

The Tahitian Village Property Owners'
Association

The Pine Post



March/April 2022

TVPOA Annual Membership Meeting

The 2022 Annual Meeting of the Tahitian Village Property Owners' Association was held on Saturday, January 29th at 1:00 p.m. There were three vacancies on the POA Board of Directors. Five candidates applied and after the election, the following were elected to the POA Board: Charles Brading, Ruth Bullock and Deena Eden.

The Architectural Control Committee had 2 vacancies and two candidates applied therefore no election was needed. The new members are: Shelley Cartier and Courtney Kellogg.

After a brief overview of 2021 events and financials, President Jan Schwindt introduced our guest speakers, Bastrop County Commissioner Mel Hamner, Fire Chief Josh Gil and President George Martinez of ESD2. Speaking for BCWCID #2 was General Manager Paul Hightower and TVACC President Greg Stigall.

All speakers gave brief reports about their departments and were able to answer questions from residents. We thank everyone in attendance.



MARK YOUR CALENDAR!

March 2022

- March 7** Tahitian Village Architectural Control Committee Meeting at 5:30 PM (Zoom)
- March 8 & 22** Bastrop City Council Meeting at 6:30 P.M. (Bastrop City Hall)
- March 14 & 28** Bastrop County Commissioners' Court at 9:00 A.M. (Courthouse)
- March 15** Tahitian Village Property Owners' Association Meeting at 7:00 P.M. (Zoom & Bastrop Convention Center)
- March 17** BCWCID#2 Meeting at 6:30 P.M. (Bastrop Convention Center)
- March 26** BCWCID#2 Annual Road Meeting at 9:00 A.M. (Bastrop Convention Center)

April 2022

- April 4** Tahitian Village Architectural Control Committee Meeting at 5:30 PM (Zoom)
- April 11 & 25** Bastrop Commissioners' Court Meeting at 9:00 A.M. (Courthouse)
- April 12 & 26** Bastrop City Council Meeting at 6:30 P.M. (Bastrop City Hall)
- April 19** Tahitian Village Property Owners' Association Meeting at 7:00 PM (Zoom & Bastrop Convention Center)
- April 21** BCWCID #2 Meeting at 6:30 PM (Bastrop Convention Center)

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.

If you would like to make an appointment with the Association office to ensure there are no scheduling conflicts, please call us at 512-321-1145 or email us at tahitianvillage.org.

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

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*Hosted by the Bastrop County Master Gardeners*

**TAX-FREE**

# **SPRING PLANT SALE**

# **MARCH 12**

**BASTROP AREA LIVESTOCK SHOW FAIR ASSOCIATION  
Mayfest Park - 25 American Legion Dr.  
Bastrop, TX 78602**

**9:00a-1:00p**



Find us at [txmg.org/bastropcounty](http://txmg.org/bastropcounty) or on Facebook at BastropCountyMasterGardeners. Proceeds benefit the Bastrop County Master Gardener Association's garden & horticulture education programs.

The Bastrop County Master Gardener Association, a 501 (c)3 nonprofit organization, is a program of Texas A&M Agrilife Extension.

Texas A&M Agrilife Extension provides equal opportunities in its programs and employment to all persons, regardless of race, color, sex, religion, national origin, disability, age, genetic information, veteran status, sexual orientation or gender identity.

Thank you. We appreciate your support very much.  
Brenda Posh

## **Keep Your Home Safe While On Vacation**

As the summer heats up, many of you will escape the daily grind and head out on a well-deserved vacation. But before you hit the road, take a few precautions so your home isn't enticing to thieves or susceptible to fire and other disasters. Not only is having your home vandalized or burnt to the ground a highly unpleasant way to return from a trip, but it also puts the rest of the association at risk, as these problems have the potential to spread quickly throughout the neighborhood. So, before you take off, consider implementing these safety tips to keep your home and our community secure.

**Call on friends for help.** If you're going to be away a week or more, ask a trusted friend to check on your house every day or two—or better yet, housesit—while you're gone. Not only will they make sure nothing happens to your home, but you might also ask them to bring in your mail and newspapers, water plants or even feed Fluffy. Of course, it's a good idea to let your neighbors know a friend is monitoring your property so they don't call the police to thwart a perceived "break-in."

**Set your lights on a timer.** Leaving your house unlit for days on end is a sure sign to burglars that it's empty, but so is keeping the lights on 24-7. A good way to handle the lights on/off conundrum is to set them on a timer that's scheduled to simulate your regular routine. Of course, if the lights seem a bit too simulated, that can be another telltale sign, so it's a good idea to set the timers in individual rooms on staggered schedules to make the light coming from your home seem more natural.

**Stop your mail and newspaper.** Nothing screams "nobody's home!" like a pile of newspapers strewn about your doorstep or an overflowing mailbox. So, if you can't get a friend or neighbor to collect them for you, it's best to have your mail and paper stopped if you're going to be out of town for awhile.

**Don't leave the spare house key lying around.** That fake rock where you keep the extra house key isn't as discrete as you think. Whether you keep a spare under your welcome mat, above the door frame or in a hide-a-key contraption, chances are it will take the nefarious types five minutes flat to find it and gain easy entry to your house. So take it with you, let a friend hold onto it or put it in a safe place inside your house, even if you're worried about losing your other keys. Because when it comes down to it, calling a locksmith is less traumatic than calling the police.

**Make a last-minute checklist.** Are all the windows and doors locked? Stove and oven turned off? How about all the faucets? Are the electronics unplugged and valuables secured? Take five minutes before you leave to ensure your house is vacation-ready. Another run-through of the house may seem unnecessary if you did it earlier in the day, but knowing you've left your house as safe as possible will help you kick back and have a great vacation.



- First Saturday Service Days are BACK at the Colorado River Refuge! Join our new volunteer leader (and your neighbor), Katie Larson at the River Trailhead every first Saturday of the month, from 1-4 pm. Typical activities are mowing and trimming trails, picking up trash and other minor fixes. Sign up through our events page: [www.pplt.org/events](http://www.pplt.org/events). If you utilize the preserve that's "in your backyard," then please help us maintain it! If you'd like to adopt a trail, please contact us: [info@pplt.org](mailto:info@pplt.org)
- Construction activities will begin soon at the Two Bridges Trailhead! Texas Parks and Wildlife Department has finally released funds through their Recreational Trails Grant program that will support the second phase of this project at the CRR. Included in this phase will be much needed repairs to the trail and parking area, revegetating the hillside and cleaning out the diversion dam along the paved trail. Contact us if you'd like to volunteer for this project.

Thanks,  
Melanie Pavlas  
Executive Director

# 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](mailto:info@tahitianvillage.org) Website: [www.tahitianvillage.org](http://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](http://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](http://www.pinesandprairieslandtrust.org) Email: [info@pplt.org](mailto:info@pplt.org)

## **Pine Forest Golf Club**

636 Riverside Drive, Bastrop, Texas 78602

Phone 512.321.1181 website: [www.pineforestgolfclub.com](http://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](http://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

Emergency Services District No. 2 Election  
By George Martinez

Emergency Services District No. 2 (ESD 2) will have the following proposition on the May 7, 2022, election ballot:

PROPOSITION A: The adoption of a local sales and use tax in Bastrop County Emergency Services District No. 2 at the rate of one and one-half (1.5%) percent.

Purchases made in the City of Bastrop have a sales tax of 8.25% while purchases made in the ESD 2 District currently have a sales tax of 6.75%. The 1.5% increase (to 8.25%) in sales tax in the ESD 2 District will allow the traveling public (who eat at restaurants, shop at stores, and purchase gasoline at gas stations in the district) to contribute funding to ESD 2's operations.

If the proposition passes, the ESD 2 Board plans to do the following:

1. Reduce the property tax rate from the current property tax rate by 1.5 cents/\$100 of property value in the next tax year.
2. Pursue the purchase of the Tahitian Village fire station from the City of Bastrop and then staff the station 24/7.
3. Implement a Community Wildfire Protection Plan to educate and help district residents create defensible space around their homes to improve protection from wildfires.

**January & February 2022 violation list**

|        | Unpermitted construction/structure |
|--------|------------------------------------|
| Unit 1 |                                    |
| Unit 2 | 1                                  |
| Unit 3 | 15                                 |
| Unit 4 | 6                                  |
| Unit 5 | 8                                  |
|        | Issues with Vehicles               |
| Unit 1 |                                    |
| Unit 2 | 1                                  |
| Unit 3 | 4                                  |
| Unit 4 |                                    |
| Unit 5 | 5                                  |
|        | Household Items in yard            |
| Unit 1 | 2                                  |
| Unit 2 | 1                                  |
| Unit 3 | 4                                  |
| Unit 4 |                                    |
| Unit 5 | 4                                  |
|        | Bandit/Signs/Flags                 |
| Unit 1 | 5                                  |
| Unit 2 | 1                                  |
| Unit 3 | 7                                  |
| Unit 4 | 4                                  |
| Unit 5 |                                    |
|        | Chickens/Animal Issues             |
| Unit 1 | 1                                  |
| Unit 2 |                                    |
| Unit 3 | 1                                  |
| Unit 4 | 1                                  |
| Unit 5 |                                    |