

# The Tahitian Village Property Owners' Association

## The Pine Post

May and June 2025



### *In this Issue*

Calendar of Events.....	page 1
A Message from the POA President .....	page 2
History of Tahitian Village.....	page 3
News from the ACC President.....	page 4
Neighbor Spotlight / Newsletter.....	page 5
Fire Safety.....	page 6
Clean Sweep.....	page 7

Questions and Concerns.....	page 8
Dark Skies.....	page 9
Lights Out, Bastrop.....	page 10
Veterans Assistance.....	page 11
Lost Pines Wildlife & Habitat Day.....	page 12
Violation Report.....	page 13
Community Contacts.....	page 14

May 5	Tahitian Village Architectural Control Committee meeting at 5:30
May 12	Bastrop County Commissioners' Court at 9:00
May 13	Bastrop City Council Meeting—6:30
May 15	BCWCID#2 Meeting at 6:30
May 20	Tahitian Village Property Owners' Association meeting at 7:00 pm
May 27	Bastrop County Commissioners' Court at 9:00

June 2	Tahitian Village Architectural Control Committee meeting at 5:30
June 9	Bastrop County Commissioners' Court at 9:00
June 10	Bastrop City Council Meeting—6:30
June 17	Tahitian Village Property Owners' Association meeting at 7:00 pm
June 19	Juneteenth - Office Closed
June 23	Bastrop County Commissioners' Court at 9:00
June 24	Bastrop City Council Meeting—6:30

# A Message from the POA President

*Hello, Neighbors ~*

We hope you love living in the Village!

Have you ever wondered why people choose to live in a deed restricted, architecturally controlled neighborhood like Tahitian Village?

When a Property Owners Association (or HOA) actively enforces the CC&Rs and ACC Guidelines it ensures that the neighborhood looks attractive, and creates a strong first impression, positively influencing home values. A strong POA signals that the area is stable, organized and desirable.

Well-kept homes and tidy yards don't just look good - they protect your investment by boosting property values across the neighborhood. However, when maintenance is neglected, property values drop and the entire community feels the impact. That's why it is so important to support the efforts of your POA.

We understand that not every rule or policy will align perfectly with every individual's preferences. It is natural for a diverse community to have a range of opinions. However, we want to emphasize that every rule is carefully considered with the best interests of the entire community in mind.

The goal of these rules is to preserve property values, maintain safety and promote a peaceful, attractive environment for all residents. Even when a particular rule may not seem necessary from a personal perspective, its impact often benefits the broader community in ways that may not be immediately visible.

We encourage all members to respect and follow the CC&Rs and ACC Guidelines - not because they are imposed, but because they reflect a shared commitment to the long-term health and harmony of our neighborhood. Your cooperation helps make this a better place to live for everyone.

Thank you for your understanding, support, and continued participation in strengthening our community.

Sincerely,

*Charles Brading*

TVPOA President



## *Aloha, hoa noho (Hello, Neighbor) ~*

What do you know about the subdivision we call home?

Tahitian Village is a deed-restricted, architecturally controlled neighborhood. We are a Property Owners' Association and not a Homeowners' Association. Owning a lot in Tahitian Village makes you a member. There are no annual POA dues assessed to the members, as our revenue comes from transfer fees assessed when a lot or a home changes ownership. The POA's main responsibility is to enforce the CC&Rs.

Our history is complicated to say the least... At the end of April 1970 (55 years ago) W.W. McAllister, once the Mayor of San Antonio and the founder of the San Antonio Building and Loan Association sold his 3,700-acre cattle ranch to Time Wealth Corp. Time Wealth was a business partnership of six men - Jack and Welcome Wilson, Jack Valenti, Bob Smith, John Goyen, and Bob Marlowe. Bob Marlowe was an engineer and is credited with naming the community and our streets. He envisioned a resort-style community with a South Pacific, Shangri-la Polynesian motif. The story goes that Mr. Marlowe had vacationed in Hawaii and loved the islands, and thus named our streets accordingly.

When the subdivision was platted, the developer simply made an overlay of lot boundaries and streets, without regard to the actual topography of the land. This created individual lots with building challenges such as deep ravines and steep hills.

But not long after the 7,000 lots were platted, and a few roads cut in, Time Wealth Corp. sold out to the next developer, Property Investments Inc. out of Houston. Their direct mail marketing plan promised a "prize" for anyone who would come out for a site visit. Each visitor was asked to imagine what Tahitian Village would look like after all of the resort amenities, like a golf course, tennis courts, clubhouse, lakes, and even an airstrip had been added.

During the financial crisis and OPEC oil embargo, Property Investments went bankrupt. Then, in 1975, Ervin Lehman and Ken Melbourne started the Tahitian Village Corporation (TVC). By 1977, Tahitian Village Corp had engaged a builder and built some houses on choice lots.

In the 1970s and 1980s a number of lawsuits were filed against Property Investments Inc. and Tahitian Village Corporation because many buyers felt they had been misled. A Grand Jury was assembled, but there were no indictments.



Watch for the "rest of the story" in the July / August edition of the Pine Post.



# News from the Architectural Control Committee President

*Hello Neighbors,*

Your Architectural Control Committee has been busy this year! From January 1st through April 21st, we have permitted the following:

28 new Homes; 27 Fences; 1 Deck/Patios 1 Pool; 9 Storage Sheds; 1 Carport/ Garage; 1 Gazebo;  
2 Driveways; 1 Retaining Wall; 4 Solar Panels.

Looking at County Clerk Deed records for January 1st through March 31st – 48 homes attached to 70 lots have transferred ownership (sold, gift or other ownership change); and 92 vacant lots have been sold.

Since March 2024 Tahitian Village has been a “buyer’s market”. Homes are currently selling for 3.2% less than they did one year ago. The median home price is \$388,950 or approximately \$217.00/square foot.

The average cost of a vacant lot in Tahitian Village is around \$49,000. However, prices vary based on lot size, location, and lot features.

With Austin expanding in every direction, and perspective homebuyers looking for space, affordability and quality of life - Tahitian Village continues to be a premier neighborhood.

We hope you are thrilled with your little corner of paradise, and that you will contact our office at 512-321-1145 with any questions or concerns.

We are here to help.

Sincerely,

*Greg Stigall*

TVACC President



# Recommend a Tahitian Village Resident for our Neighbor Spotlight

We want to know about all of the positive, uplifting and fun things going on in the Village!

Do you know someone in the Village that is making a difference in our community? Someone that volunteers their time and talents? Someone that has an interesting job or hobby?

Please share their name and story with us so we can highlight them in our next "Neighbor Spotlight".

Email us at [info@TahitianVillage.org](mailto:info@TahitianVillage.org) and give us the details and then, we will do the rest!



**Do you enjoy  
our Newsletter?**

**Please refer a neighbor!  
Ask them to email the office at  
[info@TahitianVillage.org](mailto:info@TahitianVillage.org)  
and request to be added to the  
email distribution list.**

# FIRE SAFETY



A large portion of Tahitian Village is located in the “Lost Pines” forest which is a unique pine - oak forest that is approximately 75,000 acres of loblolly pines scattered across five counties. Tahitian Village is the only major housing subdivision located in this unique environment. The historic Lost Pines are considered the “lungs” of Central Texas and are vital to the air we breathe.

Living in this important ecosystem has its benefits and challenges. The benefits are obvious - the rolling hills, pine trees and Colorado River are gorgeous. The abundant wildlife and star-studded skies are priceless. However, the challenges include the real-life chance of a devastating wildfire.

To mitigate the chances of a devastating wildfire there are things homeowners can do:

- Create 5—10’ non-combustible areas around your home—removing mulch, flammable plants, leaves, pine needs and other debris.
- Be considerate of your neighbors. Please keep dead trees, limbs and debris away from your neighbors property including fences and sheds.
- Fire Extinguisher - Keep a fire extinguisher readily available.
- Burn Bans - Always adhere to County burn bans. And, when permitted to burn, always monitor your fire and have a water source, such as a water hose easily accessible.
- Chimneys - have chimneys inspected and cleaned annually by a certified specialist
- Decks and Patios - remove any debris or combustible materials from around your deck or patio. Never use an open flame on a wood deck.
- Firewood—store firewood at least 10’ from your home.
- Be aware of your surroundings and the potential for fire hazards.
- Develop and practice an evacuation plan for your family and pets.
- Review your Homeowner Insurance once a year with your insurance specialist to ensure you have the correct coverage.

# Clean Sweep

**Volunteers ARE NEEDED!**

*Saturday, July 19th, 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...**

**Residents utilizing this FREE service will be expected to help unload.**

**This will make the process more efficient.**

**We need Clean Sweep Volunteers!**

**Please call or email our office at 512-321-1145 or**



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 Corporate Dr. (north-east corner of the Bastrop  
County Water Improvement District #2 building)



**2025 Property Owners' Association  
Board of Directors**

President - Charles Brading  
Vice President - Charles Brown  
Secretary - David Carter  
Treasurer - Mary Jo Creamer  
Director - Tom Clayton  
Director - Teodoro Jaimes

**2025 Architectural Control  
Committee Officers**

President - Greg Stigall  
Vice President - Aaron Sanford  
Secretary - Eddy Plummer  
Treasurer - Randy Hudgins  
Director - Annette Gast

"The best summer memories are the ones that make you smile  
long after the sun has set." ~ David Mixner



# WHY ARE DARK SKIES IMPORTANT?

You probably know that dark skies are vital to bird migration from March through June, and again August through November... but did you know that darkness helps regulate the human internal biological clock, which affects our sleep-wake cycle, hormone production (including melatonin), and our moods? And, that spending time under a dark sky can provide a sense of awe and perspective, reducing stress and anxiety?

In addition, many animals (other than birds) and plants (including our food supply) rely on natural patterns of light and darkness for navigation, hunting, mating, and other essential behaviors. The forest that we share with deer, fox, coyotes, opossums, armadillos, racoons and a host of other animals depend on night skies for their very existence.

Sandwiched in the triangle between Houston, Austin and San Antonio, Bastrop and specifically the historic Lost Pines and Tahitian Village play an important role in preserving this valuable resource.

So remember, dark skies are not just beautiful... they are an essential part of the natural world and have significant benefits for human health, wildlife, plant and food production. Let's work together to keep those night skies dark!





# LIGHTS OUT, BASTROP!

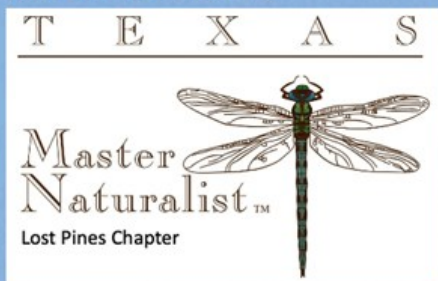


Spring  
Mar 1 - Jun 15  
Fall  
Aug 15 - Nov 30  
11pm - 6am

Did you know  
80% of  
migratory birds  
travel at night?

## PROTECT OUR MIGRATING BIRDS IN TEXAS

- Turn off non-essential lights inside and outside
- Turn off landscaping lights in trees
- If you need to prioritize, turn off lights during peak migration. Check [bit.ly/Lights\\_Out\\_Texas](http://bit.ly/Lights_Out_Texas) for dates
- For essential lighting
  - Use dark sky friendly light fixtures or shields
  - Set timer or motion sensors



This initiative would not be possible without statewide partners.

David M. Shipper / Audubon Photography Awards





# ***VETERANS' ASSISTANCE PROGRAM APPLICATION***

**The Tahitian Village Veterans' Assistance Program reimburses up to \$2,000 for a handicap accessible ramp to be built for U.S. Veterans living in Tahitian Village.**

**Guidelines:**

- Must be a U.S. Veteran
- Tahitian Village must be your primary residence/homestead
- Either the veteran or his/her spouse must be disabled and in need of a handicap assessable ramp
- The ramp must be built by a licensed contractor or a certified organization
- Receipts must be provided to Tahitian Village Property Owners' Association along with this application to be considered for reimbursement
- All required permits must be obtained (City or County and TVACC)

**Full Legal Name of Veteran/Homeowner:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_; Bastrop, TX 78602

**Phone Number:** \_\_\_\_\_ **Email:** \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Please provide the following along with this application:**

- Proof of Military Service (please provide a copy of your DD214, Military ID, etc.)
- Proof that the Veteran or his/her spouse is disabled and in need of a handicap accessible ramp
- Receipts from a licensed contractor or certified organization showing the cost of the ramp
- Copy of the Bastrop County or City of Bastrop permit and the TVACC building permit

**Once the application is received along with the required documentation, the TVPOA Board will review the application at the next regularly scheduled meeting. After that meeting, you will be notified if your application was approved or denied (or if more documentation is needed to make a decision) and when your reimbursement check will be ready.**

***Thank you for your service to our Country!***



# LOST PINES WILDLIFE & HABITAT DAY



**Bastrop State Park | May 17 | 9am - 12pm**

## Free Event

Scan the QR  
code for more  
information



- Meet a Houston Toad and other wildlife
- Discover the wildlife of the Lost Pines
- Meet a Wildland Fire Fighter
- Participate in a Seed Stomp
- Explore how to conserve wildlife
- Connect with Land owner assistance programs



### 9:30 - Wildlife Tax Appraisal

Lost Pines Habitat Conservation Plan and TPWD

### 10:00 - Introduction to the Houston Toad

Texas Parks & Wildlife Department

### 10:30 - Wildfire Preparedness

Texas A&M Forest Service

### 11:00 - Natural History of the Lost Pines

Amphibian and Reptile Conservancy

### 11:30 - Fire in the Pines

Texas Parks & Wildlife Department



Partners:



Southern America  
CAPITOL AREA  
COUNCIL



Houston  
Zoo



ARC  
Amphibian and Reptile  
Conservancy



LOST PINES  
Habitat Conservation Plan

LOST PINES  
GROUNDWATER  
CONSERVATION DISTRICT



# MARCH – APRIL VIOLATION REPORT

## Unpermitted items

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

## Over-grown yard or Bandit Sign

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

## Household/Construction items in view of public street

Unit 1	2
Unit 2	8
Unit 3	2
Unit 4	5
Unit 5	11

## Other

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

## 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/>

\*No letters weren't being sent in November due to our Annual Meeting and getting people in compliance for a possible election.

***All reported violations are confidential  
and will not be shared.***

# 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