



TVPOA Annual Membership Meeting Notice

The Tahitian Village Property Owners' Association (TVPOA) Annual Membership Meeting is scheduled for Saturday, January 29th, 2022, at 1:00 p.m. at the Best Western hotel located at 106 Hunters Crossing Blvd, Bastrop and via Zoom. The Zoom link will be posted on our website at www.tahitianvillage.org and sent out by email about a week prior to the meeting.

Three Director places on the POA Board are expiring. Since there were five candidates and three vacant positions, a ballot will be necessary for the TVPOA election. The candidates are Ruth Bullock, Courtney Kellogg, Charles Brading, Deena Eden, and Michele Plummer (candidate names are listed in the order drawn by the Election Committee).

The Architectural Control Committee (ACC) had two vacancies to fill. Shelley Cartier and Courtney Kellogg were the two eligible candidates who were approved to join the Committee; therefore, no voting ballot is necessary for the ACC.

A "Meet the Candidates" event will be held at the Bastrop Convention Center (1408 Chestnut St.) on Tuesday, January 11th at 6:30 pm, and via Zoom. Members may submit questions for the candidates through email to info@tahitianvillage.org by 5:00 pm on Friday, January 7th, 2022.

You will receive your meeting notice in the mail very soon. It will contain the agenda for the Annual Meeting, letters from the POA and ACC Presidents, scheduled speakers, your election ballot, as well as information on the candidates. Your ballot will show the number of votes allowed, as well as voting instructions and a return envelope. All envelopes must be signed, sealed, and postmarked no later than Monday, January 24th. You may also submit your envelope by hand to the office either on or before Friday, January 28, 2022.

This meeting is an opportunity for all Tahitian Village property owners to get an overview of what the TVPOA and TVACC accomplished this year, what's expected for next year, as well as to meet and speak with county and city officials and hear from the folks in our community. This meeting generally lasts about two hours and is a great chance to learn more about your community. We hope to see you there!

MARK YOUR CALENDAR!

January 2022

- Jan 3** Tahitian Village Architectural Control Committee Meeting at 5:30 PM
- Jan 4** TVPOA Ballot Pick-Up 8:00-12:00 (WCID Parking Lot)
- Jan 10** Bastrop County Commissioners' Court Meeting at 9:00 AM (Courthouse)
- Jan 11** Bastrop City Council Meeting at 6:30 PM (City Hall)
- Jan 15** CLEAN SWEEP 8:00-12:00
- Jan 18** Tahitian Village Property Owners' Association Meeting at 7:00 PM (Zoom & Bastrop Convention Center)
- Jan 20** BCWCID #2 Meeting at 6:30 PM (Bastrop Convention Center)
- Jan 24** Bastrop County Commissioners' Court Meeting at 9:00 AM (Courthouse)
- Jan 25** Bastrop City Council Meeting at 6:30 PM (City Hall)
- Jan 29** TVPOA Annual Meeting at 1:00 PM (Zoom & Best Western – 106 Hunters Crossing Blvd)

February 2022

- Feb 7** Tahitian Village Architectural Control Committee Meeting at 5:30 PM
- Feb 8** City Council Meeting at 6:30 PM (Bastrop Convention Center)
- Feb 14** Bastrop County Commissioners' Court Meeting at 9:00 AM (Courthouse)
- Feb 15** Tahitian Village Property Owners' Association Meeting at 7:00 PM (Zoom & Bastrop Convention Center)
- Feb 17** BCWCID #2 Meeting at 6:30 PM (Bastrop Convention Center)
- Feb 22** Bastrop City Council Meeting at 6:30 PM (Bastrop Convention Center)
- Feb 28** Bastrop County Commissioners' Court Meeting at 9:00 AM (Courthouse)

TVPOA Hot Topics

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.

To allow property owners, who may not be in compliance with the Covenants, Conditions and Restrictions of Tahitian Village, the twenty-one days allowed to correct a violation, no violation letters will be sent from the Association office after November 1st until January 7th when Annual Meeting notices and ballots are mailed out.

For a set of our guidelines and deed restrictions, please visit our website at www.tahitianvillage.org.



Help to Make our Community Better

Our neighborhood 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. You can be instrumental in making a huge impact for our community! All it takes is a willingness and a commitment to your neighbors. There is a lot to be gained from volunteering your time: new friends, new skills, recognition by your neighbors and— best of all—an improved community. Contact the office at 512-321-1145 or email us at info@tahitianvillage.org to get information about volunteer opportunities you may be interested in.

Welcome to the party!

Court Appointed Special Advocates (CASA) improves the lives of children who experience child abuse and neglect in Bastrop, Fayette and Lee Counties by providing CASA trained Advocates to support children and families involved in the child welfare system.



CASA is part of a national volunteer movement that began in 1977 when Judge David Soukup in Seattle decided he needed to know more about the children whose lives were in his hands. His solution was to ask community volunteers to act as a “voice in court” for abused and neglected children. These Court Appointed Special Advocate® (CASAs) provided him with the detailed information he needed to safeguard the children’s best interests. The program was so successful that it was copied around the nation.

CASA of Bastrop, Fayette & Lee Counties is a 501(c)3 nonprofit organization governed by a volunteer Board of Directors. For more information visit <https://casabfl.org/us/>.



Why Shop at the Farmers' Market?

Our community is fortunate to have a local farmers' market. If you haven't shopped there before, consider the many advantages of patronizing our local merchants.

Farmers' markets have gained popularity in the last few years as more and more consumers have come to enjoy the very fresh, locally grown produce, baked goods, eggs, dairy products, poultry and meats they offer. Farmers' markets provide benefits to our local environment, such as organically grown or pesticide-free produce, which is better for the soil and water. Locally grown produce requires less fossil fuel for transport, which reduces pollution and noise, and less packaging, thus, less trash than what is found in most supermarkets.

Farmers' markets also stimulate our local economy by providing a secure place for small-scale producers to sell their products and receive a regular cash flow to support their business. And, when local farmers and producers prosper, they are better able to support other types of local businesses. Some retailers adjacent to farmers' markets have seen an increase in their own sales by as much as 30 percent on market days.

Another advantage to supporting the farmers' market in our community is the social interaction between urban and rural residents, as well as building trust among neighbors. A source of "information and inspiration on how to prepare fresh ingredients," farmers' markets can help consumers better understand nutrition and the value of fresh food.

The number of farmers' markets in the United States has grown to more than 6,000 and has increased by 16 percent since 2009, according to the National Farmers Market Directory. More than 20,000 farmers participate in these markets throughout the country. Most U.S. farmers' markets are in California, New York, Illinois, Michigan and Iowa, but the numbers are on the rise in other states, such as Missouri, Minnesota, Idaho, Michigan and Indiana.

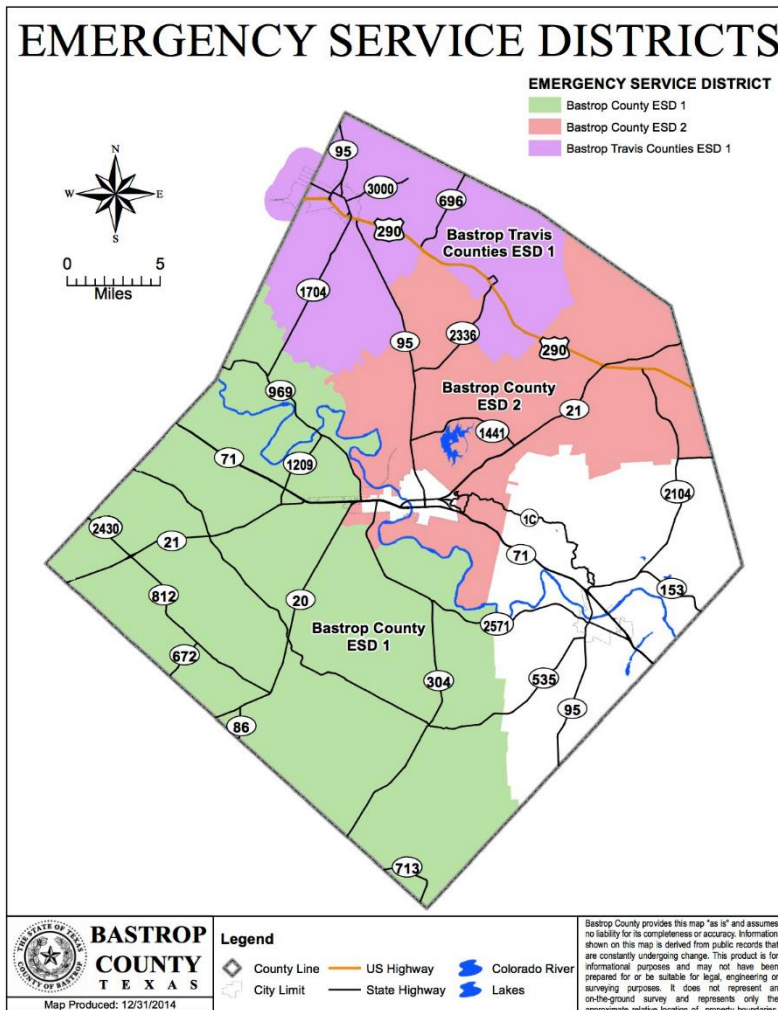
To find farmers' markets other than our own and specific products that are available by season and by state, visit the National Resources Defense Council's (NRDC) website at <http://www.simplesteps.org/eat-local>.

Bastrop Farmers' Market is located at 1302 Chestnut Street and the railroad tracks in downtown Bastrop, Texas inside our covered barn, just across the street from the City Hall and next to the Convention Center. Plenty of free parking! Enter on Fayette Street by Railroad tracks.

Bastrop County Emergency Services District #2

by George Martinez, President

Bastrop County Emergency Services District No. 2 (ESD 2) was voted into existence in 2008 to provide a dependable source of funding through a property tax for improved fire, rescue, and emergency assistance to the residents of the district (map below). In November of 2013 the voters in the Paige area and in ESD 2 approved the annexation of approximately 80 square miles adding to the existing 120 square miles of the district. The City of Bastrop is not in the district, but the part of Tahitian Village outside of the Bastrop city limits is in the district.



ESD 2 is a combination fire department meaning it utilizes both full-time paid firefighters (12) as well as volunteers (22). In 2022, ESD 2 will have a tax rate of .094785/\$100 of assessed property value and a budget of \$1.8 million. The maximum allowed tax rate is 0.10/\$100. This income enables the district to lower response times, improve firefighting equipment, and pay the full-time firefighters.

The ESD is governed by a five-member Board of Emergency Services District Commissioners appointed to two-year staggered terms by the Bastrop County Commissioner's Court. For more information visit: www.bastropesd2.org

Clean Sweep is Coming Up!

The first Clean Sweep of 2022 is Saturday, January 15th from 8:00 am-12:00 pm in the parking lot next to Walgreens at 106 Conference Drive. This event is for Tahitian Village and Pine Forest residents only. Please be prepared to show proof of residency, such as a driver's license or a bill showing your address.

Now is the time to get rid of any household items and debris that you no longer want! We do accept tires and charge a small \$4.00 fee per tire for disposal. We cannot take TVs, computers, or monitors, but the State of Texas offers a [free recycling program](#) for these items. Refrigerators are accepted but **MUST** have the coolant drained from them before we can take them. Paint cans are accepted if the paint is gone or completely dried out (with cat litter). No other items considered possibly hazardous are accepted.

- **PLEASE NOTE**, we cannot accept household trash. This event is only for bulk items that your weekly trash service cannot pick up.
- **DUE TO COVID** and a lack of volunteers, helping unload your own items would be appreciated to speed up the process.
- **BE AWARE, HWY 20 WILL NOT BE OPEN THIS SATURDAY FOR LARGE LOADS.** Please be patient if there are delays.
- We are accepting donations for the animal shelter if you would like to drop off items, such as dog or cat food (wet or dry) and cat litter (both clumping and non-clumping are needed), blankets, towels, spare crates, etc.

We sure could use your help! If you would like to volunteer at this event, please reach out to us at info@tahitianvillage.org. For more information, please contact the office at 512-321-1145.

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

~~~~~

## BCWCID #2 Update

Happy New Year from BCWCID2. We wanted to drop out a quick line to let the residents know what we are up to here at the District.

### ROADS:

We have made some tremendous ground with our roads this past year. We now have a full crew of 6 people that is 100% dedicated to the Road District. They have made some great headway in 2021.

Roads are a touchy subject in Tahitian because the roads were never properly constructed by the original developers. We keep moving forward, using the road fees collected, to the best of our ability. We made some great strides last year, but we have a long way to go. We are moving in the right direction, to get these roads completed and us out of the Road construction & maintenance business. We have a plan that is constantly improving. We have made a lot of changes for the better of the plan, the crew and the District in general. We work very closely with the Commissioner's office and his crew, to save money and get the roads completed. The County's part in this, for all of us, is priceless in many ways and we look forward to continuing that. We are moving ahead at a much better and faster pace than ever before and we look forward to 2022, making many more accomplishments.

### WATER:

Lots of great things happening on the water side as well. We are making a lot of improvements to the system, for the better of our customers. We are adding an Activated Carbon filter to one of our wells that has been causing periodic taste and odor issues. We did some extensive pilot testing in 2021, to fully understand the cause. After multiple failed attempts in 2019 & 2020, we finally found what will work. It will be installed sometime in January or February of 2022. Once prepped and online, it will eliminate all the taste and odor issues with the water.

We formed a Capital Improvement Plan in 2019, looking at the system's needs, prioritizing them and put together a solid commitment of what we will do.

In 2021, we obtained a \$6.5m bond to do some very much needed upgrades in the system. We will be busy replacing a lot of the aging lines in the system that causes us a lot of leaks, wasted water, man hours & labor, parts, etc. This will help us to make a better and more efficient system for us all. We are looping some dead-end mains in a few areas, so that the water stays moving better instead of having to flush so much and waste that much more water.

We are installing a new automated metering system with ultrasonic meters. This will result in much more accurate readings, increasing the efficiency and decreasing the water loss figures. This also opens several options for the customers to be able and track their usage, see where loss or leaks could be occurring and allows the customers to have access to the same info as we do. We hope to have this all in and online by the summer of 2022.

Our next major task will be building an elevated water tower or standpipe structure, to serve the community better in terms of pressure and water flow. This will also improve the firefighting capabilities to keep a better and safer pressure for them when it's needed.

We here at the District, are making some major improvements around the system in the next 3 to 4 years, to make it better for our customers. The next several years for us will be interesting and busy to say the least, but we look forward to serving you, the customer and making a better system for everyone.

Thanks,  
BCWCID#2 General Manager  
Paul Hightower

## Keep Warm, But Safe

December, January, and February are the deadliest months for home fires, according to the National Fire Protection Association (NFPA). And heating equipment is the second leading cause of home fires and home fire deaths. That's why it's important for you and your loved ones to take extra precautions during the winter.

Thinking of buying a space heater? The NFPA recommends (and our association insists) that you make sure it carries the mark of an independent testing laboratory. Install it according to the manufacturer's instructions or have it professionally installed. If you have an electric-powered space heater, plug it into an outlet with sufficient capacity. Never use an extension cord. The association does not allow liquid-fueled space heaters.

Turn off space heaters whenever the room is unoccupied or when manufacturer's instructions say they should be turned off. Portable space heaters are easy to knock over in the dark. Turn them off when you go to bed, or at least make sure they're placed in lighted areas or out of high-traffic areas.

If you use a fireplace or wood stove, use only dry, seasoned wood to avoid the build-up of creosote, an oily deposit that easily catches fire and accounts for most chimney fires and the largest share of home-heating fires. Use only paper or kindling wood, not a flammable liquid, to start the fire. Do not use artificial logs in wood stoves.

Make sure your fireplace has a sturdy screen to prevent sparks from flying into the room. After the ashes are cool, dispose of them in a metal container, which is kept a safe distance from your home.

Make sure fuel-burning equipment is vented to the outside, that the venting is kept clear and unobstructed, and that the exit point is properly sealed around the vent. This is to make sure deadly carbon monoxide does not build up in the home.

Other reminders from the National Fire Protection Association include:

- Don't use your oven to heat your home.
- Inspect all heating equipment annually, and clean as necessary.
- Test smoke alarms monthly; install a carbon monoxide alarm outside each sleeping area.

For more information, visit [www.nfpa.org](http://www.nfpa.org).