

# THE

NEWS FOR THE  
RESIDENTS OF  
TIMARRON

# Talk

February 2011

Volume 5, Issue 3

## LOCAL ACTORS WIN AWARDS

Over the Martin Luther King Jr. holiday weekend, local theater students from Ohlook Performing Arts Center attended the 2011 Junior Theater Festival held in Atlanta Georgia to compete with acting groups from all over the country. The festival is an annual event and this year there were 54 different theater groups from California to Maine.

The 11 Master Class students from Ohlook prepared a section from a musical entitled Into The Woods. Despite their small number, the Ohlook Master Class was awarded the prize for Outstanding Achievement in Acting. Several of its students were recognized for individual achievements as well.

The students were thrilled to be recognized for their efforts and are looking forward to performing again on February 11th at a benefit concert starring the famed singing group, The 3 Redneck Tenors. The concert will be held at Whites Chapel United Methodist Church in Southlake and will benefit Ohlook Performing Arts. Tickets to see the show can be found at [www.ohlookperform.com](http://www.ohlookperform.com).

## Fitting in Fitness: *Making Time for Exercise*

By Sarah S. Jordan, MS

Finding time for exercise can be an ongoing challenge in our busy lives. We know that exercise will benefit our bodies and minds in many ways and that we should do it. But actually finding the time and making it happen can be difficult.

### Here are a few tips to help you fit in fitness in the New Year.

- Remember that any movement is better than none. If you only have 15 minutes each day to go for a power walk, those 15 minutes will equal 105 minutes (almost two hours) by the end of the week, 420 minutes (seven hours) of exercise each month and 91 hours of exercise a year! Small things can add up to big victories over time.
- Find what works for you. For some people, a gym membership is very convenient. For others, it may not be convenient to their location, budget, job, or family. If that is the case, see if your neighborhood has any exercise groups, hire a personal trainer that will come to you, or start your own lunchtime workout group for added camaraderie and accountability.
- Schedule exercise into your week. Workouts are much more likely to happen if we put them in our calendars. Schedule workouts as you would important business meetings or doctor appointments.
- Remember that sometimes, the hardest thing to get is going. Many times, just

getting our shoes on and getting out the door is the hardest part of a workout. Once we are moving, endorphins kick in and we feel great for moving.

- Make use of the early hours. I used to dread getting up at 5:20 every morning. But now I love it, because after I get ready for work, it guarantees me a few minutes to myself before anyone else is awake. Similarly, getting workouts in before the busy day kicks off ensures that they happen, and the day will be better because of it.
- Take the kids along. My baby and I have logged countless hours with the jogging stroller. But I know that if I didn't take him with me, the majority of those workouts would have never happened. Pack up the kids and remember that pushing the kids will mean more calories burned.
- Don't give up. If you are not reaching your goals, determine what is not working and create a roadmap to resolve it. Remember that fitness is a lifestyle and it goes through ups and downs, but always benefits us if we persevere.
- Make the time that you do have count. If you have just thirty minutes three days a week, step up the intensity of those workouts to get the most you can for your time. Add intervals and hills, or find a fitness class or DVD that offers a combination of cardio and strength training. *Wishing you a happy and movement filled 2011!*

## Newsletter Information

### Publisher

Peel, Inc. .... 888-687-6444  
Articles..... [timarron@peelinc.com](mailto:timarron@peelinc.com)  
Advertising..... [advertising@PEELinc.com](mailto:advertising@PEELinc.com)

## Article Submissions

Interested in submitting an article? You can do so by emailing [timarron@PEELinc.com](mailto:timarron@PEELinc.com) or by going to <http://www.peelinc.com/articleSubmit.php>. All news must be received by the 15th of the month prior to the issue. So if you are involved with a school group, scouts, sports etc – please submit your articles for *The Talk*. Personal news for the Stork Report, Teenage Job Seekers, special celebrations and military service are also welcome.

## Advertising Information

Please support the businesses that advertise in the *The Talk*. If you would like to support the newsletter by advertising, please contact our sales office at 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com). The advertising deadline is the 20th of each month for the following month's newsletter.

### 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 [timarron@peelinc.com](mailto:timarron@peelinc.com)

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

**Advertise  
Your Business Here  
888-687-6444**



## The Hunger Games Trilogy

*By: Suzanne Collins*

Remember the compelling and cult-following TV show, *Lost*? To me, *The Hunger Games* is the literary equivalent in that the writers creatively demonstrated survival and unity when faced with extremely harsh circumstances. The difference is that while *Lost* was the result of a plane crash on a strange island where anything could happen, *The Hunger Games* is ruled by the Capitol where young adults fight to the death as a form of entertainment for the government.

Set in the not so distant future, North America as we know it has been completely reorganized into separate districts (12 of them) all closely controlled by the militant, big brother, harsh "Capitol." These districts were formed when the Earth had become so violated environmentally and morally that war broke out. As a reminder to all of the segregated districts that rebellion is not tolerated, there is a yearly "Hunger Game" where a male and female from each district aged 12-18 is chosen at random to fight each other to the death. There can only be one victor and everything is televised, complete with sponsors.

It is in district 12 that the heroine, Katniss Everdeen lives with her mother (a healer) and her younger sister. Her father was killed in a mining accident but left his oldest daughter with the gifts and talents of hunting, which is her family's key to survival.

When Katniss' sister is chosen as one of the "tributes" to fight in the hunger games, Katniss volunteers in her place. Her male counterpart, Peeta, is also chosen.

Their experience at the Capitol and the whole tradition around the hunger games is so intriguing and fascinating as are the people they encounter. However, it is the way the hunger games are so carefully and technologically orchestrated and Katniss' amazing ingenuity and will to live and survive that kept me reading and enjoying the brutal, yet thoroughly entertaining book. At the time I am writing this review, I am already on the final book of the trilogy!

This book has it all -- a love triangle, a heroine, an underdog, fighting, mystery, science fiction--it is a reader's big Kit Kat bar!

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

## Improve Running Workouts by Not Running

Whether you are training for a marathon or just getting into shape, keeping a regular running schedule is important. But doctors at Baylor College of Medicine ([www.bcm.edu](http://www.bcm.edu)) say if you miss a workout, all is not lost. In fact, it can be beneficial.

"Rest days are important for runners to prevent injury as well as increase muscle strength," said Dr. Jane Corboy, associate professor of family and community medicine at BCM and certified sports medicine physician (<http://www.baylorclinic.com/find-a-doctor/details/index.cfm?id=231>). "They allow the muscles to replenish glycogen (the energy source used during exercise) as well as allow the muscles to repair minor 'wear and tear' injuries."

Running every day, even while sore, does not weaken the muscles or joints, but it may not allow them to recover enough to adapt to training as well, said Corboy.

Soreness is caused by microscopic tears to the muscle. It is part of adapting to a new activity and plays a role in eventually strengthening and conditioning the muscles, said Corboy.

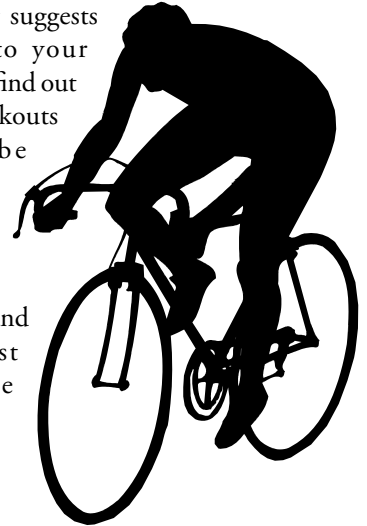
She adds that doing another hard workout during the peak soreness, usually 24 to 48 hours after the workout that caused it, may result in increasing the inflammation and prolonging the pain. This could prevent gaining as much benefit out of the hard workout as you would if you did it when the muscles had recovered somewhat.

Doing a lighter workout or run may help with soreness but if the muscle is especially stiff, it may be better to do an alternative activity such as swimming or cycling, or take a day off from working out to allow recovery.

Corboy also suggests including strength training, particularly of core muscles, in order

to avoid injury and improve performance. Having weak core muscles makes the wear and tear of a long run become more and more magnified as the leg muscles fatigue. If the core is "wobbly" so are the hips, knees and ankles, she said.

Corboy suggests talking to your doctor to find out what workouts would be best to add to your running schedule and when rest times are needed.



**\*Voted "BEST ROOFER" for the 3rd year by the readers of Southlake Times\***

Locally owned and operated since 2000

References available upon request

Call TODAY for a complimentary roof inspection

**817-800-4802**



**QUALITY**

**DEPENDABILITY**

**SERVICE**

## FINANCIAL FOCUS

### *How Will New Tax Rules Affect You?*

Now that the Tax Relief, Unemployment Insurance Reauthorization, and Job Creation Act of 2010 is law, you'll want to familiarize yourself with how this new legislation affects you — both as a wage earner and an investor.

#### **Consider these key parts of the new tax laws:**

- ***Income tax rates remain the same.*** Under previous legislation, tax rates were scheduled to rise in 2011, but the new laws will keep all tax brackets the same.
- ***Payroll taxes reduced by two percent.*** Your share of the Social Security payroll tax will drop from 6.2 percent to 4.2 percent for 2011. Consequently, you should see more take-home pay. You may want to consider investing at least part of this savings in another retirement account, such as an IRA.
- ***Top capital gains and dividend tax rates stay at 15 percent.*** The question of what would happen to capital gains and dividend taxes has been of great interest to most investors. For the past several years, the highest capital gains and dividend tax rate has been 15 percent. However, this 15 percent rate was scheduled to expire at the end of 2010; after that, dividends were to be taxed at one's standard income tax rate, while long-term capital gains would be taxed at 20 percent for anyone above the 15 percent income tax bracket. But due to the new legislation, the highest tax rate for both capital gains and dividends will stay at 15 percent for at least 2011 and 2012.

The capital gains and dividend tax provisions can have significant effects on your investment decisions over the next two years. You now still have a strong incentive to follow a "buy-and-hold" investment strategy, under which you'd earn the favorable 15 percent rate on capital gains

from selling an appreciated asset, such as a stock, that you've held at least one year. And the 15 percent rate on dividend taxes will continue to provide you with good reason to seek out those stocks that regularly pay dividends; besides offering an advantageous tax rate, dividends, when reinvested can help build your ownership stake in the dividend-paying investments. (Keep in mind, though, that companies are not obligated to pay dividends and can reduce or discontinue them at any time.)

- ***Estate tax exemption set at \$5 million per person.*** Under previous tax laws, the estate tax was scheduled to be repealed entirely for 2010 only, and then return in 2011, with an exclusion amount of \$1 million and a top tax rate of 55 percent. Under the new legislation, the exclusion amount for 2011 and 2012 is \$5 million per person (\$10 million for married couples), with a top tax rate of 35 percent. The new law also includes a "portability" provision which can provide increased flexibility in estate planning between married couples to attain full use of the \$10 million exemption. You'll need to see your tax and legal advisors to determine what, if any, changes you'll want to make to your estate plans for the next couple of years as these laws will sunset at the end of 2012.

- ***Gift tax exemption set at \$5 million per person.*** Under previous tax laws, the gift tax exemption for lifetime gifts was \$1 million. The new legislation increases the lifetime gift tax exemption to \$5 million per person. You should work with your tax and legal professionals to determine whether the new exemption amount provides opportunities for you to consider during the next two years.

As always, changes in tax laws can have a big impact on your financial future — so stay informed and take the steps you need to keep progressing toward your goals.







**ACT NOW TO  
EARN \$2,000  
IN TAX CREDITS  
& REBATES  
BEFORE THEY EXPIRE!**

Renovations ✚ Additions ✚ Kitchens ✚ Bathrooms

REDUCE • REUSE • REMODEL

# Sandlin REMODELING



**Sandlin Custom Homes**  
Family Building Since 1957

**NARI**  
NATIONAL ASSOCIATION OF  
THE REMODELING INDUSTRY



**Green Built™  
TEXAS**



- ✚ Award-Winning Work
- ✚ Dedicated Craftsmanship
- ✚ Full-Service Design Center
- ✚ All Under One Roof!
- ✚ **FINANCING AVAILABLE**

Contact  
Christopher Sandlin  
to schedule a  
**free consultation!**

**(817) 727-3718**

[www.SandlinRemodeling.com](http://www.SandlinRemodeling.com)  
[christopher@sandlinhomes.com](mailto:christopher@sandlinhomes.com)

**Since 1957**, Sandlin has built families through new home construction, remodeling and renovation. For three generations, our company has worked closely with homeowners to bring your ideas to life, dramatically increasing your love for your home and also its resale value. Every detail of home improvement is crucial; so is choosing a contractor with superior experience, quality and stability.

**We design and craft** home additions, complete-home renovations, and individually remodeled rooms.

## Tips for Enjoying Networking Events

By Amy Wolfgang, M.Ed.

Many of us know someone who is in the midst of a job search. They may be looking for their first job after graduating, a new job after being laid off, or a totally new career. Job seekers use many different avenues to find a job but one of the most effective is networking. It is one thing to speak with your neighbor about opportunities at his or her company but, eventually, many job seekers will need to utilize different networking events.

Great opportunities are found at networking events but, at the same time, they can be intimidating because we may not know anyone

there. Networking events can strike fear in many people, even those with outgoing personalities, so here are a few tips on how to make networking events more pleasant, less overwhelming and more productive.

### Tip 1: Take a Deep Breath

Remember that many people are uncomfortable at networking events. It is much more prevalent than you probably know. With that said, go into the event with a relaxed and positive frame of mind. Identify how you relax – taking deep breaths, visualizing a positive experience, etc. Employ those methods before you enter the networking event.

### Tip 2: Appear Approachable

Smile! If you have a smile on your face, others will be encouraged to speak with you. Other open body language you should employ includes:

- keeping your arms uncrossed
- standing up straight (don't slouch)
- making eye contact with those around you

While you are at the event, take notice of others' body language. See if you can tell what aspect of their body language makes them look either approachable or closed off. That will help you with your own body language.



(Continued on Page 7)



## Come in for a test save.

### Dan Sweeney, Agent

1500 W Southlake Blvd  
Southlake, TX 76092  
Bus: 817-251-9711  
dan.sweeney.gyxt@statefarm.com

*Timarron Resident  
for the past 10 years!*

Total average savings of

# \$696\*

Let me show you how combining home and auto policies can add up to big savings. Like a good neighbor, State Farm is there.®  
CALL FOR A QUOTE 24/7



# State Farm™

\*In Texas, State Farm Mutual Automobile Insurance Company sells auto insurance. State Farm Lloyds, homeowners insurance. Each insurance company has sole financial responsibility for its own products. Average annual household savings based on a national 2009 survey of new policyholders who reported savings by switching to State Farm.

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

**LA  
ROOFING**

Serving the DFW Metroplex

Protect Your Home  
Prepare for  
Spring Storms with  
**FREE**  
Estimates & Hail  
Damage Evaluations by  
our Licensed Adjuster

**Specializing in:**  
Re-roofing • Composition & Tile • All roof repairs  
New Construction • Efficiency Evaluations

*Locally Owned & Operated  
Original Roofing Company  
for Southlake  
Over 800 Satisfied Timarron Customers*

**Timarron Resident**

Call Lori Anderson or  
Jose Juarez Today!  
Office (817) 488-6100  
Fax (866) 543-7976  
[www.la-roofs.com](http://www.la-roofs.com)

**ATLAS  
ROOFING  
CORPORATION**

## Tips for Enjoying Networking Events -

(Continued from Page 6)

### Tip 3: Utilize the Event Activities

The toughest networking scenario is when you don't know anyone at the event and go by yourself. In this case, try to use the activities or functions at the event to your advantage. Does the event have a bar or buffet? Once you are in the food or beverage line, begin speaking to someone also in line. Are you at an art gallery? Approach a piece of art and chat about it with someone else who is also looking at it. It's much easier to speak to people when you already have some common ground.

Networking isn't easy and intimidates many people, however, it can lead to a powerful advantage over other job hunters! Hopefully the tips above give you the confidence to attend networking events. Who knows, you might really enjoy meeting new people and be surprised at the doors it opens for you!

## DON'T WANT TO WAIT FOR THE MAIL?

View the current issue of the The Talk on the 1st day of each month at [www.PEELinc.com](http://www.PEELinc.com)



**CITY HALL**  
RESTAURANT

**HAPPY HOUR** 5pm - 7pm Tue. - Sat.  
Hours of Operation:  
Sunday - Monday CLOSED  
Tuesday - Wednesday 5pm - 10pm  
Thursday 11am - 2pm / 5pm - 10pm  
Friday - Saturday 11am - 2pm / 5pm - 11pm

**New Dinner Menu Starting February 8th**  
**Open For Lunch Starting February 10th**

201 Town Center Lane - Suite 1101 - Keller 76248 - In Keller Town Center at Hwy 1709  
[www.cityhallarthouse.com](http://www.cityhallarthouse.com) - 817-741-2433



**Bring in this ad during lunch to receive a FREE Chef's Choice Flatbread of the Day.**

*Limit one per table.*

## Recipe of the Month Chocolate Chip Cookies

### INGREDIENTS

- 2 ¼ C. flour
- 1 tsp. soda
- 1 tsp. salt
- 1 C. shortening
- ¾ C. sugar
- ¾ C. brown sugar
- 1 tsp. vanilla
- ½ tsp. water
- 2 eggs
- 12 oz. semi-sweet chocolate chips
- 1 C. chopped nuts

### DIRECTIONS

Preheat oven to 375°. Combine flour, soda, & salt. Set aside. Combine shortening, sugars, vanilla, & water. Beat until creamy. Beat in eggs. Add flour mixture. Mix well. Stir in chips and nuts. Drop by well-rounded teaspoons onto greased baking sheet. Bake for 10-12 minutes.



**SOUTHWEST**  
AIR CONDITIONING  
& PLUMBING, INC.

EST. 1979

We are your local  
**A/C - Heating  
and Plumbing Co.**

Call us at

**817-379-6115**

[www.southwest-ac.com](http://www.southwest-ac.com)  
(817) 379-6115

**SOUTHWEST**  
A/C & PLUMBING, INC.



**\$25 OFF**

ANY PLUMBING OR AIR CONDITIONING SERVICES  
NOW OFFERING ENERGY EFFICIENT WINDOWS  
AND LIFE TIME GUARANTEE ON WATER HEATERS.



Turn to the Experts.™



NOT AVAILABLE  
ONLINE

The Talk is a private publication published by Peel, Inc. It is not sanctioned by any homeowners association or organization, nor is it subject to the approval of any homeowners association or organization, nor is it intended, nor implied to replace any publication that may be published by or on behalf of any homeowners association or organization. At no time will any source be allowed to use the The Talk 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 Peel, Inc. The information in the newsletter is exclusively for the private use of Peel, Inc.

Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

## WANTED

— BY PEEL INC. —

ENERGETIC SALES REPRESENTATIVES

👉 **REWARD** 👈

COMMISSION BASED INCOME

WANTED FOR WORKING FROM HOME,  
EARNING EXTRA INCOME, AND  
SELLING ADS IN YOUR NEWSLETTER

VISIT [WWW.PEELINC.COM/JOBS.PHP](http://WWW.PEELINC.COM/JOBS.PHP) FOR MORE INFORMATION

888-687-6444 | [WWW.PEELINC.COM](http://WWW.PEELINC.COM)





# SHOW OFF YOUR SUPERHERO

Parents this is your chance to brag on your kiddos.  
We want pictures of your kids doing everyday  
things, school events, plays, sports, etc.  
Send in your pictures to be featured in the  
The Talk.

E-mail your pictures to [timarron@peelinc.com](mailto:timarron@peelinc.com)  
by the 8th of the month.



## 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)

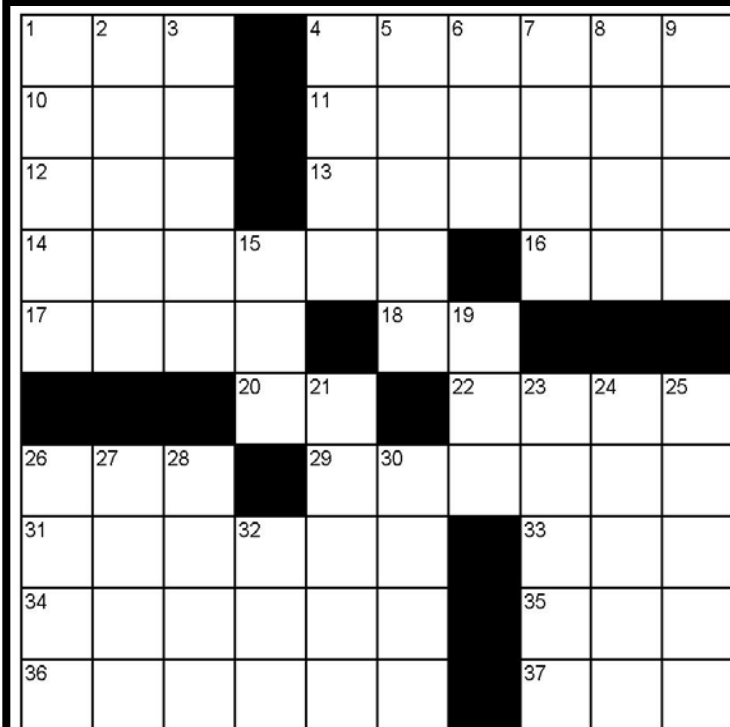
**Sign Up Today Online: [www.StarTexPower.com](http://www.StarTexPower.com) or call 866-917-8271**  
**PLEASE USE "NEIGHBORHOOD NEWSLETTER" as your referral!**



PUCT #10089



## Crossword Puzzle



- |                             |                                   |
|-----------------------------|-----------------------------------|
| 1. Not good                 | 1. Cries                          |
| 4. Tennis player Andre      | 2. Wait for                       |
| 10. Reverence               | 3. Bowler hat                     |
| 11. Gamin                   | 4. Nimbus                         |
| 12. Battle of nations       | 5. Labor                          |
| 13. Contenders              | 6. Air Cushion Vehicle (abbr.)    |
| 14. Citizen of Libya        | 7. Thick carpet                   |
| 16. Received                | 8. Farm building                  |
| 17. Eye infection           | 9. Institution (abbr.)            |
| 18. Doctor (abbr.)          | 15. Okay                          |
| 20. Quiet!                  | 19. Rio de Janeiro                |
| 22. Lazy                    | 21. Island                        |
| 26. April (abbr.)           | 23. Waste matter                  |
| 29. Islands off of Portugal | 24. What you need to walk the dog |
| 31. Baby's sock             | 25. Sugar-free brand              |
| 33. Cereal                  | 26. Syrian bishop                 |
| 34. Gives a lift            | 27. Shoddy                        |
| 35. South southeast         | 28. Part of a house               |
| 36. Ticklish spot           | 30. Enjoyment                     |
| 37. That girl               | 32. Cooking measurement           |

© 2007, Feature Exchange

\*Solution at www.PEELinc.com

# PROMOTE YOUR BUSINESS *in Style!*

- BUSINESS CARDS / BUSINESS CARD MAGNETS / MAGNETS
- POST-IT® NOTES / CUBES & MEMO PADS / DECALS
- BUMPER STICKERS / MEMBERSHIP CARDS & ID BADGES
- PERSONALIZED WRITING INSTRUMENTS / CALENDARS
- HEALTHCARE PROMOTIONS / DRINKWARE & KOOZIES®
- NEWSLETTERS / BOOKLETS / FLYERS
- ENVELOPES / LETTERHEADS / RUBBER STAMPS
- BUSINESS FORMS / AND MUCH MORE....

**NEED AN ADVERTISING SPECIALITY ITEM?**

**1-888-687-6444 ext. 23**

*Quality*  
PRINTING COMPANY

*Experience Matters*  
Doing business for  
30+ years.





# Nancy Dennis

BEST  
**D**  
2010

## & Associates

BEST  
**D**  
2009

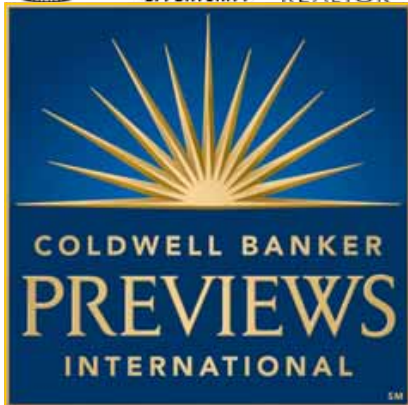
*Selling Homes of Distinction*

**February 2011**

*Nancy Dennis & Associates*

**817-992-7889**

Nancy.dennis@cbdfw.com  
www.NancyDennis.com



**Happy Valentine's Day!**



*Relocation Specialist & Certified Luxury Home Marketing*





**PEEL, INC.**

308 Meadowlark St.  
Lakeway, TX 78734-4717

PRSRT STD  
U.S. POSTAGE  
PAID  
PEEL, INC.

TM



**ROXANN TAYLOR  
& ASSOCIATES, REALTORS**

*13-Year  
Timarron Resident*

**ROXANN TAYLOR  
& ASSOCIATES, REALTORS**

**817-442-4244**

**SOLD WE HAVE OTHERS**

TAKE A VIRTUAL TOUR AT  
[WWW.ROXANNTAYLOR.COM](http://WWW.ROXANNTAYLOR.COM)



## THE ONLY NAME YOU NEED TO KNOW IN REAL ESTATE IN TIMARRON

### *Featured Listing*

**BENT CREEK  
ADDITION**



**DOWNSTAIR MASTER & GUEST BEDROOMS**



**1475 BENT TRAIL CIRCLE \$510,000**

\*SPARKLING POOL \*NEW GRANITE & KITCHEN APPLIANCES \*GREAT LANDSCAPING

#### Available Timarron Residential Real Estate Inventory

1430 Byron Nelson Pkwy	\$2,000,000	1365 Bent Creek Drive	\$640,000
1436 Eagle Bend	\$1,999,000	1315 Avon Terrace	\$625,000
1208 Chadwick Crossing	\$1,725,000	1320 Regency Court	\$619,995
1409 Eagle Bend	\$1,599,000	2213 Collins Path	\$598,000
1426 Eagle Bend	\$1,485,000	7305 Majestic Manor	\$595,000
1204 Strathmore Drive	\$1,300,000	1422 Kensington Court	\$560,000
1319 Eagle Bend	\$1,299,000	616 Logans Lane	\$550,000
613 Fairway View Terrace	\$1,199,999	511 Regency Crossing	\$550,000
1212 Province Lane	\$1,190,000	7304 Balmoral Drive	\$549,900
413 Bryn Meadows	\$1,189,500	1426 Kensington Court	\$539,000
413 Borders Court	\$1,075,000	408 Parkwood Court	\$529,000
1205 Province Lane	\$995,000	1360 Bent Trail Circle	\$525,000
1415 Bentley Court	\$899,000	720 Wyndor Creek Dr	\$517,000
1321 Saint Albans Path	\$849,900	1475 Bent Trail Circle	\$510,000
502 Regency Crossing	\$835,000	811 Wentwood Drive	\$499,900
7300 Thames Trail	\$789,900	717 Inwood Drive	\$483,800
2205 Collins Path	\$750,000	719 INWOOD Drive	\$483,500
7203 Stilton Court	\$749,950	721 Bryson Way	\$474,900
1512 Byron Nelson Pkwy	\$739,900	720 Nettleton Drive	\$450,000
2217 Collins Path	\$729,900	707 Wyndor Creek	\$450,000
800 Aberdeen Way	\$699,000	706 Heatherglen Drive	\$450,000
526 Queensbury Turn	\$650,000	714 Longford Drive	\$449,900
1409 Waltham Drive	\$650,000	604 Heatherglen Drive	\$399,900

Statistics as reported by NTREIS as of January 19, 2011

### *Eagle Bend Estates* **SOLD IN LESS THAN 30 DAYS!**



**408 BYRN MEADOWS  
SOLD AT \$1,050,000**