

The Tahitian Village Property Owners' Association

The Pine Post

July / August 2023



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July 3	Tahitian Village Architectural Control Committee meeting at 5:30 (BCWCID#2 meeting room)
July 4	Independence Day - Office closed TVPOA 4th of July Celebration
July 10	Bastrop County Commissioners' Court at 9:00 (Courthouse)
July 11	Bastrop City Council Meeting at 6:30 (City Hall)
July 15	Clean Sweep (8-Noon)
July 18	Tahitian Village Property Owners' Association meeting at 7:00 pm (BCWCID#2 meeting room)
July 20	BCWCID#2 Meeting at 6:30 (meeting room)
July 24	Bastrop County Commissioners' Court at 9:00 (Courthouse)
July 25	Bastrop City Council Meeting at 6:30 (City Hall)

Aug 7	Tahitian Village Architectural Control Committee meeting at 5:30 (BCWCID#2 meeting room)
Aug 8	Bastrop City Council Meeting at 6:30 (City Hall)
Aug 14	Bastrop County Commissioners' Court at 9:00 (Courthouse)
Aug 15	Tahitian Village Property Owners' Association meeting at 7:00 pm (BCWCID#2 meeting room)
Aug 17	BCWCID#2 Meeting at 6:30 (meeting room)
Aug 22	Bastrop City Council Meeting at 6:30 (City Hall)
Aug 28	Bastrop County Commissioners' Court at 9:00 (Courthouse)

SAVE THE DATE:

TUESDAY, OCTOBER 3, 2023

for National Night Out

NATIONAL NIGHT OUT is designed to: (1) Heighten crime and drug prevention awareness; (2) Generate support for, and participate in, local anti-crime programs; (3) Strengthen neighborhood spirit and police-community partnerships; and (4) Send a message to criminals letting them know that neighborhoods are organized and fighting back.

<https://www.facebook.com/nationalnightout/>



POLICE • COMMUNITY PARTNERSHIPS

TAHITIAN VILLAGE

A DEED RESTRICTED COMMUNITY

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

Recently we have had some questions about our rules regarding signs in the neighborhood. Below is the CC&R rule that regulates signs:

AMENDED AGREEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TAHITIAN VILLAGE

Article 1- 1.07. *No billboards or other advertising signs of any nature, either commercial or private (except in areas designated as “Commercial” or “Reserve”) shall be erected or maintained, save and except, reasonable “For Sale” or “For Rent” signs pertaining to the sale or rental of the tract or tracts and improvements thereon, except promotional signs erected by Grantor.*

Just as “for sale” and “for rent” signs are allowed, “open house” signs are allowed for a day or two to assist property owners in selling their homes but should be promptly removed at the close of the Open House by the homeowner or realtor. All other signs, including but not limited to: roof repairs, mosquito treatments, handy-man ads, etc. are strictly prohibited.

One exception to the above CC&R rule is the Texas State Law that supercedes POA rules regarding political signs:

ELECTION CODE—TITLE 15. REGULATING POLITICAL FUNDS AND CAMPAIGNS

CHAPTER 259. POLITICAL SIGNS

Sec. 259.002. REGULATION OF DISPLAY OF POLITICAL SIGNS BY PROPERTY OWNERS' ASSOCIATION.

(a) In this section, "property owners' association" has the meaning assigned by Section [202.001](#), Property Code.

(b) Except as otherwise provided by this section, a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property owner from displaying on the owner's property one or more signs advertising a candidate or measure for an election:

- (1) on or after the 90th day before the date of the election to which the sign relates; or
- (2) before the 10th day after that election date.

Clean Sweep

Saturday, July 15th - CLEAN SWEEP HOURS WILL BE 8:00-NOON.

VOLUNTEERS ARE NEEDED!

Just a reminder that Clean Sweep is *Saturday, July 15th, 2023* from *8:00-12:00 p.m.*, located in the Water District / Tahitian Village POA parking lot at
112 Corporate Drive.
(please enter from Park Lane and exit on Corporate Dr.)

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, debris, etc... that you no longer want!

Tires will have a \$4 per tire disposal fee because that is the fee we are charged.

We cannot take old TVs with monitors, computers/monitors, and refrigerators must have the coolant drained from them before we can take them.

We also cannot take hazardous materials and paint cans must be completely dry.

(to dry the paint, add cat litter)

****PLEASE NOTE**, we cannot accept household trash.

This is for bulk items that your weekly trash service can not pick up.

We still take donations for the animal shelter if you would like to drop off items such as dog food, cat food, litter, blankets, towels, etc...

*****If you can assist in unloading your items, it would definitely be appreciated and it would help speed up the process.**

If you would like to volunteer your time, CALL or email us so we can prepare some extra breakfast goodies.

For more information, please contact the office at 512-321-1145 or
email: info@tahitianvillage.org.

A message from the POA President



TAHITIAN
VILLAGE

Hello fellow Villagers ~

I hope you are having a good summer and staying safe as you swim, barbecue, garden, and enjoy friends, family and vacationing!

The Property Owner's Association continues to stay busy with enforcing our CC&Rs, and the ACC is staying busy with new home permitting and permitting for sheds, fences, pergolas and the like.

We understand that no one likes to pay a permit fee or get a violation letter, but we assure you that these are necessary to the integrity of the Village. It seems you hate us if we send you a violation letter, or you hate us because we don't send enough letters to your violating neighbors. What you need to know is that we try our best to enforce the CC&Rs and Guidelines as equitably as possible, while working diligently to ensure the continued viability and attractiveness of our neighborhood to protect the financial investment you have in your home or lot.

As we continue to look for ways to invest in our Village and increase the desirability of our neighborhood and the satisfaction of our residents, we are considering financing a children's playground / park at the Bastrop County Nature park (take-out area). This site is being considered because of its central location to both East and West Tahitian Village and the ability to partner with the County for upkeep and long-term maintenance. If we move forward, this would be a collaborative effort with TVPOA, TVACC and Bastrop County. Costs and benefits are being weighed as we conduct our due diligence. We will continue to provide updates as we have them.

Also in the works is an event to celebrate National Night Out which will be on Tuesday, October 3rd. National Night out was created to heighten crime and drug prevention, generate support and participation in local anti-crime programs, strengthen neighborhood spirit and police-community partnerships. So please mark your calendars and save the date. In the meantime invite a neighbor over for coffee, help a neighbor with the yard or home improvement project, or check on someone you haven't seen out and about lately.

Please remember that many safety and fire issues/concerns are not covered by our CC&Rs. These issues were always intended to be governed by local police authorities. If you or your property are in danger, or if you see a crime, please call 911. Let's all work together to keep our Village safe.

Lastly, I invite you to attend a Property Owner's Meeting. We meet on the 3rd Tuesday of the month at 7 pm in the Water District conference room, and we would love to meet more of our neighbors.

Sincerely, Charles Brading
President, TVPOA

STAY INFORMED

Sign up to get official emergency alerts in your neighborhood by text, email or phone.

Visit WarnCentralTexas.org and sign up today.



A service of the Capital Area Council of Governments for Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis, and Williamson counties.

WarnCentralTexas.org serves the Capital Area Council of Governments region - Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis and Williamson counties.

Register **NOW** to receive free emergency notifications from your local emergency response team. Be among the first to receive critical community alerts regarding natural disasters, weather warnings, evacuation notices, bio-terrorism alerts, boil water notices, and missing child reports.

To sign-up for free emergency alerts visit their website at www.WarnCentralTexas.org



What Constitutes a Failed Subdivision?

By: Mel Hamner, Bastrop County Commissioner



BASTRO

It is hard to realize as I drive through our beautiful neighborhood that Tahitian Village is a failed subdivision! So, what constitutes a failed sub-division? In Tahitian's case, it would be having the original developer removed and no developer to take it over and regulate the initial infrastructure. This happened back in the early 1990 timeframe. This was a period of limited regulation, and it has not gotten much better since that timeframe.

There was no overall drainage study done to size culverts and decide which lots were buildable and which were better suited as "Natural Drainage" lots. Water is a force of nature and will flow downhill and take the path of less resistance. It can be channeled but would have to be planned for. This did not happen, in fact all 6,000 lots were sold and fully 20% should not have been sold but rather should have been used to channel the drainage for the overall development.

The first thing many of us see is that even the established ditches and culverts get overpowered when we have more than 3 inches of rainfall in about an hour (25-year event measurement). I gave the measurement because that is FEMA's and State directed building standards. These do not seem to work in Central Texas. I feel like we've had at least three 50-to-75-year event rainfalls per year in the last 6 years. That is what we need to strive to build towards for in our region. Of course, as I was recently reminded, there is no problem that can't be solved with money. And even though we are all feeling overcharged by our escalating property taxes, there is a limit to the amount of funds in the Road accounts to address these issues with.

Between the County, BCWCID and POA/ACC we have paid to get water studies done for every unit in Tahitian and have been studying ways to channel the water away from as many properties as possible. Besides money to fund the channels, the next largest problem is getting the properties that should be water channels out of private hands into a Drainage easement.

We've looked at grants from both Federal and State agencies, but Tahitian does not qualify for very many of them and therefore we've only had the one granted to capture the water that flooded Unit 3 between Airstrip and W. Keanahalululu Ln. We continue to seek funding help to dig million-dollar channels while building and maintaining our roads and ditches.

Hope this helps to explain why we continue to suffer during heavy rain events and reassures you that many people are working in our best interest to solve this age-old issues.



Saturday, July 1st
The Big Bang Celebration!
presented by : the City of Bastrop, Main
Street and Fisherman's Park

TUESDAY, JULY 4TH

4th of July Celebration presented by the
TAHITIAN VILLAGE PROPERTY

OWNERS' ASSOC.

COMPLETE WITH ENTERTAINMENT AND
FIREWORKS!

6:30 UNTIL AFTER THE FIREWORKS @

Bastrop River Club

(formerly Pine Forest Golf Club)



We are here to help with questions or concerns

Website: <https://tahitianvillage.org>

Facebook page: <https://www.facebook.com/tahitianvillagepoa>

Office: 112 Park Lane (in the north-east corner of the Bastrop County Water Improvement District #2 building)

Phone: 512-321-1145

Email: info@tahitianvillage.org

2023 Property Owners' Association Board of Directors

President - Charles Brading

Vice President - Ruth Bullock

Secretary - David Carter

Treasurer - Dann Zimmer

Director - Mac Simpson

2023 Architectural Control Committee officers

President - Greg Stigall

Vice President - Aaron Sanford

Secretary - Eddy Plummer

Treasurer - Randy Hudgins

Director - Kat Smith

“Alone, we can do so little;
together, we can do so much”
– Helen Keller

The Architectural Control Committee Update



Hello Resident and Builders -

Building has temporarily slowed in Tahitian Village, maybe because prime interest rate is 8.25% and borrowing money is more expensive for home builders and perspective home buyers. We know the demand for housing is still high.

So far in 2023 we have processed 25 new home permits, compared to 49 in 2022 and 58 in 2021 for the same time period. Things have definitely cooled.

Existing home sales have slowed as well. For the 90 days from mid-February to mid-May, 38 homes in Tahitian Village have sold. The average number of days on the market was 49 days.

If you've received your Bastrop County property appraisal, you know your property valuation has increased. The Bastrop Central Appraisal District calculates their appraisals on "like" properties that sold in the preceding year. Good (if you were selling) or bad (if you are staying in your home) properties were selling at above market prices and often going into bidding situations.

With the projected growth in Bastrop County from Austin sprawl, Space X, The Boring Company, and the new Bastrop 552 project (movie studio), housing will continue to be a major issue of concern for the foreseeable future.

If you are buying or selling we would encourage you to use a reputable local realtor that knows our market, our Deed Restrictions and Guidelines, and works directly with their clients to ensure Tahitian Village is the neighborhood the buyer will be most satisfied with.

For homeowners, we understand that summer can be the time to tackle home improvement projects. If you are contemplating a home addition or building a fence, installing a shed or pergola (or other structure or improvement), please remember to contact our office (512-321-1145) for assistance with the permitting process. Depending upon where you live in Tahitian Village you may also need a Bastrop County or City of Bastrop permit along with your TV permit. We are happy to help you navigate the process.

Happy Summer,

Greg Stigall, President

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>



Our First Sunday Service Days at the Colorado River Refuge were very productive this spring. In just a few hours each month, we worked together to keep the trails clean and trimmed. Thank you to everyone who made it out to lend a hand and especially to Katie Larson for leading us! We couldn't keep the preserve open and safe without you all and we appreciate all of your efforts!!

There will be no service day in July. Hopefully we will be able to resume in August, heat permitting!

If you have any maintenance concerns or suggestions for the CRR throughout the summer, or if you'd like to adopt a trail, please contact us: laurie@pplt.org

Thanks to donations from the TVPOA and HOA, together with expert volunteer work by the Lost Pines Master Naturalists' Bridge Maniacs, we were able to fully replace a damaged pedestrian bridge along the Two Bridges Trail.

Be sure to check out their handiwork next time you are on the trails!

Thank you,
Laurie Mason
Outreach Manager

MAY / JUNE 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.