

The Tahitian Village Property Owners' Association

The Pine Post

September / October 2023



In this Issue

Calendar of events.....page 1
A Deed Restricted Community.....page 2
Clean Sweep /Call for Volunteers.....page 3
CASA / Call for Volunteers.....page 4
A Message from the President.....page 5
TVPOA & ACC.....page 6

ACC Update.....page 7
To Mow? Fire Hazard.....page 8
Pines & Prairies.....page 9
National Night Out.....page 10
Community Contacts.....page 11
July / August Violation Report.....page 12

- Sept. 4 Labor Day (office closed)
- Sept. 11 Bastrop County Commissioners' Court at 9:00 (Courthouse)
- Sept. 11 Tahitian Village Architectural Control Committee meeting at 5:30 (BCWCID#2 meeting room)
- Sept. 12 Bastrop City Council Meeting at 6:30 (City Hall)
- Sept. 19 Tahitian Village Property Owners' Association meeting at 7:00 pm (BCWCID#2 meeting room)
- Sept. 19 Bastrop City Council Meeting at 6:30 (City Hall)
- Sept. 21 BCWCID#2 Meeting at 6:30 (meeting room)
- Sept. 25 Bastrop County Commissioners' Court at 9:00 (Courthouse)
- Sept. 26 Bastrop City Council Meeting at 6:30 (City Hall)

- Oct. 2 Tahitian Village Architectural Control Committee meeting at 5:30 (BCWCID#2 meeting room)
- Oct. 3 National Night Out—watch for details!
- Oct. 9 Columbus Day (office closed)
- Oct. 10 Bastrop City Council Meeting at 6:30 (City Hall)
- Oct. 17 Tahitian Village Property Owners' Association meeting at 7:00 pm (BCWCID#2 meeting room)
- Oct. 19 BCWCID#2 Meeting at 6:30 (meeting room)
- Oct. 23 Bastrop County Commissioners' Court at 9:00 (Courthouse)
- Oct. 24 Bastrop City Council Meeting at 6:30 (City Hall)

TAHITIAN VILLAGE

A DEED RESTRICTED COMMUNITY

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

Please review the 4 CC&Rs listed below:

- Lots identified as Single Family residences are not commercial lots, and should not operate a business from the premises. (see 1.01)
- No animals other than household pets are allowed. (see 1.02)
- No hunting or discharge of firearms is permitted (see 1.02)
- No building materials shall be stored on any lot (see 1.10)

AMENDED AGREEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TAHITIAN VILLAGE

1.01. All lots shall be used for single family residential purposes only, excepting those tracts labeled “Reserve”, “Commercial”, “Tract”, “Park”, “School”, “Multi-family” or “Church”. Tracts so labeled shall be used as designated to assure the availability of these areas which are essential to a well-planned community. Those areas designated as “Reserve”, “Commercial” or “Tract” shall be used to provide a wide range of light business and commercial activity to serve the residential areas and only those businesses or industries which do not create offensive sounds or noxious odors or wastes shall be allowed. All such commercial business shall be subject to the approval of the Architectural Control Committee and the Tahitian Village Property Owner’s Association, Inc. (“Association”).

1.02. No lot shall be used or occupied for any vicious or immoral purpose, nor in violation of the laws of the local, State or Federal governments. No animals or poultry, other than household pets, shall be maintained on any tract provided they are not kept, bred or maintained for any commercial purposes, and shall be confined to the owner’s premises. No hunting or discharge of firearms of any type shall be permitted.

1.10. No used or new building materials whatsoever shall be placed or stored on any tract in said Subdivision

A complete copy of our Deed Restrictions can be found at
[https://tahitianvillage.org/prospective-buyers.](https://tahitianvillage.org/prospective-buyers)



Autumn Clean Sweep!

VOLUNTEERS ARE NEEDED!

Just a reminder that our next Clean Sweep is
Saturday, October 21st, 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 also take donations for the animal shelter.

Please feel free to drop-off items such as dog and cat food, kitty litter, blankets, towels, etc...

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

If you would like to volunteer please call (512) 321-1145

Are you looking for a meaningful volunteer opportunity?



**Lots of kids carry more to school than just school supplies.
A CASA Volunteer can help lighten their load.**

Won't you consider volunteering?

Contact CASA of Bastrop, Fayette & Lee Counties for more information.

Call 512.409.0771 today!

A message from the POA President



TAHITIAN
VILLAGE

Hello fellow Villagers ~

Who's ready for some cooler temperatures, rain, and football? After the summer we've had, I bet everyone is anxiously awaiting our first cold front!

To celebrate Fall, and cooler temperatures (and rain) we hope you will join us for National Night Out, 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. Please stay-tuned to our Facebook page and our email distribution list for more information about this family-friendly, neighborhood event.

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 exploring some of the suggestions made by you, our residents. Currently, building a children's park is proving to be difficult. The area that we were considering at the take-out area near the Colorado River Refuge is not suitable due to flooding and water flow issues. Other areas considered are not viable because they are zoned Single Family home lots, and parking and traffic would be major concerns for nearby homeowners.

Another suggestion we are working on is to work collaboratively with Bastrop County and BCWID #2 to mow the wright-of-ways, intersections and front property easements to improve road safety and decrease fire hazards. This is on-going and we hope to report back to you when more details are available.

Many of you have suggested that we invest in a swimming pool. As much as we would all enjoy having a cool, refreshing place to play and relax, a pool is not in our budget. First, there would be the cost of the land for the pool and parking lot. Then, there would be the actual building cost of the pool, dressing rooms, showers and restrooms. And, lastly maintenance and management cost, insurance, and lifeguards (Texas Parks and Wildlife - Bastrop State Park reports they cannot find enough lifeguards). Unfortunately, a pool is not in our immediate budget.

Please keep the suggestions coming, and we will happily explore the viability and feasibility of each one. Send your suggestions to info@tahitianvillage.org

Lastly, as always, 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

Tahitian Village

POA & ACC

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

Director - Charles Brown

2023 Architectural Control Committee officers

President - Greg Stigall

Vice President - Aaron Sanford

Secretary - Eddy Plummer

Treasurer - Randy Hudgins

Director - Kat Smith

“Some people think they are in community, but they are only in proximity. True community requires commitment and openness.

It is a willingness to extend yourself to encounter and know the other.”

–David Spangler

The Architectural Control Committee update



Hello Residents -

The Architectural Control Committee approved 30 permits in June and July of this year (9 new homes, 13 fences, 1 deck, 3 sheds, 1 garage, 1 pergola and 2 retaining walls) compared to 44 during the same two-month time frame in 2022.

Because 13 of these permits were for fences, I thought it might be beneficial to you, our homeowners, to review the current fence guidelines:

AMENDED BUILDING GUIDELINES Tahitian Village Architectural Control Committee

H. Additional Building Guidelines 15

Fences/ Gates 18

5. Fences / Gates

(a) A new fence or a replacement fence may not be constructed or installed without a permit from the ACC.

(b) All privacy fencing must be installed so that the construction or rough side faces the inside of the property, with the support posts and framing on the inside as well.

(c) Fences should not be installed in a utility easement since it is then subject to the rights of the utility company which may include the removal of the fence.

(d) Fences that can be seen from public roads and streets shall be constructed using only the following primary materials: ● stone ● brick ● cedar, redwood, pine ● black or green vinyl coated chain link ● wood framed panel fencing ● wrought iron If a vinyl coated chain link fence is used, the posts, top rails, and all hardware must be the same color as the chain link. *Please note that chain link fences are not wildlife friendly.*

(e) Fences cannot be made of the following materials, regardless of where they are located on the property: ● metal t-posts ● slab wood ● corrugated sheet metal ● trellis tin ● woven wire (also known as chicken wire) ● wire that is smaller than 11.5 gauge ● rough cedar posts ● PVC pipes ● steel or galvanized pipes ● tarps or plastic sheeting

(i) Back yard fences shall not extend beyond the front face of each side of the residence, including the neighbor's property and residence. If the dwelling is situated on a corner lot, both street views will be treated as front faces and also must adhere to the setback guidelines. *The ACC will review these on a case by case basis as needed.*

j) Front Yard fencing must be decorative, defined as a non-containing fence. Such fencing may have either slats, pickets, or bars spaced far enough apart to allow passage of a pet. No gate is required. Decorative fencing includes two-rail, split rail, wrought iron, and any other material authorized by the ACC through the permit process.

(k) A permit from the ACC is required for temporary security fencing during construction. "Temporary fencing" is defined as fencing that is in place for no more than 90 days from the time of placement.

A complete document of our Architectural Guideline can be found at <https://tahitianvillage.org/prospective-buyers> then ACC Building Guidelines 2020 and ACC Building Permit Application 2020. If you have questions about this permitting process please contact our office at 512-321-1145 and our staff will be happy to assist you.

Sincerely,

Greg Stigall, President

TO MOW OR NOT TO MOW.... THAT IS THE QUESTION?



We have people ask us all the time about neighbors not mowing their easements, so we went to the experts. What we learned is that it depends....

If a neighbor can safely mow and maintain his/her easement, they should do so to

- (1) maintain the appearance of their own home and lot
- (2) maintain the appearance of their neighborhood
- (3) make the streets and intersections safer, and
- (4) to cut down on fire hazards

However, if the easement has too much of an incline or decline, and it is not safe to mow or weed-eat the area it should be left to professionals.

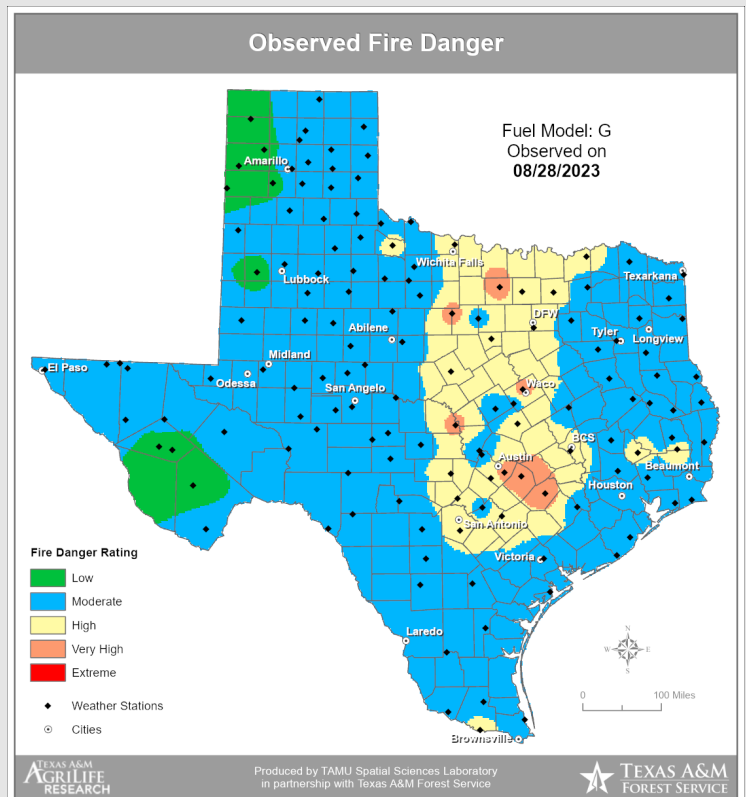
Pine Straw

Many of us choose to live in Tahitian Village because we love the majesty and beauty of the Lost Pines. However, during a drought these same beautiful trees pose a serious threat to our community because the dry pine straw is extremely flammable.

- Please take the time to look at your roof and make sure it is clear of dry pine straw.
- Then, look at your yard and the flower beds closest to your home and make sure they are clear of dry pine straw.

These safety precautions not only protect your home, but the homes of your neighbors and the community at large.

We are currently under a Burn Ban and Stage 2 water restrictions so we need all of our neighbors to be fire safe.





First Sunday Service Days

At the Colorado River Refuge are BACK
in September!

Join us on Sunday, September 3rd at 9:00
am at the River Trailhead:

233 Riverside Dr.– Bastrop, TX 78602

We will trim and pick-up trash along the
trails to keep them clean, clear and safe for
everyone to enjoy!

Harvest Moon Hike

Saturday, September 30th

Explore the Refuge after dark
under a Harvest Moon

on this guided hike

Register @www.pplt.org/



SAVE THE DATE

National Night Out

TUESDAY, OCTOBER 3, 2023

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.

Please stay tuned to our Facebook page for more information as the event gets closer...

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



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

Bastrop River 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>

JULY / AUGUST VIOLATION REPORT

Unpermitted items

Unit 1	4
Unit 2	2
Unit 3	2
Unit 4	4
Unit 5	7

Over-grown yard

Unit 3	3
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Bandit Sign

Unit 3	1
Unit 4	1
Unit 5	2

Household/Construction items in view of public street

Unit 1	0
Unit 2	1
Unit 3	7
Unit 4	4
Unit 5	2

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.