



TAHITIAN VILLAGE

Tahitian Village Property Owners' Association, Inc.

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Office Hours: Monday-Friday, 8am-5pm

NOTICE OF 2022 TVPOA ANNUAL MEMBERSHIP MEETING

The Tahitian Village Property Owners' Association (TVPOA) Annual Membership Meeting will convene at 1:00 PM on Saturday, January 29, 2022, at Best Western at 107 Hunters Crossing Blvd.

2022 TVPOA ANNUAL MEMBERSHIP MEETING AGENDA

INTRODUCTION OF 2021 BOARD OF DIRECTORS

TVPOA 2021 FINANCIAL REPORT

2022 ANNUAL BUDGET PROJECTIONS

PUBLIC COMMENT PERIOD

GUEST SPEAKERS:

PRECINCT 1 COUNTY COMMISSIONER – MEL HAMNER

BASTROP COUNTY EMERGENCY SERVICES – JOSH GILL

BASTROP COUNTY SHERIFF'S DEPARTMENT – SHERIFF MAURICE COOK

BCWCID #2 GENERAL MANAGER – PAUL HIGHTOWER

TVACC – GREG STIGALL

NEW BUSINESS:

ANNOUNCEMENT OF NEWLY ELECTED 2022 POA DIRECTORS

ANNOUNCEMENT OF NEWLY ELECTED 2022 ACC MEMBERS

MEETING ADJOURNMENT

TVPOA President's Message

Greetings Tahitian Village Members:

We are blessed to live in this unique, beautiful, and desirable part of the “Lost Pines” of Texas. Tahitian Village is an awesome neighborhood to call home and your Board works diligently to keep it that way for all. Again in 2021, as in years past, we have continued to see a steady growth of new home builds (100+ for this year) as well as seeing existing home sales here in Tahitian Village remain strong. I am pleased to see the sustained growth and the new residents moving to Tahitian Village. We welcome all with open arms.

Board Sponsored Events: The TVPOA sponsors several events throughout the year. *Clean Sweep* is held once per quarter on the 3rd Saturday of January, April, July & October. The tremendous support the Directors and volunteers have shown for our quarterly “Clean Sweep” days is exciting. We work hard, we have fun, and we make new friends. If you aren't already involved with these events, we encourage you to engage and participate. I appreciate those of you who volunteer your precious weekend time to help with the Tahitian Village Clean Sweep. Thank you! We host our annual *Holiday Lighting Contest* and continue to support the *4th of July Fireworks display* at the Pine Forest Golf Club.

Accomplishments in 2021: *Bylaw and Certificate of Formation revisions* were completed after two years, three committees' recommendations and lots of member feedback through our public forums, along with excellent *website and database upgrades and improvements* done by a local web designer. This allowed even those that could not attend our meetings and forums to review the process as it occurred and provide their own feedback and comments. Thank you to everyone who participated in this process in whatever capacity, it could not have been done without you all. These updates bring a lot of change to these documents including clarification regarding vague election processes, term limits for the Board and Committee, required audits on a recurring basis and much more. We encourage you all to acquaint yourselves with these documents which are available on our site at www.TahitianVillage.org.

2021 Monetary Donations: With you, the resident of Tahitian Village in mind, the TVPOA continues to support organizations in our area. This year the TVPOA had requests from and made donations to *CASA of Bastrop County, Pines and Prairies Land Trust* and to the *Annual 4th of July Fireworks display* at the Golf Club. Other honorable mention expenditures: Budget for continuing education to further train our staff and board on new state laws that may affect our Association, better management practices, etc. and park-type funds to be spent on a community area. We also have a line item on our December 2021 TVPOA Agenda to donate to BCWCID#2 Road Fund. Although not yet approved, I am expecting it will be.

The Tahitian Village Property Owners Association meets monthly on the 3rd Tuesday @ 7:00 pm., via Zoom and we just started meeting in-person again in the month of November. Currently we are meeting at the Bastrop Convention Center, until the BCWCID#2 has their new office facility ready, which should be in the next month or so.

The meetings are open to the public and we strongly encourage our TV property owners to attend and participate in the monthly Board meetings. We want to know what is on your mind, your concerns. It's a great forum to make your voice heard and to work together to improve our community.

As we look to the future, our vision is to retain a safe, respectful neighborhood where our home values continue to increase. Be safe and stay well!

The TVPOA Board and I send you the very best wishes for the New Year.

Warm Regards,
Jan Schwindt



In accordance with the seventh amended Bylaws of Tahitian Village POA, Article VIII, Section 2, which reads, in part "...the Election Committee shall promptly inform the Board or TVACC that an election is not necessary. If there is only one eligible candidate per place, the candidate will be deemed elected when the Board or TVACC is notified at the Annual or any special meeting." it will not be necessary to hold an election for the Architectural Control Committee. There are two places open and two candidates, therefore a ballot is not needed for this election.

The election for the Tahitian Village Property Owners Association (TVPOA) does include a ballot. There are three positions open and five candidates running.

TVPOA Board Candidates for 2022–2024

Charles Brading

Married with 4 grown sons, 10 grandchildren, I grew up in Temple, TX & graduated from Temple High in 1978. After graduation, I joined the US Air Force, and was stationed at Bergstrom Air Force Base until discharge in 1982 (honorably)

Upon returning to school and receiving my associate degree in Civil Engineering from TSTI, Waco, TX, I accepted a position for the City of Austin, TX. As an employee for the City of Austin, I worked in Public Works as an inspector for road and drainage construction.

I also worked for the Environmental Protection Department with responsibilities to include code compliance and development of new standards for new construction. This led to working in the Watershed Protection Department handling a multitude of duties including citizen complaints, project management and FEMA compliance inspections.

Retiring in 2007, I spent 3 years as a volunteer for the VA, and took this last 15-year opportunity to travel abroad.

Between 2019 & 2020, I accepted a position with Travis County Appraisal Review Board where I served as chair on a review panel. I lived in Manor area for over 30 years and had an opportunity to move to Bastrop in January 2021.

I believe in being an active participant in a community where I reside and would look forward to having the opportunity to see where my background might be able to benefit Tahitian Village. I would appreciate your support and welcome any and all questions.

Deena Eden

My name is Deena Eden and I would like to represent our TVPOA Board to support initiatives that benefit our community. My spouse and I have lived in Tahitian Village for 14 years with our 4 sons. When we were looking to purchase our first home, we followed our extended family to Bastrop and settled in Tahitian Village. We were enamored by the hills and pine trees surrounding our property and it is important for us to protect and preserve our natural environment.

I am an active volunteer in Bastrop County and recently participated in the committee that edited our TVPOA Bylaws. My background is in IVD medical device development, including project management, clinical and regulatory affairs roles. In this environment, I am required to listen and communicate effectively, be open to feedback, negotiate and maintain decisive decision making. These skills would be used effectively as a board member.

I believe that our property owners should be solicited for their ideas since we have a common goal of creating a cohesive community. The Lost Pines Nature Trails have been a great addition to our neighborhood. These areas can be expanded to include playgrounds for young children, community gardens, or pavilions for neighborhood events.

We have seen so much growth in the area during our time here. With an increase in new homes and new residents, it becomes essential to enforce rules and restrictions to enhance our community's quality of life and continue to make our neighborhood a desirable place to live. As a board member, I would provide a fresh perspective, new ideas and build new friendships in the process.

Michele Plummer

Hi all! My name is Michele Plummer. I have been a resident of Tahitian Village for over 10 years now and I am running for our Property Owners Association (TVPOA) Board. I have served on the Road Committee, Organized Clean Ups, and done my best to keep the community informed about events, meetings and happenings. I would love to serve on the board and help balance representation for my neighbors.

TVPOA Board Candidates for 2022–2024

Ruth Bullock (AKA “Baby Ruth”)

Greetings Tahitian Village Property Owners’ Association (TVPOA) Members,

My name is Ruth Bullock (AKA “Baby Ruth”), and I am excited to announce my candidacy for a position on the TVPOA Board of Directors. I am looking forward to working harmoniously with other board members and volunteers as well as the management team to continuously make Tahitian Village a wonderful place to live in.

For those of you who do not know me, I have lived in Tahitian Village for over 15 years. For over a quarter of a century, I proudly wore the uniform of an Austin Police Officer, I am retired. I have served on other Associations in every position from President to Board Member which includes serving on the Tahitian Village Architectural Control Committee (ACC). I am also a veteran who was honored to serve as an officer in the Texas Army National Guard for over 15 years.

I believe I would be a great asset to the TVPOA board and would appreciate your support.

Courtney Kellogg

My name is Courtney Kellogg and I am interested in joining the Tahitian Village Architectural Control Committee & Property Owners Association.

I have a Bachelors in Business Administration and 23 years' experience in customer service & business management. I grew up in Corpus Christi, moved to Austin in 2010 and then to Bastrop four years ago in 2017. I started a TV Facebook group named Tahitian Village Neighborhood Information last March, which now has almost 300 members.

Some of my goals for TV include:

- *Proper street signs for all roads, adding additional safety, speed and informative signs as needed.
- *A functional master plan, which considers drainage, environment and wildlife concerns we see today
- *The Bylaws and Guidelines need to be simplified and cohesive with or actual deed restrictions. They need to reflect standards in fed, state and local laws that protect members and the association. They need to expect and establish good faith and fair elections. They need to require yearly audits and actual financial transparency for members. The current Bylaws, Guidelines & other policy/ procedures are over complicated, conflicting & allow for the same “mistakes” and bad practices TV has seen for decades to continue happening.
- *Cleanup of known dumping sites & efforts to keep roads free of litter.
- *Work with BCWCID2 to progress the completion of remaining roads in TV & increase recycling access.
- *Neighborhood Playscape

2022 Community Meetings & Event Announcements

2022 Candidate Meet & Greet Forum will be held on January 11th at 6:30pm at the Bastrop Convention Center & via Zoom

TVPOA Monthly Meetings occur the third Tuesday each month at 7:00pm at the Bastrop Convention Center & via Zoom

TVACC Monthly Meetings occur on the first Monday of each month at 5:30pm via Zoom

Clean Sweep is held on the 3rd Saturday of each quarter, 8am–12pm January, April, July, October

TVACC President's Message

Property Owners and Residents,

Thank you for your interest in the 2022 Annual Report of your Architectural Control Committee (ACC). Our committee members have dedicated many volunteer hours this past year. I wish to thank past members Randy McDonald, Pierre Wilson, and Marty Burnett for their service. I would like to acknowledge our current members: Michele Anderson, Treasurer and Aaron Sanford, Secretary; our support staff Amanda Homesley, Association Manager, and Tiffany Ferguson, Association Assistant all who continue to be valuable assets to the ACC. Their hard work and dedication to this community are greatly appreciated by all members of our Committee.

With the amount of growth we have seen in the neighborhood, we are continuously issuing permits. In 2021 through mid December the TVACC has issued an astonishing 106 new home permits, 73 fence permits, and 43 shed permits. Along with permitting, it takes a lot of time and touring to ensure our subdivision looks appealing, that it is safe and that people are abiding by the rules.

Our ACC volunteers spend many hours outside of monthly meetings. They are involved in efforts along with the staff and the TVPOA in ongoing conversations with various entities to improve Tahitian Village. Our CCR's/Deed Restrictions and Building Guidelines form the basis for enforcement and control of our permitted projects. Improving our guidelines is an ongoing process and we make revisions as necessary. Our duty as ACC members is to ensure fair and consistent evaluations of all permits which include but are not limited to, new homes, home additions, fences, solar panels, outbuildings, and sheds. Drainage issues continue to be an area of concern along with saving our pines and hardwood trees, as well as fire safety.

I would also like to thank Precinct 1 County Commissioner, Mel Hamner, BCWCID#2 General Manager, Paul Hightower, their staff, and the TVPOA board members who all work toward one common goal, which is to improve the lives of Tahitian Village property owners and residents.

The TVACC meets on the first Monday of every month at 5:30 pm via zoom. All meetings are open to the public and we welcome comments and feedback from our property owners. Again, thanks to all community members and property owners for your support.



TVACC Board Candidates for 2022- 2024

Shelley Cartier

Hello, I'm Shelley Cartier. I bought my house in Tahitian Village in 2014. I moved to Bastrop County 14 years ago by my family goes back to the mid-1800s in Bastrop and Smithville. In fact, my 5th great-grandfather lived in Bastrop and was buried in the Bastrop cemetery back in 1881. I did actually find his headstone a few years ago.

My career has been in the real estate industry for the past 30+ years. I have held many position selling real estate, conducting residential appraisals and underwriting mortgages. I identify whether a plan is good or perhaps not so good. I earned a degree in Biology and I have learned a lot over the years about the landscape design, native plants and trees which is probably why I was so attracted to Tahitian Village.

Over the years, I have learned what elements of a neighborhood contribute to a successful and desirable area and which ones don't. I believe that the role of an ACC is to protect and promote the property values of the owners by setting, applying and upholding quality standards to ensure the continued appreciation and quality of life we all enjoy.

I would like to offer my years of experience to help the ACC navigate the changes we are experiencing in Bastrop County due to the population growth happening in Central Texas. I would appreciate your support.

Courtney Kellogg

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Please plan to join us for the
Tahitian Village Property Owners' Association
Annual Meeting
Saturday, January 29, 2022 @ 1:00 pm
at the Best Western at 107 Hunters Crossing Blvd.



Tahitian Village Property Owners' Assoc.
PO Box 636
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BALLOT ENCLOSED



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