

# The Tahitian Village Property Owners' Association

## The Pine Post



### *In this Issue*

Calendar of events.....	page 1
Message from the POA President.....	page 2
National Night Out pictures.....	page 3
National Night Out pictures.....	page 4
Breast Cancer Awareness.....	page 5
ACC President Update.....	page 6
Clean Sweep.....	page 7

Chipping & Shredding Days.....	page 8
Holiday Lighting Contest.....	page 9
We are Here to Help.....	page 10
Community Contact Information.....	page 11
Annual Meeting Notice.....	page 12
Bird Watching.....	page 13
Violation Report .....	page 14

Nov. 6	Tahitian Village Architectural Control Committee meeting at 5:30 (BCWCID#2 meeting room)
Nov. 13	Bastrop County Commissioners' Court at 9:00 (Courthouse)
Nov. 14	Bastrop City Council Meeting at 6:30 (City Hall)
Nov. 16	BCWCID#2 Meeting at 6:30 (meeting room)
Nov. 21	Tahitian Village Property Owners' Association meeting at 7:00 pm (BCWCID#2 meeting room)
Nov. 23 & 24	Thanksgiving Holidays (office closed)

Nov. 27	Bastrop County Commissioners' Court at 9:00 (Courthouse)
Nov. 28	Bastrop City Council Meeting at 6:30 (City Hall)
Dec. 4	Tahitian Village Architectural Control Committee meeting at 5:30 (BCWCID#2 meeting room)
Dec. 11	Bastrop County Commissioners' Court at 9:00 (Courthouse)
Dec. 12	Bastrop City Council Meeting at 6:30 (City Hall)
Dec. 19	Tahitian Village Property Owners' Association meeting at 7:00 pm (BCWCID#2 meeting room)
Dec. 25	Christmas Holiday

# A message from the POA President



TAHITIAN  
VILLAGE

Hello fellow Villagers ~

The holiday season is fast approaching! One minute it's Halloween with cute little trick-or-treaters visiting your doorstep, and the next minute family and friends are gathered to enjoy Thanksgiving dinner and watch way too much football! Then, in the blink of an eye Old Saint Nick is sliding down your chimney and a New Year is officially rung in. Whew! The Holidays can be fun, fabulous and sometimes exhausting, so please take time to slow down and enjoy the season!

Looking back on 2023, the quarterly Clean Sweep events, the 4th of July celebration and our National Night Out were all huge successes. Some pictures of NNO are on the next 2 pages. We hosted the NNO event in the Pickle Ball parking lot with free food, drinks, and face-painting for the kiddos. As a reminder, 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. We hope to make this an annual event so watch for it again next October.

Our favorite annual event, the Holiday Lighting Contest is coming up! Please check page 9 of this newsletter for the details. We hope more families will participate this year making it the merriest and brightest so far. Even if you don't participate by decorating, take some down time one evening to drive the neighborhood with your friends or family to enjoy the holiday decorations. Make it a new family tradition!

Also coming up is our Annual Meeting which will be held on Saturday, January 27th, 2024 at 1:00 pm in the Fellowship Hall at the First United Methodist Church located at 1201 Main Street; Bastrop, TX. Complete information is on page 12 of this newsletter.

If your mailing address has changed, please call or email the office so we can correct our records and get your Annual Meeting notice mailed out to you. I hope to see you there.

Lastly, as always, I invite you to attend a Property Owners' Meeting. We meet on the 3rd Tuesday of the month at 7 pm in the Water District conference room, and we would like for you to attend.

Sincerely,

*Charles Brading*

Tahitian Village, POA President





**NATIONAL NIGHT OUT— October 3, 2023**





**NATIONAL NIGHT OUT**  
**October 3, 2023**



EARLY DETECTION SAVE LIVES!

ALWAYS REMEMBER TO GET YOUR ANNUAL MAMMOGRAM



IN OCTOBER  
WE WEAR  
PINK



# The Architectural Control Committee Update



Hello Residents,

Tahitian Village is continuing to grow. At the end of October we have 49 new homes under active construction, approximately 101 homes for sale and 16 homes for rent. It is currently a “buyers market”, meaning that the supply of homes is greater than the demand. If you are looking to buy in Tahitian Village this is good news for you - if you are looking to sell, it may take longer and you may not get the price you wanted.

The median listing price of a home in Tahitian Village is \$425,000 - with a median sold price of \$417,200.

The City of Bastrop and Bastrop County continue to grow as well:

- An 87-acre development off of FM 969, Valverde includes a plan for 352 residential lots as part of a residential neighborhood.
- Located off FM 20, plans for the Adleton residential development include a community pool, an outdoor pavilion, playground and sports courts.
- Annexations east of Adleton have the potential to welcome 2,500 new living unit equivalents, or LUEs, to the city of Bastrop system.
- The Ironwood development off of Shiloh Road development will have a projected 1,100 LUEs.
- About 50 new townhomes were recently annexed off Lovers Lane.
- Pine Forest Neighborhood unit 6 is expected to see an increase of 396 lots to the city of Bastrop.

The ACC is still processing lots of fence and shed permits, as well as some permits for decks, pools, pergolas and solar panels. Committee members stop by the office at least once a week to review and approve, or deny permits based on the Architectural Control Guidelines.

We encourage anyone wanting to add a fence, deck, patio, storage shed, pergola, gazebo, solar panels, etc. to visit our website at [www.tahitianvillage.org](http://www.tahitianvillage.org) and call or stop by the office to get assistance with the permitting process. Depending on where you live, and what you are adding, you may also need to get permits from either the City of Bastrop or Bastrop County. Unpermitted items cost homeowners and TVACC more to get resolved, so please get your permit before the beginning of construction.

If you have never attended an ACC meeting, I encourage you to do so. We meet on the first Monday of the month at 5:30 pm in the Water District conference room. Everyone is welcome. However, if you have specific items to discuss we encourage you to call the office at 512-321-1145 and request to be added to the agenda so we will have plenty of time allotted for your issue.

Sincerely,

*Greg Stigall*

President, Architectural Control Committee



# Clean Sweep



**Volunteers ARE NEEDED!**

***Saturday, JANUARY 27, 2024***

***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, or refrigerators/freezers.

**\* New Information: Refrigerators, freezers and Air Conditioners must have the freon drained and must be tagged by a licensed technician or it will NOT be accepted for disposal at Clean Sweep.**

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 please call or email our office at

512-321-1145 or [info@tahitianvillage.org](mailto:info@tahitianvillage.org).

# CHIPPING DAY

**SATURDAY, NOVEMBER 11TH**

**8:00 AM—2:00 PM**

**BCWCID#2 / POA-ACC PARKING LOT**

**Bastrop ESD #2 and the Texas A&M Forest Service**

**will be accepting branches longer than 2.5 feet and smaller than 6 inches.**

**DO NOT Bring: cactus, yucca, palm fronds, pine needles or pine leaves, construction material, trash or bagged material, poison ivy or poison oak or anything with nails, wires or twin (foreign materials)**

# SHRED DAY

**SATURDAY, NOVEMBER 18TH**

**9:00 AM—12:00 NOON**

**BCWCID#2 / POA-ACC Parking Lot**

**enter from Park Street and exit on Corporate**

**We will be accepting up to four (4) boxes of paper documents per household to be shredded safely and securely by Central Texas Shredding**



# HOLIDAY LIGHTING CONTEST

The Tahitian Village Property Owners Association (TVPOA) is once again sponsoring the 2023 Annual Holiday Decorating Contest. Registration for the Contest opens on November 28th and there is no registration fee. ***Any resident of Tahitian Village who would like to participate in the contest must register with the TVPOA office by the close of business on December 14th.*** All you have to do to register is email the TVPOA office at [info@tahitianvillage.org](mailto:info@tahitianvillage.org) and tell them you would like to register. We will need your name, a contact phone number, and your physical address. We are also asking residents to pick their category for judging.

The categories are:

- Lights Only
- Animated
- Scenes

There will be First, Second, and Third place prizes awarded in three categories. First-place winners will receive a \$100 gift card, Second-place winners will receive a \$50 gift card, Third place winners will receive a \$25 gift card.

If you are decorating your home anyway, we encourage you to register your home. If your neighbors are decorating, encourage them to register their homes. The list and map of homes that enter the contest will be posted by email after the list has been compiled.

Also, if you would like to be a judge for the Holiday Contest, please email us by **12/12/2023**.

We thank you in advance for your participation in the Holiday Lighting Contest, and wish everyone a safe and happy holiday season.



# 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](mailto: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

"The greatness of a community is most accurately measured by the  
compassionate actions of its members."

– Coretta Scott King

# 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](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 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](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>

\*\*\*\*\*

# Annual Meeting and POA/ACC Board Vacancy Information

The Annual Meeting of the Tahitian Village Property Owners Association has been scheduled for January 27, 2024, at 1:00 p.m. at First United Methodist Church, 1201 Main St. Bastrop. In addition to annual reports and speakers, Tahitian Village will also need to hold elections for positions on both the POA Board of Directors and the Architectural Control Committee.

Terms will expire for three places on the POA Board of Directors and three positions on the Architectural Control Committee (ACC).

Directors serve for two years on the POA. The POA Board meets once a month on the third Tuesday of the month at 7:00 p.m. and at the Annual Meeting of the property owners. There are events throughout the year that may require your attendance but usually no more than two and many events that you will have the opportunity to attend voluntarily.

Architectural Control Committee members also serve for two years. The Committee meets once monthly on the first Monday at 5:30 p.m. Committee members may be asked to attend additional meetings to work on Building Guideline revisions and all Committee members must be available to review permit applications in the Manager's office.

If you are interested in serving your community in this capacity, the deadline for candidate registration is December 1, 2023. All candidates will be vetted by the Election Committee.

Please include all required documents, as stated in Article VIII Section 3 of the Bylaws, in order for your candidacy for POA or ACC to be considered.

All candidates must be property owners in Tahitian Village and all candidates must be vetted even if no election is needed. An election is not required if the number of candidates is equal to the number of vacant positions.

1. The Candidate Nomination Packet must be completed and submitted by the registration deadline:
  - a) The Candidate Nomination Packet can be obtained from the Association Office or Association's website.
  - b) A Candidate's Petition for Support must include written support from a minimum of ten individual members in Good Standing, not including self, without duplicate signatures or addresses.
  - c) The Petition for Support will include:
    - i. First and last name, legibly printed, matching their deed or the trust name if applicable. Middle name or initial inclusion or exclusion will not be considered for validation.
    - ii. Full property or legal address
    - iii. Phone number to be reached by Election Committee
    - iv. Email address to be reached by Election Committee (optional)
    - v. Legal signature to include first and last name, at minimum.
  - d) Proof of ownership in Tahitian Village by Warranty Deed or Certificate of Trust.
  - e) A brief biography (250 words or less)
  - f) Texas DPS Criminal History Record. <https://publicsite.dps.texas.gov/ConvictionNameSearch/>

For more information, please contact us by calling 512-321-1145 or email at [info@tahitianvillage.org](mailto:info@tahitianvillage.org).

Thank you,  
Tahitian Village Property Owners Association  
Tahitian Village Architectural Control





## Birdwatching in Tahitian Village

Texas Parks and Wildlife Department and Audubon Texas has designated Bastrop as a Bird City Texas certified community. The certification recognizes Bastrop as a leader in bird conservation and a perfect destination for birdwatching. We host over 277 different species of birds because we are located along the route that millions of birds take on their way to South America and back during their biannual migration.

Bird City Bastrop offers 2 field trips per month open to the public at different locations in and around Bastrop. All field trips are led by experienced neighbors excited to help you identify and understand birds. Loaner binoculars are available with instructions on their proper use.

***On Friday November 10, 2023, we will be hosting an outing in the Colorado River Refuge at the Cliffhanger Trail (139 Riverside Dr. just off of Lovers Lane)***

Watch for our “Bird Watching” roadside signs to direct you to our location.

Everyone is welcome to join us.

***Luke Thompson,***

Bird City Bastrop 512-332-1826



# SEPTEMBER – OCTOBER VIOLATION REPORT

## Unpermitted items

Unit 1	3
Unit 2	2
Unit 3	1
Unit 4	5
Unit 5	6

## Over-grown yard

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

## Household/Construction items in view of public street

Unit 1	4
Unit 2	4
Unit 3	5
Unit 4	2
Unit 5	9

## HOW TO REPORT A VIOLATION

**CALL:** 512-321-1145

**EMAIL:** [info@tahitianvillage.org](mailto: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.*