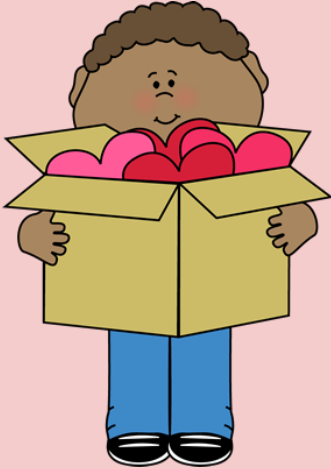


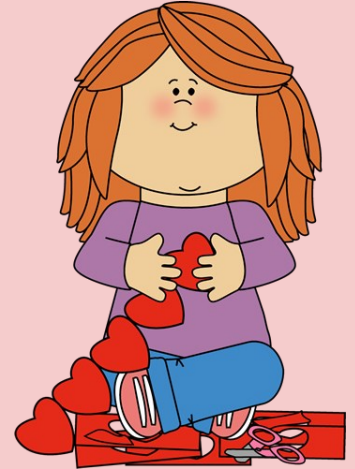
# The Tahitian Village Property Owners' Association



## The Pine Post



*In this Issue*



Calendar of events.....page 1  
Annual Meeting notice.....page 2  
Message from the POA President.....page 3  
Photos from our Donation Night.....page 4  
More photos from Donation Night...page 5  
Architectural Control Update.....page 6

Clean Sweep.....page 7  
Questions or Concerns.....page 8  
Community Information.....page 9  
We Love Pets..... page 10  
Violation Report .....page 11

Jan. 8 Bastrop County Commissioners' Court at 9:00  
Jan.8 Tahitian Village Architectural Control Committee meeting at 5:30  
Jan. 15 Office closed for MLK, Jr. Day  
Jan. 16 Tahitian Village Property Owners' Association meeting at 7:00  
Jan. 18 BCWCID#2 Meeting at 6:30  
Jan. 20 Clean Sweep 8:00—12:00  
Jan. 22 Bastrop County Commissioners' Court at 9:00  
Jan. 23 Bastrop City Council Meeting at 6:30  
Jan. 27 TVPOA Annual Meeting @ 1:00 pm First United Methodist Church

Feb. 5 Tahitian Village Architectural Control Committee meeting at 5:30  
Feb. 12 Bastrop County Commissioners' Court at 9:00  
Feb. 15 BCWCID#2 Meeting at 6:30  
Feb. 19 Office Closed for Presidents' Day  
Feb. 20 Tahitian Village Property Owners' Association meeting at 7:00  
Feb. 26 Bastrop County Commissioners' Court at 9:00  
Feb. 27 Bastrop City Council Meeting at 6:30



Property owners in Tahitian Village are invited to attend our Annual Meeting.

The Annual Meeting Notice and Agenda was recently mailed to the address that we have on file for you. Please be on the lookout for it.

**The Annual Meeting of the Tahitian Village Property Owners' Association will be held on January 27, 2024, at 1:00 p.m. at First United Methodist Church, 1201 Main St. Bastrop, TX**

**AGENDA**

Introduction of the 2023 Board of Directors

TVPOA 2023 Financial Report

2024 Annual Budget Projections

Guest Speakers:

Commissioner Mel Hamner ~ Bastrop County Precinct 1

Chief Josh Gill ~ Bastrop County ESD #2

Sheriff Maurice Cook ~ Bastrop County

General Manager Paul Hightower ~ BCWCID #2

President Greg Stigall ~ Tahitian Village Architectural Control Committee

**NEW BUSINESS:**

Announcement of newly appointed POA & ACC Directors

Public Comment Period

Raffle Drawing

Meeting Adjournment

# A message from the POA President



TAHITIAN  
VILLAGE

Hello fellow Villagers ~

Happy New Year! We hope 2024 will be a great year for you, your family and Tahitian Village.

2023 was a good year for Tahitian Village with the addition of lots of new homes, neighbors, energy and enthusiasm! From single individuals, to newly married couples, to couples starting their families, people moving here for business, and others retiring to our beautiful community, we welcome you all to our little corner of heaven.

The first Clean Sweep event of 2024 is scheduled for Saturday, January 20th. This is the perfect opportunity to get rid of items around your house and yard that are not picked up in your weekly household trash collection. By keeping your house and lot clean, you increase the value of not only your property but that of your neighbors. We appreciate everyone doing their share to follow the CC&Rs.

Our Annual Meeting is right around the corner. Please plan on attending on Saturday, January 27th at 1:00 p.m. at the First United Methodist Church in downtown Bastrop. We will have refreshments, guest speakers, and some fun along the way! See the full meeting announcement and agenda in this newsletter.

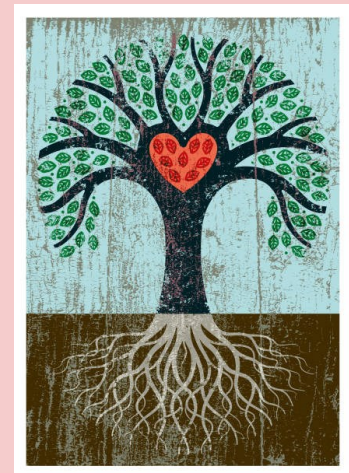
We also hope that you will find time in your busy schedule to attend a monthly POA meeting this year and get involved in keeping our neighborhood one of the cleanest, nicest, most diverse neighborhoods in all of Bastrop County.

Stay warm and stay safe during our Texas winter. It can be 80 degrees one day, and then freezing the next, so watch those fireplaces, space heaters, all open flames and take good care of yourself.

Sincerely,

*Charles Brading*

Tahitian Village, POA President





**Bastrop County Emergency  
Food Pantry**



**Pines & Prairies Land Trust**



**CASA of Bastrop, Fayette,  
and Lee Counties**



Your POA / ACC  
made donations to  
area non-profits

All of the  
recipients were  
very appreciative

**Restoration Ranch**



**Bastrop ESD #2**





Save An Angel



Shelter Pet Safety Net



Children, Animals, Veterans, Literacy, the Hungry, the ESD and Environment benefited

Your POA / ACC is making a positive impact on our community

The 100 Club



Friends of the Library



Children's Advocacy Center



# The Architectural Control Committee Update



## TAHITIAN VILLAGE

Hello Residents,

We hope you had a wonderful Christmas, and that you were able to get out and enjoy some of our residents' beautiful holiday displays.

As you begin dreaming of your new outdoor oasis, fence and storage needs, or even a bigger project like adding on a room, or building a guest house, please think of the Tahitian Village office staff and Architectural Control Committee, as your “go-to” for assistance with the permitting process. By starting with us in the planning phase, you will ensure you do not break any CC&Rs or Building Guidelines, and that your project does not incur any delays or additional expenses. As always we are here to help you in anyway to make the permitting process easier.

Fences continue to be one of the areas people are most confused about. Please remember that all fences must be permitted before construction begins, and that privacy fences must be built where the smooth side faces to the outside. We also want to remind you and your fence builder to be sure and find the survey pins so that your fence is built in the correct location.

Feel free to call (512-321-1145) or email ([info@tahitianvillage.org](mailto:info@tahitianvillage.org)) the office with any questions or concerns.

Sincerely,

*Greg Stigall*

President, Architectural Control Committee



# Clean Sweep



**Volunteers ARE NEEDED!**

***Saturday, JANUARY 20, 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).



# 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 - Kathryn Smith

*“The happiest people I know are people who don't even think about being happy. They just think about being good neighbors, good people. And then happiness sort of sneaks in the back window while they are busy doing good.” ~ Harold S. Kushner*



# 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>

\*\*\*\*\*

# Tahitian Village Loves Pets

## All Year Long!

Did you know you can drop off donations of cash, checks, food, blankets, toys or kitty litter at the Tahitian Village Property Owners' Association office @ 112 Park Lane (Northeast corner of the Water District building) to benefit animals in the Bastrop County Animal Shelter Monday through Friday, 8 am—5 pm?

**We also accept these donations on our Clean Sweep days!**

Because we love pets, we encourage everyone to donate when they can. Even a couple of dollars will help.

We also want to remind everyone to spay or neuter your pets (there are low-cost spay and neuter options available in our County). Any unwanted litter only adds to the over-crowding situation in our Shelter, so please do your part.

Also, remember to keep your pets under your direct control (in your home or in a secure fence), this keeps them safe from other animals, traffic and from being lost. Remember a fence needs to be permitted through TVACC. Call us and we will help you with the permitting process. (512-321-1145).

Lastly, if you can, please consider fostering a cat, dog, puppy or kitten until they can find their fur-ever home!



# NOVEMBER–DECEMBER VIOLATION REPORT

## Unpermitted items

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

## Over-grown yard or

### Bandit Sign

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

## Household/Construction

### items in view of public street

Unit 1	14
Unit 2	4
Unit 3	7
Unit 4	1
Unit 5	13

## Other

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

## 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.***