

The Tahitian Village Property Owners' Association

The Pine Post

MAY



JUNE

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MAY IS WILDFIRE AWARENESS MONTH

May 6	Tahitian Village Architectural Control Committee meeting at 5:30
May 13	Bastrop County Commissioners' Court at 9:00
May 16	BCWCID#2 Meeting at 6:30
May 21	Tahitian Village Property Owners' Association meeting at 7:00 pm
May 27	Memorial Day—office closed
May 28	Bastrop County Commissioners' Court at 9:00
May 28	Bastrop City Council Meeting at 6:30

June 3	Tahitian Village Architectural Control Committee meeting at 5:30
June 10	Bastrop County Commissioners' Court at 9:00
June 18	Tahitian Village Property Owners' Association meeting at 7:00 pm
June 19	Juneteenth—office closed
June 20	BCWCID#2 Meeting at 6:30
June 24	Bastrop County Commissioners' Court at 9:00
June 25	Bastrop City Council Meeting at 6:30

A Message from the POA President

Hello, Fellow Villagers -

We hope you are having a good Spring! The wildflowers have been absolutely gorgeous this year. Hopefully, you were able to get out and take some beautiful pictures. Mother's Day, Memorial Day, Father's Day, Juneteenth, and the first day of summer are just around the corner. 2024 seems to be flying by.

Lots of fun activities are scheduled throughout the summer, so mark your calendars and invite your friends and family to come enjoy everything Bastrop has to offer!

On the first Thursday of each month (May 2, June 6, July 4, and August 1) you can catch The Farm Street Opry at the Convention Center for only \$7.50/person. Doors open at 5:30 and the music starts at 7:00 pm (farmstreetopry.com).

On the first Friday of each month downtown Bastrop hosts visual and performing artists on Main Street (May 3, June 7, July 5 and August 2).

The Bastrop Opera House has 3 great performances coming up that you will want to see: The Drowsy Chaperone (May 3—19), Moon Over Buffalo (June 14—23) and Treasure Island (August 9—25) (bastropoperahouse.org).

Yesterfest, will be on Saturday, May 25th and highlights Bastrop's diverse history through historical reenactors, pioneer-skilled demonstrators, vendors, speakers, story tellers, and music.

The Big Bang! (the Independence Day celebration) will be on Saturday, June 29th with fun, family friendly activities throughout the day, and culminate with a fireworks show that evening.

The Corvette Invasion is returning to Bastrop on July 19th & 20th, the Bastrop Homecoming and Rodeo will be July 30th through August 3rd, and the Homecoming Parade will be on Saturday, August 3rd at 10:00 am.

Mark your calendars so you won't miss a minute of this summer's fun!

We hope you have a wonderful summer,

Charles Brading





Animal Shelters are bursting at the seams. How can you help?

By Misty Mills

1. Keep your pets. Even if you move. Even if you get married. Even if you change jobs. There is literally no room at the inn.
2. Have your pets spayed and neutered. There is no such thing as an accidental litter of puppies or kittens. If your pets are unaltered, you ARE putting yourself in the very predictable situation of having a litter of puppies or kittens. This isn't a surprise or an accident.
3. Have your pets microchipped and REGISTER the chip. Microchips are no help if your name and contact information aren't available when the chip is scanned.
4. Put a collar and tag on your dog or cat with your phone number on it. It's the fastest way to get a lost animal returned to you.
5. Don't leave pets outdoors unattended, especially during holidays. Bring them inside. Fences fall down. Gates get blown open. Animals get stolen. YOU may know your pet will come home. The good Samaritan who finds them wandering the neighborhood won't. The unsuspecting person trying to walk or jog the neighborhood has no way of knowing if your pet is safe if they are approached by your unattended animal.
6. Adopt from the shelter. They have cats, dogs, puppies and kittens of every possible color, coat type and breed. If they don't have what you're looking for today, they probably will tomorrow or next week. They are inundated with animals. Adopt. Adopt. Adopt.
7. Foster a shelter animal. The staff and volunteers are doing their absolute best, but all animals fare better in a home setting. Foster for the shelter directly. Foster for a rescue group. You will be saving lives.
8. Volunteer. Go wash some laundry. Do some cleaning. Take some dogs out for a walk, or spend some time snuggling a cat or kitten.
9. Donate. Time. Money. Supplies.
10. Educate your friends and neighbors. Some people don't adopt because they are truly unaware of how dire the situation is in our communities. Talk about it. Let people know.

DOGGY ADOPTION EXTRAVAGANZA
May 19
12PM - 3PM

Find a new best friend while admiring sleek and stylish cars at our adoption event and car show!

LAKEHOUSE PARK
 AT THE COLONY
 630 SAM HOUSTON DR
 BASTROP, TX 78602

ADOPT, ADOPT, ADOPT.....

**Dog and Puppies
 May 19th**

**Cats and Kittens
 May 25th**

**Please
 spay and neuter
 your pets!**

**Please donate cash,
 food, toys, blankets,
 towels or kitty litter
 at the TVPOA/ACC
 office anytime—
 Monday–Friday
 8:00 am to 5:00 pm
 and on Clean Sweep
 Days -**

**112 Corporate Lane
 NE corner of the
 BCWCID2 building**

CINEMA
KITTEN ADOPTION EXTRAVAGANZA

Plus, enjoy the premiere of "The Garfield Movie"

**MAY 25
 11AM - 2PM**

FILM ALLEY
 1600 Chestnut St
 Bastrop, TX 78602

TINY HOMES, GUEST HOMES, and TRAVEL TRAILERS/RV's

Recently we have had lots of questions about tiny homes, guest homes and travel trailers/recreational vehicles. Below are the TVACC Guidelines that address some of the issues being inquired about. For a full copy of the TVACC guidelines please visit www.TahitianVillage.org or call our office for more information.

- **Tiny homes are not allowed in Tahitian Village**
- **Guest houses cannot be rented**
- **Travel Trailers and Recreational Vehicle cannot be used as a residence, guest house or living quarters**

A primary residence (single family home) in Tahitian Village must have a minimum of square footage of 1,200 square feet under air conditioning/heating. This is the smallest single family home that can be built in Tahitian Village.

TVACC Building Guidelines

B. Assembling the Residential/ Commercial Application Package

2.The plans must include sufficient design detail showing where brick, stone, wood, and roofing will be used. Although more details are outlined in other parts of the Guidelines, please be aware that ***all single-family homes must have a minimum of 1,200 square feet of living area.*** In addition, all houses must have a garage either attached or detached. All houses must have a 9-1-1 address.

A “guest house” may be constructed after, or at the same time a “primary residence” is built. Guest houses must be between 600 and 850 square feet and for the sole use of a family member or a guest. A guest house cannot be rented, and cannot be a rented as an Air B&B, or VRBO. Guest homes cannot be revenue generating.

F. General Guidelines

14. No guest home, outbuilding, shed, RV, or other structure may be used as a rental property in Tahitian Village

H. Additional Building Guidelines

3. Garages, sheds and other outbuildings

f) A recreational vehicle or travel trailer ***may not*** be used as a residence, guest housing, or living quarters at any time.



Commissioner Precinct 1; Mel Hamner

803 Pine Street, Room 105 | Bastrop, Texas 78602

Phone: (512) 332-7295 | Fax: (512) 332-7269

Just a couple of questions to get us started: How many of you think we have been working on Lovers Lane all of this year and last? How many realize that Lovers Lane is the most traveled County Road in Bastrop County?

Hopefully by the time this is published Lovers Lane will be done for the next 10 years. With more than 3,000 vehicles per day using Lovers Lane, it is undisputedly the most traveled County Road in Bastrop County followed closely by Tahitian Dr. which is just less than 3,000 vehicles per day.

Other than emergency calls to our other 150 miles of road in Precinct 1, our crew has been busy trying to get Lovers Lane widened from 18' to 24' plus turn lanes in front of the BISD. They have suffered weather delays, utility movement delays and of course the delay of working the road and keeping the traffic moving. As those of you who use it daily realize, driving around big equipment is dangerous and not fun.

Again, the final goal for Lovers Lane is to widen it, get the turn lane lines in place and the striping completed to make it more drivable and less complicated. And we want a surface finish that will give you and the crew a minimum maintenance driving experience over the next 10 plus years.

THANK YOU!



THANK YOU!



THANK YOU!



A Message from the ACC President

Hello, Neighbors -

As summer approaches it's important to note that The Climate Prediction Center is predicting a hotter and dryer summer than average for Texas and most of the U.S., and because we live in a forest that means our fire danger increases as well.

So let's get fire ready:

1. Abide by local Burn Bans.
2. Regularly clear leaves, pine needles and other debris from gutters, leaves, porches and decks.
3. Remove flammable materials such as dead vegetation from within 30 feet of your house and outbuildings, including firewood stacks and propane bottles (and BBQ grills), and even mulch or pine straw used in flower beds next to your house.
4. Utilize the Clean Sweep and chipping shredding events to keep your home free of unnecessary flammable items.
5. Install or maintain your smoke alarms and test your smoke alarms once a month.
6. Roofs should be installed or replaced with a Class-A rated roof.
7. Keep embers out of your house by covering exterior attic vents and under-eave vents with metal wire mesh no larger than 1/8".
8. Make sure street signs and home address numbers are highly visible to help firefighters and other emergency responders find your property quickly.
9. Develop an evacuation plan including several different ways to safely get out of your home and out of the subdivision.
10. Review your homeowners insurance policy.
11. Prepare or update a list of your home's contents with photos or videos.
12. When using a fire pit (when there is not a Burn Ban), always keep the fire pit at least 30 feet from your home, and have a water hose within easy reach, and ready to go.
13. Lastly, be kind to your neighbors. Talk to adjacent property owners before you make any changes, since some actions on your part may affect their property.

Thank you, and stay safe ~ Greg Stigall



BRUSH DROP-OFF

FREE!

SATURDAY, May 18TH 8AM – 2PM

TWO LOCATIONS:

**Fire Station #3
926 FM 1441
Bastrop, TX 78602**



**Bastrop WCID #2
112 Corporate Drive
Bastrop, TX 78602**

Help us protect your home from wildfire. Create defensible space by reducing flammable vegetation within 200 feet of your home.

Bring out your brush and let us turn it into mulch.

RULES:

Branches should be:

- Longer than 2 ½ feet
- Smaller than 6 inches in diameter

For easier unloading, please place the wide end of branches toward the tailgate or back of trailer.

DO NOT BRING:

- Cactus, Yucca, Palm Fronds
- Pine needles or leaves
- Grass, Weeds, or Vines
- Construction materials
- Trash or any bagged materials
- Poison Ivy, Poison Oak, etc.
- Anything with foreign material (nails, wires, twine, etc.)

**For More Information on Chipping Events,
Wildfire Preparedness or FREE Home Risk
Assessments:**

(844)347-3373 ext.5

crr@bastropesd2.org



In cooperation with:





Celebrate Wildfire Awareness Month with a FREE Wildfire Home Risk Assessment!

Available to anyone who lives within the Bastrop County ESD #2 Fire District and wants learn more about how to better prepare their home against the threat of a wildfire.

For more information and to schedule an assessment:

[Wildfire Preparedness – Bastrop County ESD No. 2 \(bastropesd2.org\)](http://bastropesd2.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



2023 Property Owners' Association Board of Directors

President - Charles Brading
Vice President - Charles Brown
Secretary - David Carter
Treasurer - Mary Jo Creamer
Director - Mac Simpson
Director - Daniel Zimmer

2023 Architectural Control Committee Officers

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

"Our American tradition of neighbors helping neighbors has always been one of our greatest strengths and most noble traditions."

~ Ronald Reagan ~

Clean Sweep

Volunteers ARE NEEDED!

Without community volunteers Clean Sweep would not be possible!

Saturday, JULY 20th, 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 gladly 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.**





The Two Bridges Trail Head has had a make over, and the whole hillside is looking especially gorgeous this spring!

As a part of a Texas Parks and Wildlife Recreational Trails Grant, this trail has been resurfaced with water bars and stone steps, and more native plants have been installed to increase biodiversity and combat erosion.

Thanks to the Lost Pines Master Naturalists' Bridge Maniacs, the Bastrop High School PALS and Cub Scout Pack 180 for keeping our new plants watered as they get established!!



Our ***First Sunday Service Days*** are volunteer work days at the Colorado River Refuge. In just a few hours each month, we work together to keep the trails clean and trimmed, or tackle special projects like the trailhead remodel. Join us monthly:
229 Riverside Drive @ 9 am!

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

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.bastropriverclub.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>

**For information on placement of mailboxes or mail services, please contact the United States
Postal Service at 512.303.1014

MARCH-APRIL VIOLATION REPORT

Unpermitted items

Unit 1	2
Unit 2	6
Unit 3	1
Unit 4	3
Unit 5	10

Over-grown yard or Bandit Sign

Unit 1	
Unit 2	
Unit 3	1
Unit 4	2
Unit 5	8

Household/Construction items in view of public street

Unit 1	9
Unit 2	6
Unit 3	9
Unit 4	6
Unit 5	18

Other

Unit 1	1
Unit 2	6
Unit 3	6
Unit 4	10
Unit 5	9

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.