

Inside TIMARRON

December 2010, Volume 4, Issue 12

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

2011 Assessments *Due January 1st*

The Timarron Board has approved the 2011 Budget with an \$855 homeowner assessment. The Crescent Royale Neighborhood Assessment is an additional \$1275. Assessment statements were mailed the week after Thanksgiving to the owner address in our records. This address can be different from the newsletter address as the newsletter is mailed directly to the physical property address. Please watch your mail as account assessments are due January 1st of each year.

Due to homeowner requests, the assessment mailing address is now a lockbox in Dallas. Please be sure to update your payment records and recognize the following lockbox address for assessment payments:

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

While ACH payments are convenient, the following criteria must be met to avoid online payment rejections:

1. Bank account holder's name should match the name we have for owner of record.
2. Address of property address should match account address.
3. Account number must match current account number.

Lastly, for safety reasons the Timarron office does not accept assessment payments so please allow plenty of time for mailing delays.

Please feel free to call the office at (817) 424-3027 to speak with either Melissa Prior or me with any questions.

Kathy Epperson
Timarron General Manager

Timarron ANNUAL HALLOWEEN PARADE



On October 31st, Timarron held its 11th Annual Halloween Parade! Here are a few of the pictures from this event. To see additional pictures, please go to the photo section of the Timarron website at www.timarron-hoa.com.

(More Pics on Page 3)

Newsletter Information

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Publisher

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 Advertising..... advertising@PEELinc.com, 888-687-6444

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

2010 Board of Directors

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 TREASURER Brad Harslem
 SECRETARY Mark Woolley
 ASST. SECRETARY Marke Smith

TRASH COLLECTION: CHRISTMAS HOLIDAY SCHEDULE

*NORMAL
SCHEDULE
IN BOTH
COLLEYVILLE &
SOUTHLAKE*



TOA CALENDAR

Bent Creek Clubhouse

December 7 Ladies Bridge, 9:00 – 3:00 pm
 December 17 Couples Bridge, 7:00 – 10:00 pm
 December 21 Pokeno, 7:00 – 10:00 pm
 January 4 Ladies Bridge, 9:00 – 3:00 pm
 January 14 Couples Bridge, 7:00 – 10:00 pm

Misc. Association Events

December 17th On-site office closes at noon
 December 24th 27th – On-site Office Closed for Christmas
 December 31st On-site Office Closed for New Years Eve



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 P097197TX 06/09 State Farm Mutual Automobile Insurance Company, Bloomington, IL, State Farm Lloyds, Dallas, TX



*Timarron
Annual
Halloween
Parade*



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2011 COMMITTEE APPOINTMENTS

At the January Board Meeting, Timarron Board Members are planning to appoint Members to the following Committees:

- Communications (Newsletter and Website)
- Facilities
- Finance
- Landscape
- Water (Sub-Committee Under Landscape)
- Lighting and Fountains
- Modification
- Tennis
- Social (Includes: 2011 Anniversary Party)

Due to publication deadlines, we are unable to provide additional information at this time. However, please refer to the Announcement page of the Timarron website (www.timarron-hoa.com) for additional information from December 15th until the 5th of January.

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 without any adornments. Please do not use alternatives as they are considered a violation. Apparently a Dragon Club recently chose curb addresses for a fund raiser. If you choose to participate in this fundraiser, please ask that they do not include the Dragon logo on your curb address. Please show your school support in other ways. 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.

ZENA RUCKER PROPERTY DAMAGE:

Just northeast of Timarron is acreage owned by Zena Rucker. Children are crossing the creek and defacing her property. On two occasions, her concrete lions were defaced with hammers chipping away at the ears, tail, etc. The first repair was \$2,000.

While Zena has been very nice to the children, you can imagine her frustration. In addition to the vandalism, she prefers a natural habit. Thus, her property has lots of wild animals running in the woods and does not want a child to get hurt. Please speak with your children and be sure they are not one of the children entering Zena's private property.



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The Highlands 2ND ANNUAL BLOCK PARTY!

On September 18th, homeowners on Silverwood Circle in The Highlands held their 2nd Annual Block Party! To see additional pictures from this event please go to the photo section of the Timarron website at www.timarron-hoa.com.

(See all photos in COLOR online at www.peelinc.com/!)



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Sporting events/concerts: One word... PARKING. Let's face it, if the traffic doesn't stress you out, the parking will. We'll drop you off in front and we will be there when you're ready to go. Drink all the \$6 beers you want!

Holiday parties: Be it corporate or private, hire a personal driver to run errands, pick up guests at the airport and insure everyone gets home safe.

Worry free medical appointments:

This service is particularly helpful for physician and hospital appointments when it is recommended or required that you not drive after the medical visit/procedure.

Senior driving limitations: Our service is particularly helpful for senior citizens who choose not to drive or cannot drive. Our service provides the opportunity for seniors to maintain their independence, to get out and visit friends, go shopping, go to dinner, etc. in their own vehicles, without inconveniencing friends or relatives.

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For more information and a complete list of FAQ's go to **DrivenDFW.com**.



Attention Homeowners!

New Associa Access® website enhancements are available at www.timarron-hoa.com. As a registered user, you have access to real-time account information 24/7. This convenient service allows you to view your account balance, transaction history and more. There is an instantaneous transmission of data when a transaction is made on the account.

Additionally, a new email alert feature is available which allows you to request that alerts be sent by email when account activity occurs.

Visit www.timarron-hoa.com today and click the "Owner Login" link in the upper right hand corner of the page to access these new features. Registered users can simply login and new users can set up an account.

Take advantage of the many features that are part of your Associa Community Website including the Community Calendar, Announcements, Photo Gallery, Phone Book, Document Library and much more!

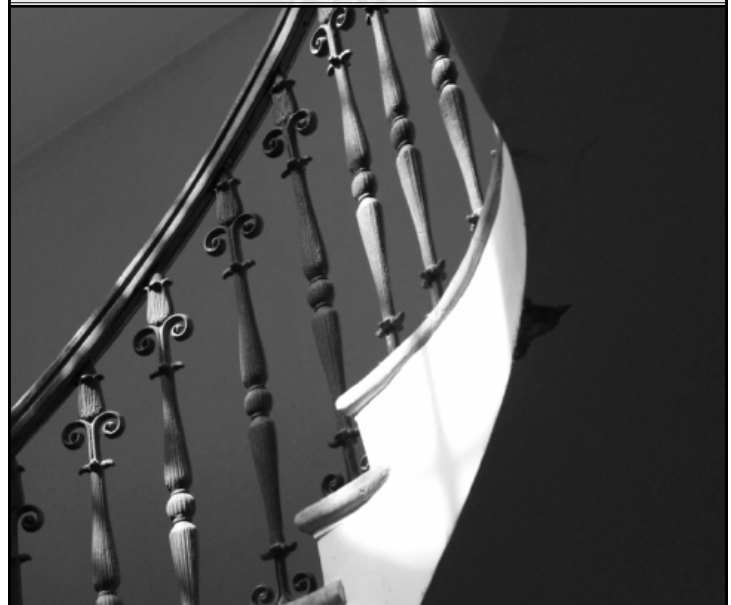
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HEALTH BRIEFS



Never too early to screen kids for high blood pressure

Children with high blood pressure may not feel sick or experience serious symptoms like adults, but if the condition goes untreated it could cause serious damage to their overall health later in life, said a pediatric hypertension specialist from Baylor College of Medicine.

“The good news is that we do not see heart attacks and strokes in children as a result of high blood pressure,” said Dr. Daniel Feig, associate professor of pediatrics - renal at BCM. “The bad news is that the blood pressure will continue to go up and could cause permanent damage to the heart and kidneys. Without intervention childhood hypertension almost always results in hypertension in adulthood.”

Beginning at age 3, children should be screened for high blood pressure at their annual check up, Feig said. If it is high, he or she will be asked to return a week later to see if the high readings persist.

If the child has elevated readings in three consecutive visits, he

or she should have an evaluation for the cause of hypertension and risk of organ injury.

Diet and exercise modifications are common treatments for high blood pressure, but if this is insufficient, there are a variety of antihypertensive medications that have been tested and proven to be safe in the short- and long- term.

Teach kids to enjoy holiday treats in moderation

Cookies, chocolates and other treats seem to be within arm's reach from Halloween to the end of year. But according to experts at Baylor College of Medicine, the holidays are no excuse for parents to let kids overeat and divert from their normal eating routine.

“You have to keep meals and snacks under some control no matter what day of the year it is,” said Dr. Karen Cullen, associate professor of pediatrics at the USDA/ARS Children's Nutrition Research Center at BCM

(Continued on Page 9)



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Timarron Resident



Health Briefs - (Continued from Page 8)

Be sure children are not overindulging on treats and therefore skipping regular meals, she said. Save holiday treats for scheduled snacks or after-meal deserts, and be sure that they are an appropriate portion size.

“One of the good things about the cookies, chocolates and breads that you receive as gifts is that you can freeze them for later use,” said Cullen.

Kids learn from watching their parents, so parents should be good role models. Parents should continue to serve regular balanced meals and snacks and eat with their children.

Exercise does the elderly body good

Exercise can't stop the aging process, but experts at Baylor College of Medicine in Houston say that for the elderly, whether it's weight training, walking, swimming or biking, 30 minutes of exercise three to five times a week is a good prescription for aging. “It's never too late to start exercising,” said Dr. Robert Roush, an associate professor of medicine-geriatrics at BCM. “Being physically active and exercising regularly can help prevent or delay some diseases and disabilities as people age.”

Loss of muscle mass typically begins in the 30s or 40s. As muscles shrink, fat cells take their place and that leads to a slowdown in

metabolism and weight gain even if caloric intake and expenditure remains the same.

“Any type of movement can be considered exercise, but resistance weight training has been shown to be the best way to reduce the loss of lean muscle,” Roush said.

Early detection of glaucoma can save eyesight

Annual eye exams should include screenings for glaucoma, even for younger adults, because early detection can prevent long-term damage to sight, said ophthalmologists at Baylor College of Medicine.

“The biggest problem with glaucoma is that it's a silent disease, a ‘sneak thief of sight,’” said Dr. Silvia Orengo-Nania, professor of ophthalmology in the Baylor Eye Clinic at BCM. “You could have visual damage occurring over time and not know it. Once damage occurs, it is irreversible and you will not be able to get any vision back that you have lost. This is why screening early is critical.”

Glaucoma usually occurs when increased pressure in the eye slowly destroys the optic nerve, damaging your ability to see, Orengo-Nania said. Approximately 2 million people in the United States are visually impaired by glaucoma. It is one of the leading causes of blindness. Treatment can help slow down, but not reverse impaired vision, Orengo-Nania said.

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PUCT #10089



Cooking Corner

Christmas Punch

INGREDIENTS

- 1 can concentrated white grape juice
- 1 can concentrated cranberry juice
- 3 liter bottle 7-up

DIRECTIONS

Combine. Garnish with fresh black cherries.



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in 2010 and made this newsletter possible.

Merry Christmas!



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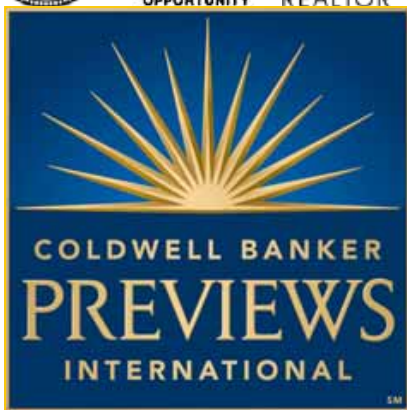
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December 2010

Current Real Estate Stats for Timarron Neighborhoods

	<u>Low S</u>	<u>High S</u>	<u>Avg. Days on Market</u>
		<u>Brenwck</u>	
Listed (3)	409,900	483,500	55
SOLD (4)	360,900	455,000	44
		<u>Wyndors Creek</u>	
Listed (5)	415,000	479,900	148
SOLD (6)	435,000	533,500	41
		<u>Windsor Grove</u>	
Listed (2)	499,900	564,900	142
SOLD (1)	440,000	440,000	46
		<u>Northwood Park</u>	
Listed (1)	499,000	499,000	107
SOLD (5)	459,000	598,000	70
		<u>Bryson Square</u>	
Listed (1)	474,900	474,900	91
SOLD (1)	420,000	420,000	139
		<u>The Highlands</u>	
Listed (1)	499,900	499,900	217
SOLD (3)	350,000	460,000	125
		<u>Crescent Royale</u>	
Listed (8)	539,000	675,000	74
SOLD (8)	365,000	630,000	91
		<u>Warwick Green</u>	
Listed (2)	579,000	625,000	139
SOLD (4)	450,000	650,000	59
		<u>Glendover</u>	
Listed (1)	699,000	699,000	42
SOLD (1)	1,110,000	1,110,000	2
		<u>Bent Creek</u>	
Listed (4)	495,800	899,000	229
SOLD (6)	550,000	850,000	37
		<u>Strathmore</u>	
Listed (4)	550,000	1,300,000	165
SOLD (4)	600,000	921,500	161
		<u>Huntly Manor</u>	
Listed (3)	750,000	1,200,000	98
SOLD (2)	1,285,000	1,303,000	43
		<u>Eagle Bend Estates</u>	
Listed (6)	1,075,000	1,999,000	96
SOLD (5)	800,000	1,145,000	95
		<u>Club House Estates</u>	
Listed & SOLD (1)		1,150,000	
		<u>Village H Colleville</u>	
Listed (2)	1,725,000	1,895,000	160
		<u>Cascades of Timarron - Colleville</u>	
Listed (7)	579,000	899,900	120
SOLD (2)	644,000	717,000	128



*Wishing Timarron
Happy Holidays & a Blessed New Year*



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Featured Timarron Crescent Royale Listings

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\$550,000**

Timarron Real Estate October 2010 Sales Statistics

706 Ashleigh Lane	\$370,000	1570 Bent Creek Drive	\$850,000	627 Fairway View Terrace	\$921,500
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Statistics as reported by NTREIS as of November 19, 2010

Available Timarron Residential Real Estate

300 Silverwood Circle	\$350,000	707 Wyndors Creek Drive	\$465,000	1401 Waltham Drive	\$579,000	1415 Bentley Court	\$899,000
503 Everwood Court	\$459,000	721 Bryson Way	\$474,900	1413 Kensington Court	\$600,000	413 Borders Court	\$1,075,000
7201 Balmoral Drive	\$579,000	718 Wyndors Creek Drive	\$479,900	7305 Majestic Manor	\$609,900	1212 Province Lane	\$1,190,000
2217 Collins Path	\$729,900	719 Inwood Drive	\$483,500	1417 Monarch Way	\$625,000	1205 Province Lane	\$1,200,000
7203 Stilton Court	\$749,950	1475 Bent Trail Circle	\$495,800	612 Aberdeen Court	\$625,000	413 Bryn Meadows	\$1,200,000
2205 Collins Path	\$775,000	505 Northwood Trail	\$499,000	1315 Avon Terrace	\$625,000	613 Fairway View Terrace	\$1,250,000
7300 Thames Trail	\$799,900	811 Wentwood Drive	\$499,900	1365 Bent Creek Drive	\$640,000	1319 Eagle Bend	\$1,299,000
7204 Majestic Manor	\$899,900	315 Highland Oaks Circle	\$499,900	526 Queensbury Turn	\$650,000	1204 Strathmore Drive	\$1,300,000
604 Heatherglen Drive	\$409,900	1426 Kensington Court	\$539,000	1320 Regency Court	\$665,900	1208 Chadwick Crossing	\$1,725,000
703 Longford Drive	\$415,000	616 Logans Lane	\$550,000	515 Regency Crossing	\$675,000	1409 Eagle Bend	\$1,850,000
1206 Sarah Park Trail	\$415,000	511 Regency Crossing	\$550,000	800 Aberdeen Way	\$699,000	1708 Byron Nelson Pkwy	\$1,895,000
714 Longford Drive	\$449,900	802 Wentwood Drive	\$564,900	1512 Byron Nelson Pkwy	\$750,000	1417 Eagle Bend	\$1,999,000
720 Nettleton Drive	\$450,000	1422 Kensington Court	\$575,000	225 Bent Creek Court	\$784,500	1436 Eagle Bend	\$1,999,000

Statistics as reported by NTREIS as of November 19, 2010