

# Inside TIMARRON

January 2011, Volume 5, Issue 1

OFFICIAL PUBLICATION OF THE TIMARRON OWNER'S ASSOCIATION

**On behalf of the Board, and as its President,**  
*I wanted to share with you some of our continued efforts to enhance our community experience and increase our property values.*

Timarron's shared activities are governed by a five member Board of Directors that meets monthly, and on an ad hoc basis as needed. The Board is elected by Neighborhood Delegates. Any homeowner is eligible to become a Delegate (contact the Timarron office to learn more about becoming a delegate).

- **Financial Status** – The Timarron Owners Association is on track to meet the 2010 budget and the Board recently approved the budget for 2011 with no increase in association assessments. This is the 4th consecutive year that assessments have remained the same. The association is in excellent financial condition. The Board is continuing to use the opportunity presented by the gas royalty payments received during the past few years to address long standing problems (e.g. the leak in the Wentwood Pool) and to implement improvements that will benefit the community for years to come. In particular, the Board in conjunction with the Landscape Committee, is focused on developing and implementing a new community-wide landscaping plan that will address the need to update and modify the common area landscaping. The community has always been known for its high standards on landscaping and we want to maintain that reputation.
- **Ongoing Maintenance and Improvements** – As noted above, the Wentwood Pool has had a leak on its west side for some time.

Given the size of the leak, and the potential for greater damage if unattended, the Board concluded that a professional assessment was required. The area around the leak has been excavated and the extent of required repairs is now being determined. If at all possible, the leak will be repaired and the pool returned to pristine condition prior to the swimming season. Though most residents may not notice, or aren't directly impacted, the Board continually reviews and approves expenditures for air conditioner and water heater replacement, pool shade replacement, fountain repairs, well pump repairs, lighting repairs, tree trimming and removal, new exercise equipment, new tables and a myriad of other items. Bottom line, the association is a sizable business and the Board is committed to have it operate in a fashion that protects and enhances the value of the community.

- **Design Guidelines and Modifications** – While the Board has a legal and fiduciary responsibility to strictly enforce the covenants, conditions and restrictions of the association, we also want to ensure that any violations are handled in a thorough, practical and equitable manner. The Board is still dealing with a number of roofing issues and hopes to reach agreement on those issues in the near future. As a homeowner, we urge you to become familiar with your neighborhood guidelines and to ask questions or seek

guidance before any exterior modification. Though certain rules may seem trivial or overly restrictive, the design guidelines and the process for approving modifications are the mechanism that maintains a consistently attractive and desirable community for all current and future residents.

- **Board Committees** – For a variety of reasons, a small number of traditional Board committees were not formed last year. Based on neighborhood delegate input and the views of the Board members, those committees will be reconstituted and all committees should be in place and functioning by January. While a community-wide email soliciting interest in membership for the Finance committee was sent out recently, please don't hesitate to contact a Board member or Kathy Epperson if you are interested in participating on any committee. Committees or subcommittees of the Board are as follows: Finance, Facilities, Modifications, Communications, Landscape, Water, Lighting and Fountains, and Tennis. While the time commitment is usually not significant, the impact and contribution of the committees certainly is. Concerned and committed volunteers are a key component of a healthy, viable homeowners association.

*I, and all the members of the Board, hope you've had a wonderful holiday season and enjoy a safe and prosperous new year.*

## 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

## 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

PRESIDENT ..... David Neely

VICE PRESIDENT ..... Eric A. Karl

TREASURER ..... Brad Harslem

SECRETARY ..... Mark Woolley

ASST. SECRETARY ..... Marke Smith

***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](mailto:Kepperson@principal-mgmt.com)



## Pick Up After Your Pet



Timarron has such beautiful sidewalks, open areas, and lawns. Please not only pick up after your pet but properly dispose of the bag. Keep the property beautiful for everyone.

## TOA CALENDAR

### Bent Creek Clubhouse

January 4	Ladies Bridge, 9:00 – 3:00 pm
January 14	Couples Bridge, 7:00 – 10:00 pm
January 25	Pokeno, 7:00 – 10:00 pm
February 1	Ladies Bridge, 9:00 – 3:00 pm
February 18	Couples Bridge, 7:00 – 10:00 pm
February 22	Pokeno, 7:00 – 10:00 pm

### Wentwood Clubhouse

February 8	Delegate Meeting, 6:30 pm
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## Timarron Clubhouse Rentals

The 2011 calendars are in and these facilities are booking fast. Having a birthday party, graduation gathering, or holiday event? The Timarron Clubhouses may fit your needs and provide a convenient gather place for family and friends. Timarron owners can rent either the Wentwood or Bent Creek Clubhouses for a reasonable fee of \$100 for the first two hours and \$25 for each additional hour. Rental times include both party set up and clean up. Do you need a business meeting location? The Clubhouses are half the normal rental fee Monday – Thursday from 8:00 a.m. to 4:00 p.m.

Does your Neighborhood have activities and want to use a Clubhouse? Neighborhood activities are free of charge. Put the event details in writing for Board review.

For more information on Clubhouse rentals please call the on-site office (817) 424-3027.

## 2011 Assessments Due January 1st

Timarron assessments are due the 1st of January each year. If you have not already done so, I encourage you to mail assessment payments as soon as possible. The Timarron Board approved the 2011 Budget with an \$855 homeowner assessment. The Crescent Royale Neighborhood Assessment is an additional \$1275 for a \$2130 total. Assessment statements were mailed the last week in November to the owner address in our records. This address can be different from the newsletter mailing address as the newsletter is mailed directly to the physical property address.

Due to homeowner requests, the assessment mailing address is a Dallas lockbox. Please be sure your payment records are current 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.

If you are uncertain whether your Assessment payment is received, sign on to the homeowner section of the Timarron website ([www.timarron-hoa.com](http://www.timarron-hoa.com)) and select "My Account". This section will give transaction information for the past 90-days.

Finally, for safety reasons the Timarron office does not accept assessment payments so please allow plenty of time for 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*

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Car Doors!*



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## Toasting Timarron

Some of you might remember an article in the March 2010 newsletter about two amazing Timarron young ladies, Emmy (11) and Catie (8), who dedicated their free time to making crafts and selling them to help raise money for the DFW Metro Golden Retriever Rescue. These ladies have been very busy and I thought you deserved an update on their progress. You may or may not remember, when I asked them what their goal was for 2010 they responded that they hoped to raise \$1,000 by the end of the year. I am very proud to report that as of December 2010 Emmy and Catie will exceed \$10,000 in raised funds for their project. This is not a typo... \$10,000. Part of this is because they entered a program sponsored by Pepsi Co. Inc. call the "PEPSI REFRESH PROJECT". They submitted an application and with internet votes they had a chance to win money for their favorite cause, Trinkets 4 Toby or T4T. On November 29th, they won the Pepsi Refresh Project grant for \$5,000. This money will allow them to sponsor 23 dogs (12 spays or neuters, 10 heartworm treatments and 1 major surgery). Without the Pepsi \$, the girls have sponsored medical treatments for 20 dogs by selling their trinkets. In the spring, they were also awarded a \$500 grant from the Amazing Gracie Foundation which went directly toward sponsorships.

They can frequently be seen selling their crafts at The Three Dog Bakery (Plano and Southlake) and The Bark Avenue Market

(Colleyville). Their latest project is in connection with

La De Da Pet Spa, in Colleyville, who has offered to donate ALL of the money from their 2011 dog calendar to T4T. 200 calendars have been printed so at \$15 that gives them an opportunity to make \$3,000! Several Colleyville businesses are selling them. People who buy a calendar will be invited to a wine and cheese reception at the pet spa on Jan. 28th where they will present their check to the girls.

And it does not stop there. They have solicited the aid of Janeen Kendal (who adopted a Golden Retriever in December of 2007 from the rescue). Janeen sells Scentsy candles and she has generously offered to donate 100% of her commission to T4T. This offer is good until the end of January. You can do to [www.wicklessmakescents.com](http://www.wicklessmakescents.com) and click on the link that says "My open parties - Trinkets for Toby. Emmy and Catie still need donations for supplies and Jo Ann gift cards. If you have a Girl Scout Troop willing to make trinkets for community service that is also appreciated. For more information on T4T you can contact [anne\\_pratt@verizon.net](mailto:anne_pratt@verizon.net). There is also a facebook page for Trinkets for Toby (T4T) so you can check on their progress.

So if you see these two amazing young ladies, please tell them commend them. Well done Emmy and Catie. You are amazing examples of what can be done if you follow your heart and dream. *Congratulations and keep up the great work. You are amazing!!!!*

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## J. Davis Tree Talk: There's No Topping Trees

Picture this: You visit your manicurist because your nails are too long. She agrees you have a problem and recommends you have your whole arm removed. Better yet, that you have both arms removed, just in case. While, technically, this solves the problem, it demands too high a price. Apparently, this "professional" isn't sufficiently knowledgeable to offer less severe, more appropriate solutions.

Similar types of "solutions" are sometimes misapplied to tree care. The practice commonly called "topping", the lopping off of large parts of a tree is the tree care equivalent of amputation. Often, trees are topped to a specific height or shape, leaving branch stubs with little or no foliage.

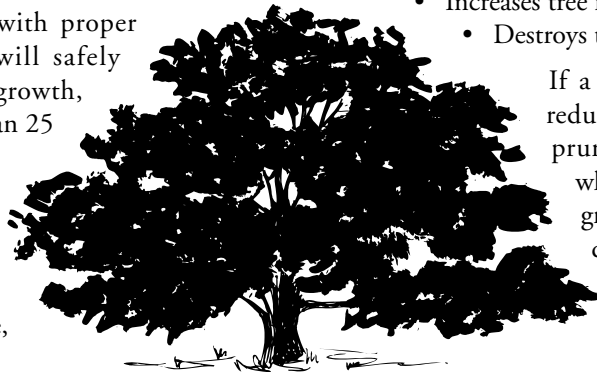
Topping should not be confused with proper crown reduction pruning, which will safely reduce a tree's size and redirect its growth, while generally not removing more than 25 percent of its foliage.

Topping can kill trees, as well as make them ugly and unsafe. Sadly, many, including some who consider themselves professional arborists, still consider topping an acceptable practice,

yet, as any true tree care professional can tell you, *topping is decidedly unacceptable.*

### A FEW REASONS TO AVOID TOPPING:

- Leaves large exposed wounds that the tree can't readily close. These wounds open a perfect entrance way for insect and disease.
- Ruins tree structure.
- Removes too much foliage and disrupts the tree's ability to build energy reserves for future growth.
- Stimulates vigorous new growth, which is weakly attached and prone to breakage.
  - Increases tree maintenance costs.
  - Destroys the tree's appearance and value.



If a tree must be reduced, choose crown reduction. Thinning and crown reduction pruning reduce the hazard of large trees, while helping to retain natural shape and growth characteristics. At the end of the day, replacing a tree with a smaller variety is much better than topping.

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



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

I'm Texas Energy Analyst, Alan Lammey. In case you didn't know, electricity rates are currently at lows not seen in years, which means that NOW is the time to lock in a very low electricity rate with the provider that I highly recommend to all my radio show listeners: StarTex Power. StarTex Power is local and reputable, with some of the most competitive rates available in all of Texas. You can switch right online at [www.StarTexPower.com](http://www.StarTexPower.com)

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PUCT #10089



## Community Association Fundamentals

Even though we live in an association, you might be surprised how many of our neighbors—owners and renters alike—don't really understand the fundamental nature of common-interest communities.

Community Associations Institute (CAI), a national membership organization that represents the best interests of common-interest communities like ours, developed 10 basic principles that answer three essential questions: What is the basic function of a community association? What are the essential obligations and expectations of homeowners? What are the core principles that should guide association leaders?

We're confident you'll recognize our community while reading these principles.

1. Associations ensure that the collective rights and interests of homeowners are respected and preserved.
2. Associations are the most local form of representative democracy, with leaders elected by their neighbors to govern in the best interest of all residents.
3. Associations provide services and amenities to residents, protect property values and meet the established expectations of homeowners.

4. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.
5. Association homeowners have the right to elect their community leaders and to use the democratic process to determine the policies that will protect their investments.
6. Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.
7. Association leaders protect the community's financial health by using established management practices and sound business principles.
8. Association leaders have a legal and ethical obligation to adhere to the association's governing documents and abide by all applicable laws.
9. Association leaders seek an effective balance between the preferences of individual residents and the collective rights of homeowners.
10. Association leaders and residents should be reasonable, flexible and open to the possibility—and benefits—of compromise.



**Come  
in for a  
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### Dan Sweeney, Agent

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# Happy New Year!

# Nancy Dennis



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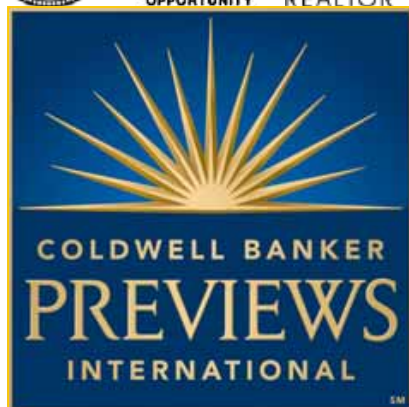
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**January 2011**

**Timmaron has reason to Celebrate**

**Interesting Stats**

**For the current period ( past 6 months)  
47 Homes have sold in Timarron with an  
average of 79 Days on Market.  
Price ratio 96% sales price to list price.  
Average sales price \$144.08 per sq.ft.**

**Southlake as a whole for same period has  
sold 188 Homes—Average Days on Market  
= 110 & average price per sq. ft 137.56**



**These stats reveal that  
Timarron is one of the  
strongest areas, holds its  
value, and making it one  
of the most desirable  
neighborhoods in  
Southlake to call  
“Home”.**

***Wishing Timarron  
a Blessed New Year***



***Relocation Specialist & Certified Luxury Home Marketing***



## Cooking Corner

### Chicken Enchiladas Verde

(Recipe from Campbell's® Kitchen- Campbell Soup Company)

What to do with leftover chicken or turkey? These baked chicken enchiladas are the perfect solution and they're so good, you will want to make them again and again.

#### INGREDIENTS:

- 1 can (10 3/4 ounces) Campbell's® Condensed Cream of Chicken Soup (Regular or 98% Fat Free)
- 1/3 cup water
- 1 can (4.5 ounces) chopped green chiles, drained
- 1 teaspoon dried oregano leaves, crushed
- 1 teaspoon chili powder
- 2 cups shredded cooked chicken
- 1/2 cup shredded Mexican cheese blend (about 2 ounces)
- 6 corn tortillas (6-inch), warmed

#### INSTRUCTIONS:

Heat the oven to 400F

Stir the soup, water, chiles, oregano and chili powder in a medium bowl

Stir in 1 cup of soup mixture, chicken and 1/4 cup cheese in a medium bowl.

Divide the chicken mixture among the tortillas. Roll up the tortillas and place seam side down in a 2 Quart shallow baking dish. Pour the remaining soup mixture over the filled tortillas. Sprinkle with the remaining cheese. Cover the baking dish.

Bake for 3 minutes or until enchiladas are hot and bubbling.

**Note:** for a creamier version, reduce the water to 1/4 cup and stir 1/4 cup sour cream into the soup mixture.

Also you can top the baked enchiladas with chopped tomatoes, sliced green onion, sliced pitted ripe olives and/or salsa.

Corn tortillas can easily be substituted for flour tortillas.

### Moroccan-Style Stewed Chicken

(Recipe from Campbell's® Kitchen- Campbell Soup Company)

Prep: 10 minutes, Cook: 7 hours, Serves: 4

Enjoy the complex flavors of Moroccan food in a slow cooker dish with Swanson® Chicken Stock, garlic, honey, cumin, cinnamon, tomatoes, green pepper, onion, raisins and chicken thighs.

#### INGREDIENTS:

- 4 cups Swanson® Chicken Stock
- 3 cloves garlic, minced
- 2 tablespoons honey
- 2 teaspoons ground cumin
- 1/2 teaspoon ground cinnamon
- 1 can (14.5 ounces) diced tomatoes, undrained
- 1 large green pepper, cut into 2-inch-long strips (about 2 cups)
- 1 large onion, chopped (about 1 cup)
- 1/2 cup raisins
- 8 skinless, boneless chicken thighs (about 1 pound)
- Hot cooked orzo pasta

#### DIRECTIONS:

Stir the stock, garlic, honey, cumin, cinnamon, tomatoes, green pepper, onion and raisins in a 6-quart slow cooker. Add the chicken and turn to coat.

Cover and cook on LOW for 7 to 8 hours\* or until the chicken is cooked through.

Divide the stew among 4 serving bowls. Top each with about 1/2 cup orzo, if desired.

#### RECIPE TIPS:

Can also be cooked on HIGH for 4 to 5 hours.

FOR  
THE  
Home Chef

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## 2011 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 2011 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
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AX Perm Yellow	0	24	0
B Lamp Black	4	23	1
F Red Oxide	1	1	0
T Medium Yell	6	8	1

## Cooking Corner

### Puff Pastry-Wrapped Jumbo Shrimp

#### INGREDIENTS:

- 1 package of Garlic and Herb spreadable cheese, softened
- 1 Tablespoon finely chopped fresh parsley
- 2 slices of bacon, cooked and crumbled
- 18 fresh shrimp (about 1 pound), peeled with tail left on, deveined and butterflied
- 1/2 of a 17.3 ounce package of Puff Pastry sheets, usually one sheet

#### DIRECTIONS:

Heat the oven to 400F. Stir the cheese, parsley and bacon in a medium bowl. Spoon about 2 teaspoons of cheese mixture down the center of each shrimp. Fold the sides of the shrimp over the filling.

Unfold the pastry sheet on a lightly floured surface. Cut the pastry sheet crosswise into 18 (1/2 inch wide) strips. Starting at the top, wind 1 pastry strip around 1 stuffed shrimp, slightly overlapping the pastry and ending just before the tail. Repeat with the remaining pastry strip and shrimp. Place the pastries onto a baking sheet.

Bake for 15 minutes or until pastries are golden brown.

# WANTED

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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.

## *Driven*DFW

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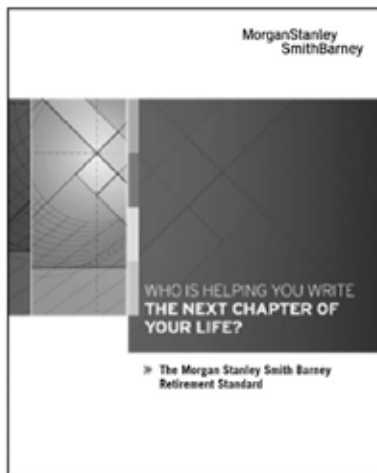
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GP09-02946P-N08/09 RET909





## *The Shadow of the Wind*

by Carlos Ruiz Zafon

*"Storytelling Masterpiece of Friendship, Love, Mystery and Discovery"*

Written in a fluid and poetic manner, *The Shadow of the Wind* by Carlos Ruiz Zafon is a true storytelling masterpiece. Daniel, whose mother died when he was very young, is guided by his wise, gentle, accepting, loving and thoughtful father who introduces him to a secretive, cavernous "sanctuary" that houses books that are at risk of extinction. According to his father, every book has a soul – the soul of the person who wrote it and of those who read it and lived and dreamed with it.

Daniel is given the opportunity to pick a book and adopt it forever, promising to never let it disappear or be forgotten. Daniel chooses *The Shadow of the Wind* by Julian Carax and is so enchanted with the book that he wants to read another book by the same author. However, Carax is missing and the stories that surround his disappearance are troubling and inconsistent. Soon after Daniel begins his search, he realizes there are people who desperately want this book and others who do not want it to survive. This is where the mystery, adventure, self-discovering, love, secrets, death, heart break, suffering, shame and endearing relationships begin.

The thoughtful and sometimes funny prose that Zafon creates is exceptional. He captures Daniel's coming of age struggles, for example, "Six years later my mother's absence remained in the air around us, a deafening silence that I had not yet learned to stifle with words." The descriptors that the author uses are so unique and visual, I easily became a part of the story, "A smallish man with vulturine features..." In describing the culture and history of Barcelona, where the majority of the book takes place, Zafon uses some humor, "Much like the arrival of Spanish trains, those stolen years you never knew when the end of childhood was due."

About 75 percent through the book, Daniel makes a definite statement that never comes to fruition. I anticipated his statement throughout the remainder of the book and I was left very confused. That aside, the ending was full of discovery and closure.

I once read that life isn't about experience with people but between people and this book exemplifies that statement! The characters in this book are truly unforgettable and make this story a masterpiece.

Feel free to comment on this review or your thoughts on the book or suggest a book for me to review on my blog at <http://www.brittsbuzz.blogspot.com>.

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## Turning New Years Resolutions Into *ALL* Year Resolutions

by Sarah S. Jordan, MS

January is here, and so is the tradition of making New Year's Resolutions. And many times, the tradition of breaking those resolutions. We find ourselves excited and motivated for the start of a new year, and within a few months we often experience frustration because we simply cannot stick with the resolutions we set.

I have been teaching fitness classes, personal training, and coordinating fitness programs for over a decade, and I see it every year. Gyms are packed from January through March, and then many members just seem to disappear or give up.

Here is my question. What can we do to stick with exercise and making healthy choices for twelve months out of the year instead of just three? It is not easy, but laying a proper and realistic foundation is the key. And remembering that if we do fall off the wagon, we need to hop right back on and not give up. As I have outlined in some of my previous articles, commitment, time management, setting measurable goals, and being realistic are all vital components to our success.

If a sedentary and overweight client begins training with me and says, "My goal is to lose 50 pounds in five weeks," that client is sure to fail before she even begins. That rate of weight loss is simply not healthy, realistic, or lasting. However, if the same client says, "My goal is to workout three days a week for 20-50 minutes each time and as a result, lose 50 pounds this year," she is off to a great start! That goal is specific, measurable, attainable, realistic, and time-bound.

People often ask me what my New Year's resolutions are, and to be honest, I don't really set them anymore. You see... I, too, have set resolutions many times in the past,

and within weeks or months felt defeated and gave up because they were not realistic. Instead, I find myself setting little goals throughout the year, but they very rarely include numbers on a scale.

Setting "number goals" (ex: "I want to lose 20 pounds by May") certainly has its merit, but I encourage my clients to move toward setting the "How can I become a better and happier person/wife/mother?" type of goals. And why limit ourselves to January? If you find something you want to do or become in March, set that goal right then and there, and create a specific plan of action that will get you there. Keeping a positive and realistic spin on our goal setting throughout the year will allow us to experience more success. And that is what matters in the end, right? Feeling successful and improved because of the things we learn along life's journey.

### Here Are A Few Tips To Setting All Year Resolutions.

- Set S.M.A.R.T. goals. They should be specific, measurable, attainable, realistic, and timely.
- Find what works for YOU. If joining a gym is not realistic for you, find other activities, classes, and opportunities that don't involve a gym membership.
- Get support. That could be a close friend, spouse, personal trainer, meet up group, or coworker. Communicate your goals and have people in your corner cheering you on.
- Set goals that will better yourself and those around you. Ex: This month, I will go on more walks with my child. This month, I will clean up my eating. This month, I will start a gratitude journal. You will find that little changes equal



huge improvements over time.

- If you set "number (weight) goals," remember that your beauty and worth do not lie in the numbers on the scale. Healthy weight loss is slow and steady at a rate of about one pound per week. To lose just one pound per week, you must burn 3,500 calories more than you consume, which is no easy task.
- Keep in mind that fitness and health are a lifestyle - not a one-month trial. Any movement is good movement, and many times, the hardest part of exercise is just getting it started.
- Nutrition is key. What goes into your mouth is just as important as the exercise you get.

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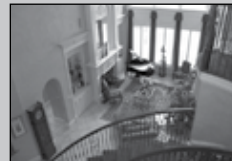
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**Timarron 2010 Sales Statistics**

1727 Byron Nelson Parkway	\$ 1,605,000	1422 Waltham Drive	\$ 610,000	600 Northwood Court	\$ 456,347
1200 Kirkcaldy Court	\$ 1,303,000	215 Creekway Bend	\$ 603,000	723 Inwood Drive	\$ 455,000
1201 Kirkcaldy Court	\$ 1,285,000	501 Regency Crossing	\$ 601,082	801 Durham Court	\$ 450,000
1202 Club House Ct	\$ 1,150,000	608 Logans Lane	\$ 600,000	1370 Montgomery Lane	\$ 450,000
1340 Eagle Bend	\$ 1,145,000	500 Clayton Court	\$ 598,000	717 Longford Drive	\$ 450,000
805 Fairwood Court	\$ 1,110,000	1370 Bent Trail Circle	\$ 595,000	929 Midland Creek Drive	\$ 448,000
408 Bryn Meadows	\$ 1,050,000	1305 Regency Court	\$ 595,000	708 Ashleigh Lane	\$ 445,000
1313 Eagle Bend	\$ 1,010,000	1202 Earlston Court	\$ 592,500	704 Nettleton Drive	\$ 442,500
1321 Eagle Bend	\$ 935,000	1430 Waltham Drive	\$ 580,000	909 Wentwood Drive	\$ 440,000
627 Fairway View Terrace	\$ 921,500	7305 Thames Trail	\$ 575,000	701 Windsor Creek Drive	\$ 435,000
1570 Bent Creek Drive	\$ 850,000	522 Villa Crossing	\$ 575,000	805 Caroline Lane	\$ 435,000
1530 Bent Creek Drive	\$ 810,000	520 Queensbury Turn	\$ 575,000	513 Villa Crossing	\$ 429,000
413 Bryn Meadows	\$ 800,000	7208 Thames Trail	\$ 569,000	1002 Hanover Drive	\$ 427,500
7309 Braemar Terrace	\$ 765,000	608 Rustic Ridge Court	\$ 565,000	1414 Montgomery Lane	\$ 420,000
1347 Province Lane	\$ 739,000	1325 Bent Creek Drive	\$ 550,000	701 Saxon Trail	\$ 420,000
2106 Conner Lane	\$ 717,000	808 Wentwood Drive	\$ 536,875	250 Highland Oaks Circle	\$ 415,000
511 Villa Crossing	\$ 660,900	902 Jenny Terrace	\$ 533,500	725 Inwood Drive	\$ 410,100
640 Fairway View Terrace	\$ 652,500	1135 Highland Oaks Drive	\$ 515,000	325 Highland Oaks Circle	\$ 410,000
1480 Bent Trail Circle	\$ 652,000	808 Longford Drive	\$ 510,000	711 Inwood Drive	\$ 409,000
1422 Monarch Way	\$ 650,000	724 Longford Drive	\$ 495,000	1407 Kensington Court	\$ 400,000
7204 Braemar Terrace	\$ 644,000	1414 Monarch Way	\$ 490,000	616 Regency Crossing	\$ 400,000
1700 Thames Trail	\$ 630,000	820 Silverwood Drive	\$ 485,000	1160 Highland Oaks Drive	\$ 391,500
115 Creekway Bend	\$ 630,000	520 Northwood Trail	\$ 480,000	611 Chandon Court	\$ 380,000
1317 Regency Court	\$ 630,000	1713 Prince Meadow Drive	\$ 475,000	706 Ashleigh Lane	\$ 370,000
639 Fairway View Terrace	\$ 625,000	709 Longford Drive	\$ 475,000	732 Ashleigh Lane	\$ 367,500
1485 Bent Trail Circle	\$ 625,000	405 Parkwood Court	\$ 470,000	625 Chandon Court	\$ 365,000
1329 Montgomery Lane	\$ 617,500	601 Northwood Court	\$ 470,000	629 Chandon Court	\$ 365,000
604 Aberdeen Way	\$ 612,500	1416 Kensington Court	\$ 465,000	608 Heatherglenn Drive	\$ 360,900
1413 Waltham Drive	\$ 610,900	230 Silverwood Circle	\$ 460,000		

Statistics as reported by NTRIS as of December 20, 2010