

The Tahitian Village Property Owners' Association

The Pine Post

May / June 2023



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May 1	Tahitian Village Architectural Control Committee meeting at 5:30 (BCWCID#2 meeting room)
May 8	Bastrop County Commissioners' Court at 9:00 (Courthouse)
May 9	Bastrop City Council Meeting at 6:30 (City Hall)
May 16	Tahitian Village Property Owners' Association meeting at 7:00 pm (BCWCID#2 meeting room)
May 18	BCWCID#2 Meeting at 6:30 (meeting room)
May 22	Bastrop County Commissioners' Court at 9:00 (Courthouse)
May 23	Bastrop City Council Meeting at 6:30 (City Hall)
May 29	Memorial Day Holiday

Jun 5	Tahitian Village Architectural Control Committee meeting at 5:30 (BCWCID#2 meeting room)
Jun 12	Bastrop County Commissioners' Court at 9:00 (Courthouse)
Jun 13	Bastrop City Council Meeting at 6:30 (City Hall)
Jun 15	BCWCID#2 Meeting at 6:30 (meeting room)
June 20	Tahitian Village Property Owners' Association meeting at 7:00 pm (BCWCID#2 meeting room)
Jun 26	Bastrop County Commissioners' Court at 9:00 (Courthouse)
June 27	Bastrop City Council Meeting at 6:30 (City Hall)

DOGS MUST BE LEASHED

Per Bastrop County ordinance, all dogs must be kept in your home, yard or under the direct control of the owner (on a leash).

Your dog should be on a leash and under your direct control whenever you are on a public street, using a trail, or on the golf course. This keeps your dog safe, other pets and animals safe, and your neighbors safe.

Lost and loose dogs continue to be a problem in Tahitian Village. We encourage you to keep your dogs and others safe, and to please report loose dogs directly to Bastrop Animal Control at (512) 549-5160 or call the Sheriff's office at [\(512\) 549-5100](tel:5125495100) (or 911) , if the animal or a human is in grave danger

5.1 DOGS AT LARGE: a) Dogs shall be prohibited from being/running at large. If ownership is determinable, and the owner can be located, the owner may be cited for violation of this Order. If ownership is in question or if the animal is a stray, the animal shall be impounded for 48 hours. An owner may claim the animal within this time period after paying all incurred costs and impound fee. b) The Animal Control Officer or Peace Officers are authorized to impound any animal mentioned in this Order which is in violation of this Order. In the event the Animal is on Private property or property of the animal's owner, the Animal Control Officer or Peace Officer may enter the property, other than inside a private dwelling, for the purpose of impoundment or issuance of a citation, or both, subject to the applicable provision of the Order and Law.

5.2 DOGS AT LARGE: No dog owner shall fail to prevent his dog from being/running at large, as defined in Section 1.8 of this order. Any dog off its owner's premises shall be under the control of its owner.

Please review the County Ordinances on the Bastrop County website at <http://www.co.bastrop.tx.us/site/content/animalcontrol>. **Bastrop County Animal Control:**
Phone 512.549.5160



TAHITIAN VILLAGE—A DEED RESTRICTED COMMUNITY

Living in a Deed Restricted community helps to protect one of your biggest investments – your home!

Tahitian Village is governed by a set of Codes, Covenants and Restrictions which set forth guidelines and rules property owners must follow. The Tahitian Village Property Owners Association (POA) Board is responsible for addressing property owners concerns and enforcing Covenants, Conditions & Restrictions (CC&Rs).

The Board works in cooperation with the Architectural Control Committee (ACC) to ensure that guidelines are met and that property values are maintained.

The Architectural Control Committee works directly with new home builders and existing homeowners to permit projects in Tahitian Village. All structures, including but not limited to new homes, fences and sheds require a permit from the Architectural Control Committee (ACC). If you are planning a home improvement project please call the office at 512-321-1145 for assistance with the permitting process. Bastrop County permits are required on everything but fences (prior to coming to TVACC), and Bastrop City permits are required on projects within Tahitian Village and the City limits.

See Article VI, sections 6.01, 6.02, 6.03: **“No building or other improvement of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design thereof, or any addition made thereto or exterior alteration made therein after original construction, on any property in the subdivision until the obtaining of the necessary approval.....”**

To enhance your satisfaction with the Village:

- Visit and review our website www.TahitianVillage.org;
- Like our Facebook page [Tahitian Village, Bastrop TX UPDATES | Facebook](#);
- Email the office at info@TahitianVillage.org and request to be added to our email list
- Attend a POA meeting on the 3rd Tuesday of the month at 7:00 pm
- Attend an ACC meeting on the first Monday of the month at 5:30 pm
- Meet your neighbors



TVPOA VOLUNTEERS ROCK!



WE NEED YOU!

**To volunteer for a Tahitian Village event
please contact our office at
Info@TahitianVillage.org**

TOP VIOLATIONS

Some of the biggest issues (violations) we are currently seeing in the Village are residents that have household and/or construction items in view of a public street. Please remember that these items need to be stored out of sight from a public road per our CC&Rs.

Also, a lot of yards need to be mowed. We realize it is spring, and that we have had lots of rain, but please mow and maintain your grass at an appropriate height to comply with the guidelines and to cut down on the mosquito population.

Other violations are residents installing fences, sheds , pergolas, etc. without getting the proper permits prior to beginning. Please remember to visit the Tahitian Village website (www.TahitanVillage.org) or call the office (512-321-1145) to get assistance with permitting your home improvement projects.

Please remember that the Tahitian Village Amended Agreement of Covenants, Conditions and Restrictions and the Architectural Control Committee Building Guidelines were created to protect and enhance the value, attractiveness and desirability of all the homes in the Tahitian Village Sub-division.

The Association trusts that you, as a homeowner, will honor your commitment to abide by the Covenants and Guidelines.



Bastrop County and Tahitian Village are Booming!

Whether you like the growth or not, it is here! From construction on Highway 71, to SpaceX, the Boring Company, P. Terry's and of course all of the new homes in and around Bastrop (including the proposed town of Snailbrook) and especially in Tahitian Village, we are experiencing unprecedented growth. Bastrop County seems to be the place businesses and people want to be! Our beautiful pine forest, Colorado River, birding, outdoor activities, wildlife and night skies are a welcome respite from the traffic, noise and congestion of Austin.

Due to the growth in our community, the demands on our schools is increasing as well. In the fall of 2022, a Citizens Advisory Task Force made up over 40 community members analyzed the current and future needs of Bastrop ISD. The committee considered growth in our area, demographic trends, instructional needs and bond capacity. The CATF recommended a bond package to address these needs to the BISSD School Board, which approved a bond election for \$321,500,000 that will appear on the May 6, 2023 ballot. This bond **will not** increase your tax rate. The new homes and business in the school district will off-set the increase for the bond.

New homes being built in our Village bring months of construction activity, noise and traffic, and ultimately new neighbors. New neighbors bring new energy and enthusiasm. We all want a community that we love and enjoy and working together as neighbors is this best way to achieve this.

Recent clearing of dead trees and underbrush along the river front at the Bastrop River Club (formerly Pine Forest Golf Club) is the beginning of a phased project that will span a few years to improve the golf course at the heart of our Village. The movie studio, Bastrop 552, owned by the same investors, is off to a slow start, but is still in the works. Both of these ventures will provide jobs and tax revenues for the county.

Being an informed member of our community helps to ensure the growth in our community is what you want. Stay informed by following City of Bastrop City Council Meetings, Bastrop County Commissioners Court, Bastrop County Water Improvement District #2 meetings, and our course TVPOA and TVACC monthly meetings.



Pines & Prairies Land Trust invites you to join us at 9 am on the First Sunday of each month for regular trail maintenance at the Colorado River Refuge (CRR). If you have any maintenance concerns, suggestions, or if you'd like to adopt a trail, please contact us: laurie@pplt.org

<https://pplt.org>



Get involved in your Village!

May 1st	ACC Meeting	5:30 pm
May 16th	POA Meeting	7:00 pm
June 5th	ACC Meeting	5:30 pm
June 20th	POA Meeting	7:00 pm

2023 Property Owners' Association

Board of Directors

President - Charles Brading
Vice President - Ruth Bullock
Secretary - David Carter
Treasurer - Dann Zimmer
Director - Mac Simpson
Director - Charles Brown

2023 Architectural Control

Committee officers

President - Greg Stigall
Vice President - Aaron Sanford
Secretary - Eddy Plummer
Treasurer - Randy Hudgins
Director - Kat Smith

FIRE SAFETY

The Bastrop County Office of Emergency Management reminds everyone that Loblolly Pines, post oak, cedar trees, youpon bushes and other vegetation create beauty and privacy for landowners in Bastrop County. But, unattended, this vegetation type is known to develop serious hazards during wildfire season.

As a homeowner, take note of the various home ignition zones now during the spring sprucing and planting season to plan accordingly.

The area five feet around the exterior of your home is the immediate zone. Take care of this area first. Clean gutters, remove flammable materials such as mulch, pine needles, firewood, and the trees and bushes listed above to create a fire safe zone around your home.



Community Contact Information

**Tahitian Village Property Owners' Association/
Tahitian Village Architectural Control Committee**

112 Park Lane, 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 the public at 112 Corporate Dr.
POA meets the third Tuesday of the month at 7:00 p.m. – Open to the public at 112 Corporate Dr.

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

112 Corporate Dr., 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>

MARCH / APRIL VIOLATION REPORT

Unpermitted items

Unit 1	3
Unit 2	2
Unit 3	
Unit 4	3
Unit 5	4

Over-grown yard

Unit 1	
Unit 2	2
Unit 3	3
Unit 4	
Unit 5	5

Household/Construction items in yard

Unit 1	7
Unit 2	4
Unit 3	7
Unit 4	6
Unit 5	13

HOW TO REPORT A VIOLATION

CALL: 512-321-1145

EMAIL: info@tahitianvillage.org

WEBSITE: <https://tahitianvillage.org/report-violations/>

IN PERSON: 112 Park Lane - please call or email the Association to schedule an appointment.
Appointments are required to ensure there are no scheduling conflicts, and to ensure privacy/confidentiality

INFORMATION NEEDED TO INVESTIGATE THE REPORTED VIOLATION:

1. Your name (optional -you may remain anonymous).
2. Your phone number and/or email address (optional).
3. Reported violation.
4. The address of where the violation is located.

The Tahitian Village guidelines and deed restrictions can be found on our website at: <https://tahitianvillage.org/poa/>

All reported violations are confidential and will not be shared.