your own garage sale signs. The Cities have specific sign requirements including approved posting location requirements. Homeowners can tie balloons to posts of Timarron signs at their posted entrance, but please do not place individual signs at entrances, etc.

Timarron is posting advertisements in the Journal publications.

PRESALE NIGHT:

Your fellow residents will be able to preview the merchandise on Thursday, October 14th. 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.



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

September 7	Ladies Bridge, 9:00 – 3:00 pm
September 17	Couples Bridge, 7:00 – 10:00 pm
September 20	Timarron Annual Board Elections
September 24	Canasta, 9:00 – 2:00 pm
September 28	Pokeno, 7:00 – 10:00 pm
October 5	Ladies Bridge, 9:00 – 3:00 pm
October 15	Couples Bridget, 7:00 – 10:00 pm
October 15, 16	Timarron Garage Sale, 9:00 – 4:00 pm
October 22	Canasta, 9:00 – 2:00 pm
October 26	Pokeno, 7:00 – 10:00 pm

Wentwood Clubhouse

September 7	Landscape Committee Meeting, 6:30pm
October 5	Landscape Committee Meeting, 6:30pm
October 15, 16	Timarron Garage Sale
October 31	Halloween Parade, 4:00 pm



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

ANNUAL TIMARRON HALLOWEEN PARADE

Don't forget about the Annual Timarron Halloween Parade. Mark your calendars for 4:00 p.m. on Sunday, October 31st at the Wentwood Clubhouse location. Be sure to read the October Newsletter for additional information.



TIMARRON NEIGHBORHOOD DELEGATE VACANCIES

There were no Neighborhoods with more volunteers than vacant Voting Member positions; therefore, Neighborhood Delegate candidates are elected through acclamation.

There are still vacant Delegate positions in the following Neighborhoods:

- Bent Creek
- Brenwyck
- Bryson Square
- Clubhouse Estates
- Eagle Bend
- Estates of Bent Creek
- Glendover
- Huntly Manor

- Northwood Park
- Strathmore
- Warwick Green
- Wyndors Creek
- Wyndors Grove

If you are interested in filling a vacant Neighborhood Voting Member position, select a candidate form from the announcement section of the website (www.timarron-hoa.com) or contact the on-site office at (817) 424-3027. Then forward a completed copy to the office. Neighborhood Delegates elect Timarron Board of Director to fill two (2) seats at a September 20th Annual Meeting. Due to printing deadlines, we will post the names of the new 2010-11 Board Members in the November newsletter.



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FOR SALE: Magic Chef refrig. Can be used for college student or for outdoor kitchen use. Small stainless steel Fridge. \$75. Call 817-329-4508.

FOR SALE: Maytag upright portable air conditioner perfect for garage. \$250 Call 817-329-4508

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

Crescent Royale Front Yard Maintenance Schedule

Monday - Wednesday	Detail Service
Thursday, Friday	Mow Service

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).

If you have not already received your Fall color selection form, please either go to the Crescent Royale page of the Timarron website (www.timarron-hoa.com) or contact the management office at (817) 424-3027.

- 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 Crescent Royale Landscape Message 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 are pulled on Wednesdays for the following week's service.

Electricity is **ON SALE** at StarTex Power!



Alan "Petrodamus" Lamme, host of 'Energy Week', can be heard every Sunday on 1070 KNTH in Houston.

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BOOK CLUB MEETINGS

Looking For a Good Read?

SEPTEMBER 13TH AT 7:30 P.M.

Book: Girl in Translation

Author: Jean Kwok

Discussion Leader: Delora Leder

Kathy Smith – Hostess

OCTOBER 11TH AT 7:30 P.M.

Book: Slow Love

Author: Dominique Browning

Discussion Leader: Kathy Baird

Sue Murray – Hostess

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

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Its Volunteers!*

**Please help me thank the 2009 –
2010 Neighborhood Delegates**

- Bent Creek, Debbie Farrar
- Bent Creek, John Slocum
- Bent Creek, Paul Thompson
- Brenwyck, Janet Doud
- Bryson Square, Angela Dixon
- Cascades, Therese Deptula
- Cascades, George Dodson
- Cascades, Tammy Nakamura
- Cascades, Ketan Patel
- Chadwick Crossing, Craig Rothmeier
- Crescent Royale, Don Coonan
- Crescent Royale, Jonni Fisher
- Crescent Royale, Jerry Kight
- Crescent Royale, Mike Schroder
- Crescent Royale, Rod Waschka
- Eagle Bend, Mark Dailey
- Estates of Bent Creek, Dave Neely
- Glendover, Mike Mainard
- Highlands, Laura Newsom
- Highlands, Virginia Williams
- Huntley Manor, Deborah Sheridan
- Huntley Manor, Rick Walker
- Northwood Park, Lesa Jester
- Northwood Park, Maria Almudena Santiago Herrera
- Strathmore, Angie Agostinelli
- Strathmore, Mary Peck
- Warwick Green, Kyle Parks
- Warwick Green, Lisa Modur
- Warwick Green, Rick Strifler
- WyndSOR Creek, Brighton Greene
- WyndSOR Creek, Andy Ingram
- WyndSOR Grove, Lois Day
- WyndSOR Grove, Mariel Yumul

Retiring in September 2010

are: Paul Thompson, Janet Doud, Angela Dixon, Tammy Nakamura, Rod Waschka, Laura Newsom, Rick Walker, Almudena Santiago, Lesa Jester, Mary Peck, Kyle Parks, Lisa Modur, Rick Strifler, and Andy Ingram.

VARSITY FOOTBALL

Southlake Carroll HS

Schedule 2010/2011

DATE	TIME	OPPONENT	LOCATION
8/20/2010	7:30 PM	Duncanville	Duncanville High School
8/27/2010	7:30 PM	Copperas Cove	Bulldog Stadium
9/3/2010	7:30 PM	L. D. Bell	Pennington Field
9/10/2010	7:30 PM	Richardson Berkner	DRAGON STADIUM
9/23/2010	7:30 PM	Fossil Ridge (Thursday)	Keller High School
10/01/2010	7:30 PM	Keller	DRAGON STADIUM
10/8/2010	7:30 PM	Northwest (Homecoming)	DRAGON STADIUM
10/15/2010	7:30 PM	Coppell	Coppell High School
10/22/2010	7:30 PM	Keller Central	DRAGON STADIUM
10/29/2010	7:30 PM	Saginaw	Saginaw High School
11/05/2010	7:30 PM	Denton Guyer	DRAGON STADIUM

Grapevine Mustangs

Schedule 2010/2011

DATE	TIME	OPPONENT	LOCATION
8/20/2010	TBA	Denton Ryan	Denton Ryan
8/27/2010	7:30 PM	Midlothian	Midlothian ISD Stadium
9/03/2010	7:30 PM	FM Marcus	MPS
9/10/2010	7:30 PM	Irving	Irving ISD Stadium
9/17/2010	7:30 PM	Colleyville Heritage	MPS
9/24/2010	7:30 PM	L. D. Bell	Pennington Field
10/01/2010	7:30 PM	Haltom (Homecoming)	MPS
10/08/2010	7:30 PM	Irving Nimitz	Irving ISD Stadium
10/15/2010	7:30 PM	OPEN	
10/22/2010	7:30 PM	Trinity	MPS
10/28/2010	7:30 PM	Irving MacArthur (Thursday)	Irving ISD Stadium
11/05/2010	7:30 PM	Richland (Senior Night)	MPS





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TIMARRON

2010 NORTH TEXAS WALK FOR PKD - *Southlake Town Square (PKD Stops with Me!)*

This September, join thousands from across the country to step out and say: "PKD stops with me." Don't let PKD affect another generation of your family. Join us by registering to Walk for PKD and raise money to end this disease. Together, we can find treatments and a cure.

Start: September 25, 2010 at 8:00am

Join the local North Texas Chapter of PKD in beautiful Southlake Town Square for family fun, music, food and walking for a great cause.

Registration 8 a.m.
Children's Walk 9 a.m.
Walk for PKD 9:30 a.m.
www.northtexaswalk.org

Visit the North Texas Walk for PKD website: Register to walk, Form a team, Join a team, Fund raise and make a difference in the lives of those with Polycystic Kidney Disease and their families. Read more about the disease at www.pkdcure.org

2011 ASSESSMENTS

Advance Payments

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.

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and so are the Bugs!*



Timarron Accounts Receivable: Did You Know?

Each year Timarron assessments are due the 1st of January. As of August 31, 2010 there is \$18,365.25 in delinquent account balances. As a not-for-profit corporation, Timarron must collect on all accounts to pay annual expenses.

Golf Cart Cautions

Next month, the Communications Committee hopes to have more information posted on golf cart etiquette. However, Timarron homeowners are requesting we remind golf cart drivers that when an accident occurs between golf carts and cars, the cars usually win. Please be cautious when driving golf carts on city streets.

Posting Signs Causes Damage

Posting signs are not permitted within City limits. Please do not post signs for any reason on poles and signage as it pulls off paint, exposing metal to weather, and results in rusting. In the end, it results in expenses to homeowners either through City taxes or Timarron assessments. Everyone is sympathetic to lost or found pets, but please contact the City, HOA, or post the information on petfinders.com.

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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Cooking Corner

ITALIAN POPPERS

INGREDIENTS

- 10 small plum tomatoes
- 2 tablespoons EVOO – Extra Virgin Olive Oil
- 1 small spanish onion, cut into small dice
- 2 cloves garlic
- 1/2 cup mozzarella, shredded
- 6 slices prosciutto, chopped
- 1/4 cup breadcrumbs
- 1/4 cup chopped basil
- 1/4 cup chopped flat-leaf parsley
- Salt and ground black pepper

Yields: Makes 20 poppers

PREPARATION

Preheat oven to 400°F. Slice the tomatoes in half across the middle, making 2 tomato cups per tomato. Scoop out the tomato guts and discard.

Place a small skillet over medium-high heat with 2 turns of the pan of EVOO, about 2 tablespoons. Sauté the onion and garlic until soft, 3-5 minutes. Transfer to a medium-size mixing bowl and let cool.

Add the mozzarella, prosciutto, breadcrumbs, basil and parsley to the bowl, season with salt and pepper, and stir to combine. Divide the mixture among the tomato cups. Transfer the tomatoes to a baking sheet, transfer to the oven and bake until the tops are golden brown, about 15-20 minutes.

BOBBY FLAY'S AVOCADO-GREEN ONION RELISH

INGREDIENTS

- 2 ripe Hass avocados, halved, pitted and coarsely chopped
- 2 green onions (both white and green parts), thinly sliced
- 1 jalapeño, seeded and finely diced
- Juice of 1 lime
- 1 tablespoon canola oil
- 3 tablespoons finely chopped fresh cilantro leaves
- Kosher salt and freshly ground black pepper

Yields: 4 servings

PREPARATION

Combine the avocados, onion, jalapeño, lime juice, oil, cilantro, some salt and pepper in a bowl. Refrigerate until ready to serve (can be made up to 1 hour in advance).

GRILLED FISH SOFT TACOS

INGREDIENTS

- 4 small plum tomatoes or vine tomatoes, seeded and finely chopped
- 1 large jalapeño pepper or 2 small Serrano peppers, seeded and finely chopped
- 1/2 small red onion, finely chopped
- A small handful of cilantro leaves, finely chopped
- Salt
- 1 lime
- 2 ears corn on cob
- 4 pieces of halibut or mahi mahi, 6 ounces each
- Vegetable oil, for drizzling
- Salt and pepper
- 2 teaspoons Old Bay seasoning
- 2 cups shredded Monterey Jack cheese or queso blanco or queso fresco (any easy-melting Mexican cheese)
- 12 6-inch soft corn or flour tortillas

Yields: Serves 4

PREPARATION

Heat grill pan over medium-high heat or heat outdoor grill. Heat oven to 300°F.

Combine tomatoes, jalapeño or Serrano peppers, onions, cilantro, salt and 1 teaspoon of lime zest and the juice of 1 lime.

Coat corn and fish with liberal drizzle of vegetable oil to keep it from sticking to grill. Season the corn and fish with salt and pepper. Season the fish with Old Bay. Cook corn 12-15 minutes until kernels begin to darken in spots. Remove corn and cool to handle, then scrape corn from the cob. Grill fish 8-10 minutes until cooked through and firm. Place fish in bowl and flake the flesh with a fork.

Heat a drizzle of vegetable oil in nonstick skillet over medium heat and add tortilla. Warm tortilla then flip over and sprinkle with shredded cheese, scatter some fish, corn and salsa on half the tortilla and fold over. Cook the taco a minute or 2 on each side to melt the cheese. Keep tacos warm in oven on cooling rack placed over baking sheet until ready to serve. Serve 3 fish tacos per person with Green Rice alongside.

Thanks again Rachael Ray

A ROTH IN 2010 = TAX-FREE RETIREMENT INCOME

New regulatory changes make it easier than ever to convert a Traditional IRA to a Roth IRA—even if you didn't qualify in the past because of your income level. That can mean the retirement assets you are working hard to build now will one day become retirement income, free of tax.

A Morgan Stanley Smith Barney Financial Advisor can help you decide if a Roth IRA is right for you. Please join us for a free, informative seminar to learn more about how a Roth IRA works, when it makes sense to convert, and how it may benefit your retirement strategy.

Seminar: Is a Roth Right for You? - Morgan Stanley Smith Barney
Date: Tuesday, September 28th, 2010
Time: 6:00 - 7:00pm
Place: Morgan Stanley Smith Barney
1400 Civic Place, Suite 200, Southlake, Texas 76092

Admission is free, but seating is limited. Please call us today at 817-416-4461 to make your reservation. Please visit www.morganstanley.com/fa/TheAdamsBaduraGroup for more information on our upcoming Fall Educations Series.

Hosted by:
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Guest Speaker and Sponsor:
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1305 REGENCY COURT - CRESCENT ROYALE

Timarron Real Estate July 2010 Sales Statistics

230 Silverwood Circle	\$460,000	608 Logans Lane	\$600,000	501 Regency Crossing	\$601,082	1200 Kirkcaldy Court	\$1,303,000
717 Longford Drive	\$450,000	1370 Bent Trail Circle	\$595,000	1317 Regency Court	\$630,000	Statistics as reported by NTREIS as of August 19, 2010	
520 Northwood Trail	\$480,000	115 Creekway Bend	\$630,000	1480 Bent Trail Circle	\$652,000		
724 Longford Drive	\$495,000	1422 Monarch Way	\$650,000	1202 Club House Court	\$1,150,000		

Available Timarron Residential Real Estate

300 Silverwood Circle	\$350,000	1116 Longford Circle	\$500,000	515 Regency Crossing	\$675,000	1415 Bentley Court	\$935,000
625 Chandon Court	\$369,000	718 Wyndor Creek Drive	\$515,000	1320 Regency Court	\$679,900	627 Fairway View Terrace	\$985,000
706 Ashleigh Lane	\$389,000	811 Wentwood Drive	\$525,000	7204 Braemar Terrace	\$679,900	1313 Eagle Bend	\$1,050,000
700 Heatherglen Drive	\$389,900	616 Logans Lane	\$550,000	615 Logans Lane	\$689,000	413 Borders Court	\$1,075,000
703 Longford Drive	\$424,900	1325 Bent Creek Drive	\$550,000	1669 Byron Nelson Parkway	\$699,000	1620 Bent Creek Drive	\$1,149,000
701 Wyndor Creek Drive	\$435,000	7305 Majestic Manor	\$575,000	640 Fairway View Terrace	\$699,900	1212 Province Lane	\$1,190,000
934 Midland Creek Drive	\$439,000	7201 Balmoral Drive	\$579,000	1312 Byron Nelson Parkway	\$750,000	1212 Club House Court	\$1,195,000
714 Longford Drive	\$449,900	1401 Waltham Drive	\$579,000	2205 Collins Path	\$775,000	1205 Province Lane	\$1,200,000
909 Wentwood Drive	\$455,000	606 Blair Court	\$579,900	310 Augusta Court	\$779,800	1204 Strathmore Drive	\$1,300,000
503 Everwood Court	\$459,000	1422 Kensington Court	\$588,700	7300 Thames Trail	\$799,900	613 Fairway View Terrace	\$1,335,000
707 Wyndor Creek Drive	\$475,000	2213 Collins Path	\$598,000	1512 Byron Nelson Parkway	\$839,000	1208 Chadwick Crossing	\$1,825,000
405 Parkwood Court	\$489,900	500 Clayton Court	\$598,000	502 Regency Crossing	\$858,000	1409 Eagle Bend	\$1,850,000
505 Northwood Trail	\$499,000	7304 Balmoral Drive	\$599,000	1213 Province Lane	\$869,900	1417 Eagle Bend	\$1,999,000
315 Highland Oaks Circle	\$499,900	1305 Regency Court	\$625,000	1570 Bent Creek Drive	\$878,800	1708 Byron Nelson Parkway	\$2,000,000
1475 Bent Trail Circle	\$500,000	1313 Regency Court	\$645,000	7204 Majestic Manor	\$924,900	1430 Byron Nelson Parkway	\$2,495,000

Statistics as reported by NTREIS as of August 19, 2010