

ANNUAL MEETING

The Tahitian Village Property
Owners Association
The Pine Post



Nov/Dec 2021

NOTICE AND VACANCY INFORMATION

The Annual Meeting of the Tahitian Village Property Owners Association has been scheduled for January 29, 2021 at 1:00 pm at Best Western (107 Hunters Crossing Blvd, Bastrop, TX 78602). In addition to annual reports and speakers, Tahitian Village will also announce the election results for positions on both the POA Board of Directors and the Architectural Control Committee.

These elections will determine who fills the three terms expiring on the TVPOA and fill the two vacancies on the TVACC. Directors serve for two years on the POA. The POA Board typically meets once a month on the third Tuesday of the month at 7:00 p.m. and at the Annual Meeting of the property owners. There are several events throughout the year which may require your attendance as well and many events that you will have the opportunity to attend voluntarily.

Architectural Control Committee members serve for two years. The Committee meets once monthly on the first Monday of the month at 5:30 p.m. Committee members may be

asked to attend additional meetings to work on Building Guideline revisions and All Committee members must be available to review permit applications in the Manager's office.

If you are interested in serving your community in this capacity, the deadline for candidate registration is December 3, 2021. All candidates will be vetted by the Election Committee. Candidates must be Members in Good Standing, as described in Article Five of the Certificate of Formation and all candidates must be property owners in Tahitian Village. All candidates will be reviewed even if there are only enough nominations to fill the vacancies.

Candidates must submit the Candidate Nomination Packet (obtained from the Association Office or website) which includes the following information:

1. A completed Candidate Member Profile
2. A brief biography, 250 words or less

3. A completed Petition for Support (signature must match what is shown on deed)

As well as:

1. Proof of Ownership in Tahitian Village (this must be a copy of your deed or trust)
2. Texas DPS Criminal History Record (can be obtained at: <https://publicsite.dps.texas.gov/DpsWebsite/CriminalHistory/>)

Please contact the office or go to our website at www.tahitianvillage.org to acquire the Candidate Nomination Packet. Anyone wishing to run for a position on the board or committee must submit all completed documents listed above by end of the business day on December 3, 2021.

MARK YOUR
CALENDAR!

November 2021

Nov 1—Tahitian Village Architectural Control Committee Meeting @ 5:30 PM

Nov 8 & 22 —Bastrop County Commissioners Court Meeting at 9:00 AM @ Courthouse

Nov 9 & 23 —Bastrop City Council Meeting at 6:30 PM @ City Hall

Nov 16 —Tahitian Village Property Owners Association Meeting @ 7:00 PM by Zoom or at the Bastrop Convention Center

Nov 18 —BCWCID #2 Water Board Meeting at 6:30 at the Bastrop Convention Center

December 2021

Dec 6—Tahitian Village Architectural Control Committee Meeting @ 5:30 PM

Dec 13 & 27—Bastrop City Council Meeting at 6:30 PM @ Bastrop Convention Center

Dec 14 & 28— Bastrop County Commissioners Court Meeting at 9:00 AM @ Courthouse

Dec 16—BCWCID #2 Water Board Meeting at 6:30 at the Bastrop Convention Center

Dec 21—Tahitian Village Property Owners Association Meeting @ 7:00 PM by Zoom or at the Bastrop Convention Center



Volunteering/Helping to Make our Community Better

Our community has a lot going on, and that includes a range of upcoming events as well as several important ongoing projects. The busy time is upon us and there is always an opportunity to serve as there will be several Committee/Board positions open for the following: Election, ACC and POA. Not to mention we always need volunteers for the quarterly Clean Sweep event .

There is a lot to be gained from volunteering your time: new friends, new skills, recognition by your neighbors and—perhaps best of all—an improved community.

Contact the office at 512-321-1145 or email us at info@tahitianvillage.org to get information about any volunteer opportunities you may be interested in.

Welcome to the party!



Founded in 2019 (originally as Bastrop County Animal Shelter Helpers), we're an all-volunteer, 501 (c) (3) charity dedicated to improving the lives of homeless dogs and cats in Bastrop County, in partnership with the Bastrop County Animal Shelter.

[HTTPS://WWW.SHELTERPETAFTYNET.ORG](https://www.shelterpetsafety.net.org)

EMERGENCY MEDICAL FUNDING

SHELTER SUPPLIES AND EQUIPMENT

DONATE TODAY!



SPAY/NEUTER FUNDING

PET OWNER EDUCATION

GROOMING

TRANSPORT FUNDING

FOSTERING SUPPORT

RESCUE

WE ARE ON CALL TO PROVIDE WHAT THE SHELTER ANIMALS NEED - FAST!

OVER 4400

UNWANTED PETS PREVENTED IN 16 MONTHS



WORKING TOWARD OUR GOAL:

A good home for every dog and cat in Bastrop County!

Pets Stay in Good Homes:
Litter Control!



SPSN subsidizes spay/neuter surgeries for pet owners

Humane Sheltering & Medical Care



SPSN quickly funds medical care for shelter animals, & provides items the shelter/foster home needs

Forever Homes for all adoptable animals



SPSN provides funding to improve shelter pet adoptability and promotes shelter adoptions.

OVER \$17,000 in shelter resources



A tasty fall recipe for:

Winning Apple Crisp

<https://www.tasteofhome.com/recipes/winning-apple-crisp/>

Ingredients

1 cup all-purpose flour

$\frac{3}{4}$ cup rolled oats

1 cup packed brown sugar

1 teaspoon ground cinnamon

$\frac{1}{2}$ cup butter, softened

4 cups chopped peeled apples

1 cup sugar

2 tablespoons cornstarch

1 cup water

1 teaspoon vanilla extract

Directions

1. Preheat oven to 350°. In a large bowl, combine the first 4 ingredients. Cut in butter until crumbly. Press half into a greased 2-1/2-qt. baking dish or a 9-in. square baking pan. Cover with apples.
2. In a small saucepan, combine the sugar, cornstarch, water and vanilla. Bring to a boil; cook and stir 2 minutes or until thick and clear. Pour over apples. Sprinkle with remaining crumb mixture.
3. Bake 60-65 minutes or until apples are tender. Serve warm, with ice cream if desired.

Fall Home Maintenance Checklist by thinkinsure.ca

1. **Clean, Repair And Secure Eavestroughs And Downspouts :** Having your eavestroughs clear of debris is your first line of defence for protecting your roof and your foundation from water and ice damage. Make sure leaves are removed and there is no damage. Ensure your downspout is at least three to four feet away from the foundation of your home.
2. **Repair Exterior Caulking Before Winter :** Cracked caulking can cause damage to your windows and sills and can be a source of water to get into your home. Repairing exterior caulking will make your home less drafty and more comfortable while protecting your windows and helping you save on your energy bills.
3. **Make Your Home Energy Efficient :** Add insulation, sealing furnace ducts, caulking around windows and doors to keep the heat in and the cold out.
4. **Inspect Your Roof :** Your roof is critical to the integrity of your home. Damaged shingles can cause water leakage into the attic or space between the roof and your top floor. If shingles have any curling, buckling, or crackling, they must be replaced. If you notice a roofing issue, have it looked at by a professional.
5. **Prevent Bursting Pipes :** Turn off the valves to the exterior hose. Run the water until the pipes are empty and make sure all the water is drained. If it is not, the water can freeze up and damage pipes.
6. **Seal Up Masonry :** If you notice any cracks or joints along your driveway, walkways, steps, they should be repaired or replaced to prevent any further damage.
7. **Call An Arborist :** An arborist can help avoid tree catastrophes. They will walk around your property to see if any damaged or dangling limbs might pose a problem in the event of a storm.
8. **Consider A Generator :** Plan ahead and purchase a generator that will provide your home electricity if there is a power outage.
9. **Protect the AC Unit :** Cover your air conditioner – it can be damaged by debris and falling icicles.

General Information

Tahitian Village Property Owners Assn/Tahitian Village Architectural Control Committee

106 Conference Drive Suite B, PO Box 636, Bastrop, Texas 78602

Phone 512.321.1145 email: info@tahitianvillage.org Website: www.tahitianvillage.org

ACC meets the first Monday of the month at 5:30 p.m. – Open to public

POA meets the third Tuesday of the month at 7:00 p.m. – Open to the public

Bastrop County Water Control & Improvement District #2 (BCWCID #2)

106 Conference Drive, P O Box 708, Bastrop, Texas 78602

Phone 512.321.1688 website: www.bcwcid2.org

Meetings held the third Thursday of the month at 6:30 p.m. – Open to the public

Pines & Prairies Land Trust

1018 Main Street, Suite B, Bastrop, Texas 78602

Phone 512-308-1911 website: www.pinesandprairieslandtrust.org Email: info@pplt.org

Pine Forest Golf Club

636 Riverside Drive, Bastrop, Texas 78602

Phone 512.321.1181 website: www.pineforestgolfclub.com

Bastrop County Animal Shelter

589 Cool Water Drive, Bastrop, Texas 78602

Phone 512.549.5160 website: www.co.bastrop.tx.us/site/content/animalcontrol

Bastrop County Sheriff's Department – 512.549.5100

Bastrop County Sheriff's anonymous line – 512.549.5003

Bastrop County Precinct 1 – 512.332.7295

****For tree trimming around Bluebonnet utility poles, please contact Bluebonnet Electric at 800.842.7708 or go to their website at <https://www.bluebonnetelectric.coop/Residential/Overview>**

****For information on placement of mailboxes or mail services, please contact our postal service at 512.303.1014**

Keeping you posted

- Donations for the Animal Shelter and Animal Rescue are still being accepted at the POA office.
- If you call to report a violation, please leave your name and number in case further information is needed. This information is confidential and will not be shared. If you prefer, violations can also be reported on the website at www.tahitianvillage.org.



Permitting information

What items need to be permitted with the ACC (Architectural Control Committee)?

New Home, Fence, shed, carport, driveway, garage, patio, deck, pergola, retaining wall, etc.
If you are building something and are unsure, please contact our office at 512-321-1145 or email us at info@tahitianvillage.org and we will can assist you with your questions.

How long does it take to get a permit?

It normally takes 2-3 weeks to get a permit once submitted to the ACC.

www.tahtianvillage.org.

Reforestation of the Lost Pines with TreeFolks

Over the past 10 years, TreeFolks has worked in partnership with Bastrop County to plant and distribute more than 2.2 million Loblolly pines and is gearing up to distribute another 25,000 this year! TreeFolks has had the pleasure of serving the Bastrop community since the 2011 Bastrop County Complex Fire and watching the amazing forest recovery process over time. Many areas are recovering well, with pines over 15' tall, but other areas are still in need of a little more help, so TreeFolks continues to provide native drought tolerant Loblolly pines to landowners in need.

In lieu of deliveries, TreeFolks is planning a series of pre-registered contactless pick up events in December, where recipients **must apply to a waitlist** in order to participate. Applicants will later be notified with instructions on how to reserve a pick up date, time and location. Pine seedlings will be distributed in increments of 50, so landowners who wish to receive *less* are encouraged to plan ahead with their friends and neighbors to split an order.

TreeFolks is still in need of additional funding this year, to continue offering pines at no-cost to landowners in need. If you own a business and would like to become a sponsor, please reach out to admin@treefolks.org. To make an individual contribution, please visit the [TreeFolks website](#) and be sure to mention the Lost Pines program!



These Loblolly pines were planted as seedlings only two years ago by participants of TreeFolks' Lost Pines program. Supplemental watering has provided a huge boost to their growth!

Photo: Valerie Tamburri



#KeepAustinRooted

Fight Canopy Loss - Combat Climate Change - Plant Trees

Join the movement:
www.treefolks.org/keep-austin-rooted/



- First Saturday Service Days at the Colorado River Refuge, Nov 6 and Dec 4, 9-12. Come out to the CRR to help maintain the trails in your neighborhood! For more information and to sign up: www.pplt.org/events
- Free nature class for kids, Nov 18 at the CRR, 10-12. Space is limited so please register ahead of time: www.pplt.org/events
- We are pleased to announce that we will begin Phase 2 of the Two Bridges Trailhead restoration project this fall/winter. It will include installing native plants, fixing the parking loop and cleaning up the diversion dam. Check our website for volunteer opportunities at this trailhead.
- Interested in volunteering at our other preserves in Bastrop County? You can sign up to receive notices or simply check our events page. We'll have several opportunities at Yegua Knobbs Preserve this fall/winter.
 - Are you a birder? Check out the Colorado River Refuge's bird list in the eBird app!

September/October violation list

	Unpermitted construction/structures
Unit 1	1
Unit 2	1
Unit 3	14
Unit 4	4
Unit 5	13
	Issues with Vehicles
Unit 1	1
Unit 2	1
Unit 3	5
Unit 4	3
Unit 5	2
	Household Items in yard/street
Unit 1	2
Unit 2	2
Unit 3	6
Unit 4	1
Unit 5	2
	Bandit Signs
Unit 1	
Unit 2	2
Unit 3	
Unit 4	1
Unit 5	

	Chickens/Animal Issues
Unit 1	1
Unit 2	1
Unit 3	1
Unit 4	1
Unit 5	
	mow
Unit 1	
Unit 2	
Unit 3	1
Unit 4	
Unit 5	2
	Temporary Structures
Unit 1	
Unit 2	1
Unit 3	
Unit 4	1
Unit 5	2
	Misc
Unit 1	unpermitted clearing 1
Unit 2	living in a shed 1
Unit 3	
Unit 4	
Unit 5	