

# The Pine Post



November & December 2024



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- Nov. 4 Tahitian Village Architectural Control Committee meeting at 5:30
- Nov. 11 Office closed for Veteran's Day
- Nov. 12 Bastrop County Commissioners' Court at 9:00
- Nov. 12 Bastrop City Council Meeting—6:30
- Nov. 19 Tahitian Village Property Owners' Association meeting at 7:00 pm
- Nov. 21 BCWCID#2 Meeting at 6:30
- Nov. 23 Holiday Arts & Crafts Show  
10:00 am - 3:00 pm
- Nov. 25 Bastrop County Commissioners' Court at 9:00
- Nov. 26 Bastrop City Council Meeting at 6:30
- Nov. 28 & 29 Office closed for Thanksgiving

- Dec. 2 Tahitian Village Architectural Control Committee meeting at 5:30
- Dec. 3 Candidate deadline for open POA and ACC positions
- Dec. 9 Bastrop County Commissioners' Court at 9:00
- Dec. 13 Deadline for Holiday Lighting Contest
- Dec. 17 Tahitian Village Property Owners' Association meeting at 7:00 pm
- Dec. 19 BCWCID#2 Meeting at 6:30
- Dec. 23 Bastrop County Commissioners' Court at 9:00
- Dec. 24 & 25 Office closed for Christmas Eve and Christmas Day

# *A Message from the POA President*

*Hello, Fellow Villagers ~*

If you didn't make it to National Night Out, you missed a great event! First responders came out in full force to visit with our residents. Smoked Love Catering provided a fantastic meal. Joe Bob's Band played great music, and local residents who entered the Tahitian Village "Top Baker" contest provided yummy desserts. A huge "thank you" to everyone that made this such a great event!

At National Night Out we also sponsored a "Stuff the Truck" event which was very successful! We collected pet food, blankets, kitty litter, kennels and cash for the Bastrop County Animal Shelter. We also do this at every Clean Sweep, so keep those donations coming. The animal shelter needs and appreciates everything we do for them.

The next few months are very busy, so please take a moment to mark these dates on your calendars:

- (1) Tahitian Village's first ever Holiday Arts and Crafts Show—Saturday, November 23rd from 10:00 am until 3:00 pm at 112 Corporate Drive.
- (2) Candidate deadline for 3 open POA positions and 2 ACC positions - December 3, 2024 (more information is in this newsletter, or call the office 512-321-1145 for more details)
- (3) Holiday Lighting Contest (Lights only, animated and scenes) First, Second and Third place winners will be awarded in all three categories (\$100, \$50 and \$25 respectively).
- (4) Annual TVPOA Meeting—Saturday, January 25th at 10:00 am at the First United Methodist church at 1201 Main Street; Bastrop.

It's a busy time of the year, so take good care of yourself and slow down a little to enjoy the simple things that really do make the holiday season so special.

Happy Holidays,

*Charles Brading*

POA President



# Free Community Chipping Event

Help us protect your home from wildfire. Create defensible space by reducing flammable vegetation within 200 feet from your home. Bring out your brush and we will turn it into mulch.



**Saturday November 2<sup>nd</sup>, 8AM-12PM**

**Location:**

**Bastrop WCID #2**

**112 Corporate Drive Bastrop, TX 78602**

## **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](mailto:crr@bastropesd2.org)**





TAHITIAN  
VILLAGE

# HOLIDAY ARTS & CRAFTS SHOW

SATURDAY, NOVEMBER 23<sup>rd</sup>

10:00 am - 3:00 pm

112 CORPORATE DRIVE; BASTROP, TX

BCWCID2 & Tahitian Village Property Owners' Association parking lot  
(South of Bits and Pieces)

Beautiful arts, crafts and  
goodies for everyone on your  
holiday gift list!

Remember to bring cash.

Some vendors may not be able to take  
credit or debit cards.



# Annual Meeting and POA/ACC vacancy information

The Annual Meeting of the Tahitian Village Property Owners Association has been scheduled for **January 25, 2025, at 10:00 a.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 two 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 3, 2024.** 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/>

[publicsite.dps.texas.gov/ConvictionNameSearch/](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



# HOLIDAY LIGHTING CONTEST

The Tahitian Village Property Owners Association (TVPOA) is once again sponsoring the 2024 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 5:00 pm on December 13th.*

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

*Judging will be done December 14<sup>th</sup>-20<sup>th</sup>.*

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 **12/12/2024**.

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



# National Night Out





# National Night Out





# National Night Out



# Tahitian Village's Top Baker... JOREY RITCHIE



Please join us in congratulating Jorey Ritchie for earning the title of Tahitian Village's Top Baker! Jorey's winning entry was a delicious Tres Leches cake that caught the attention and votes of our celebrity judges. Moist and full of flavor, it's no surprise this dessert won Top Baker honors. Jorey is 30 years old, married and the proud father of four children. He loves spending time with his family, baking, grilling, reading and playing golf.

Coming in at a close 2nd was Ray Logan. Ray's winning dessert was a Southern Style Banana Split Cake. Ray faced some stiff competition even before leaving the house, as his wife Laurie entered her peach cake with coconut icing. We love how this couple made the competition even more fun by challenging each other!

Third place went to Jamie Kelderhouse with a decadent Triple Crown Pie. We only wish there had been more of this to go around!



All of the National Night attendees enjoyed getting to sample the entries and compare their favorites to those of the judges. It's for sure we all have different opinions, likes and dislikes. There are chocolate lovers and coconut lovers—but not always together! And some like moist and gooey and others like lighter and more delicate flavors. So, over the next year, be brushing up on those family recipes and be ready to compete next NNO for Tahitian Village's Top Baker award 2025!

# News from the Architectural Control Committee President



*Dear Neighbors,*

Many of us have installed solar panels over the last few years. Did you know solar panels should be cleaned regularly to keep them operating effectively?

Check your manufacturer for specific cleaning instructions. But, for cleaning most solar panels you will need the following:

- Soft-bristle brush with a long handle that's specifically designed for solar panel cleaning
- Hose with spray nozzle
- Bucket
- Mild detergent or soap-free cleaner

Then, follow this step-by-step process:

1. Turn off the solar panel system of safety
2. Fill a bucket with water and mild detergent
3. Gently scrub the panel surface using a long-handle, soft-bristle brush while standing on the ground. Do not get on the roof.
4. Rinse thoroughly using a hose, opting for a gently flow via the spray nozzle.

Please consider using a professional solar panel cleaning company after a storm or natural disaster; after a significant drop in panel efficiency; or if it is unsafe for you to do it yourself.

Stay safe out there, and best of luck with your solar panel system.

*Greg Stigall*

# Clean Sweep

**Volunteers ARE NEEDED!**

***Saturday, January 18, 2025***

***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.**

- **We cannot take old TVs with monitors, computers/monitors.**
- **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).**
- **We cannot accept household trash.**

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

**We gladly accept donations for the Bastrop County Animal Shelter—dog or cat food, kitty 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.**

**We need Clean Sweep Volunteers! Please call or email our office at 512-321-1145 or [info@tahitianvillage.org](mailto:info@tahitianvillage.org)**

# SEPTEMBER—OCTOBER VIOLATION REPORT

## Unpermitted items

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

## Over-grown yard or Bandit Sign

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

## Household/Construction items in view of public street

Unit 1	2
Unit 2	4
Unit 3	13
Unit 4	2
Unit 5	5

## Other

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

## 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.***

*We are here to help  
with questions or  
concerns*

Website: <https://tahitianvillage.org>

Facebook page: [https://  
www.facebook.com/tahitianvillagepoa](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



**2024 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

**2024 Architectural Control  
Committee Officers**

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

*“Giving is not just about making a donation,  
It’s about making a difference.” ~ Kathy Calvin*

## Colorado River Refuge

The Colorado River Refuge (CRR), located along Riverside Drive, is owned and managed by the Pines and Prairies Land Trust (PPLT). The CRR was gifted to PPLT by the Bastrop County Water Control and Improvement District #2 in 2004 and several other lots were donated or purchased.

These 65 acres have over 3 miles of trails with 5 trailheads. The refuge is open to the public daily, dawn to dusk. There is an ADA paved trail and picnic area accessible via the Cottonwood Kings Trailhead at 347 Riverside Dr. The other trailheads are as follows: Two Bridges Trailhead at 281 Riverside Dr.; River Trailhead at 229 Riverside Dr.; Dragonfly Trailhead at 357 Lamaloe Lane; Cliffhanger Trailhead at 139 Riverside Dr.; and from the Bastrop County Nature Park at 375 Riverside Dr. In addition to the old-growth riparian forest along the river parts of the trail wind through an upland forest with meadows where wildflowers and cacti can be seen in bloom.

Pines and Prairies Land Trust is a 501(c)(3) non-profit conservation organization with the mission to protect open space through land conservation, stewardship and community engagement. PPLT offers nature lessons and workshops, numerous volunteer activities, participates in conferences and local environmental events, and provides speakers for civic and business groups.

Some upcoming events include:

- Sunday, November 3, 2024, 9:00–Noon, Volunteer Workday to maintain trails, Meet at the River Trailhead, 229 Riverside Dr.
- Friday, November 8, 2024, 8:30-10:00am, Birdwatching hike led by volunteers from Bastrop County Audubon, loaner binoculars are available, no experience necessary! Meet at the Cliffhanger Trailhead, 139 Riverside Dr.
- Wednesday, November 20, 2024, 10:00-Noon, Kids' Nature Class learning about weather! Explore wind, rain and snow, phenomena like tornados and droughts as well as learn how to identify different kinds of clouds! Nature classes are geared towards ages 6-16 and lead by Lost Pines Master Naturalist volunteers. Please wear close-toed shoes, bring water and snacks or a picnic lunch. Meet at the outdoor classroom in the Bastrop County Nature Park, 375 Riverside Dr. NOTE: This event is free, but we need you to register so we know how many we need to accommodate. You can register online at: [pplt.org/events/natureclasses-nov24](http://pplt.org/events/natureclasses-nov24)

For more information about the Pines and Prairies Land Trust you may call Luke Thompson at (512)332-1826 or visit [pplt.org](http://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](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)

**Bastrop River Club**  
636 Riverside Drive, Bastrop, Texas 78602  
Phone 512.321.1181 website: [www.bastropriverclub.com](http://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](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**

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\*\*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>

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