



The Tahitian Village
Property Owners'
Association

The Pine Post

JULY & AUGUST 2025



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July 4	Office Closed for Independence Day
July 7	Tahitian Village Architectural Control Committee meeting at 5:30
July 8	Bastrop City Council Meeting—6:30
July 14	Bastrop County Commissioners' Court at 9:00
July 15	Tahitian Village Property Owners' Association meeting at 7:00 pm
July 17	BCWCID#2 Meeting at 6:30
July 19	Clean Sweep from 8:00-Noon
July 22	Bastrop City Council Meeting—6:30
July 28	Bastrop County Commissioners' Court at 9:00

Aug. 4	Tahitian Village Architectural Control Committee meeting at 5:30
Aug.11	Bastrop County Commissioners' Court at 9:00
Aug. 12	Bastrop City Council Meeting—6:30
Aug. 19	Tahitian Village Property Owners' Association meeting at 7:00 pm
Aug. 21	BCWCID#2 Meeting at 6:30
Aug. 25	Bastrop County Commissioners' Court at 9:00
Aug. 26	Bastrop City Council Meeting—6:30

A Message from the POA President

Hello, Neighbors ~

Tahitian Village POA and ACC are pleased to announce that we awarded two scholarships to Tahitian Village high school seniors that will be continuing their education in a traditional college and a trade school! The Scholarship Committee had their work cut out for them, as all of the applicants were extremely deserving. These young adults represent the best of Tahitian Village with their hard-work, dedication, and commitment to a brighter future for all of us. Congratulations to all of the applicants, and best of luck in your next chapter. We know you will make Bastrop and Tahitian Village very proud.

Important change! You will notice a significant change at our next Clean Sweep event on Saturday, July 19th from 8:00 am until 12:00 noon. Unfortunately, because we are not getting enough community volunteers, we will be requiring all residents utilizing this free service to unload their own items. If you require assistance please bring a family member or neighbor to help you. We appreciate your understanding and support during this transition. So wear those gloves, and come prepared to unload your items at the designated bin as quickly as possible to keep the line moving efficiently for everyone.

While it is not our event, we hope you and your family will attend the 4th of July Celebration sponsored by the Bastrop River Club on Friday, July 4th from 5:00 pm until after the fireworks. There will be food and beverages available for purchase, live music by The Johnny Rockit Band and fireworks! It's sure to be a great family-friendly event.

Then, mark your calendars and start taste-testing those family recipes to participate in our Tahitian Village Top Baker Contest on Tuesday, October 7th as part of our National Night Out festivities. This year we will have categories for Cakes, Pies, Cookies and "Other". A winner will be named in each of the 4 categories, and those 4 winners will compete for TV Top Baker recognition. Jorey Ritchie was our winner last year with his Tres Leches cake - so he's the man to beat.

Last year we had well over 300 neighbors attend National Night Out to visit with local, county and state police officers, firefighters and other first responders. The free food, entertainment and desserts (provided by your neighbors participating in the Bake-Off) made it a fun-filled night. We realize it's a school night, but we hope you and your family will plan on stopping by for a visit.

Lastly, mark your calendars for our 2nd Annual "Holiday Arts & Crafts Show" on Saturday November 22nd. The Saturday before Thanksgiving seemed to work great last year as the weather was perfect, and everyone was in a shopping / gift-giving mood! We will start posting the event on all of the community calendars and social media outlets in September, but we wanted to give you (our residents) a heads-up so you could start working on your arts & crafts items. It's always fun to see what will be the "hot" items.

Stay safe and have a great summer,

Charles Brading

History of Tahitian Village ~ continued from our May/June newsletter...

Through a series of purchases, sales, bankruptcies and foreclosures Tahitian Village has had a troubled history. Even trying to trace the transfer of lots at the Bastrop County Clerk's office is difficult because of the number of entities that have owned the subdivision, the number of banks that have held notes, and the sheer number of lots (7,001) that have been purchased and or sold multiple times. With a combination of commercial, single-family, duplex lots, reserve area, and a golf course we live in a diverse and complex community.

In the early 1980s the U.S. was hit with a deep recession, high inflation and high unemployment. Sadly, Tahitian Village was adversely affected along with the rest of the country. The economy recovered a bit in the latter part of the decade only to be hit with another recession in the early 1990s.

During that time, Riverside Investments (a subsidiary of Tahitian Village Corp.) was not making a profit on the golf course, so Tahitian Village POA purchased the golf course from them in 1985, and ran it for three or four years before we were approaching a large balloon payment. The note on the golf course was \$1.5 million and TVPOA was able to have it forgiven due to negotiations with the bank and the new buyers.

During this same time frame, the appraised value, maintenance and insurance on our other facilities were continuing to increase, putting the POA in further financial jeopardy. The clubhouse (where Ham Bonz is) was sold 11/25/1997, the old WCID#2 building (where the Barber college is) and maintenance yard were sold 12/19/1997, the Tahitian Village apartments and pool were sold 04/15/1998, and the tennis courts were sold 09/09/98.

In the early planning and marketing of Tahitian Village there was an area designated for an equestrian center where the high school baseball field and bus barn are now. The lots in Unit 3 were larger and the Deed Restrictions allowed for one to three horses. In the mid 1980s through the early 1990s the property changed ownership several times until BISD eventually ended up with the corner where our fancy equestrian center would have been. Tahitian Village Corporation was the original seller of the property.

Also in the early years there were big plans to have an airstrip where lot owners could land their private airplanes. Unfortunately, the FAA would never approve the airstrip and the airstrip eventually became Airstrip Road.

History of Tahitian Village ~ continued from the previous page....

Around 1993 there was a fire on Mauna Kea (across from the tennis courts) that threatened many homes in the area, and sadly it took 15 to 20 minutes for the firetrucks from the City of Bastrop to arrive, so plans were formulated to build our own fire station. In 1995 BCWCID2 purchased the land where the Water District and fire station are now, and the fire station was built with donations from Tahitian Village residents. Then in 2000 the fire station was sold to the City of Bastrop, and in 2023 The City sold it to ESD#2. Today the fire station is owned and operated by ESD#2 with fulltime, trained fire fighters 24/7.

Also in the mid-1990's it was discovered the Deed Restrictions were going to expire at the end of 1998, so it was imperative that they be renewed. If the Deed Restrictions had not been renewed, lot owners would have been allowed to do anything they wanted with their lots (pig farms, used car lots, mobile homes, etc.) With a vote of 2/3 approval of each unit, the new deed restrictions were approved with a provision that they would automatically renew every 10 years, so we never have to worry about the deed restrictions lapsing again. The carrot that encouraged property owners to vote for the new Deed Restrictions was the elimination of the \$50 annual fee per lot.

Today, your POA is in a strong financial position due to the on-going responsible financial management by our elected board members. The Deed Restrictions and ACC Building Guidelines are managed by your TVPOA and TVACC to protect the financial investment you made in your home or lot. We no longer have amenities (or the monthly dues that go along with them). We have approximately 1,500 homes and as of this year (2025) our roads have been turned over to Bastrop County for completion and maintenance. New home building has been especially strong since 2020 and continues on that path today.

Fifty-five years into our history we can say that progress has been slow, and not always on a linear path. Truly, there are as many twists and turns, highs and lows in our history as there are in our roads. However, we hope that you appreciate the vision of our founders to have a resort-style community with a South Pacific, Shangri-la Polynesian motif, even if that's not exactly what we ended up with. I think we can all agree our beautiful village filled with diverse landscapes, people, homes, plants and animals is truly a gem that we can be proud of.



Energy Saving Tips

from the Architectural Control Committee President, Greg Stigall

- Inspect HVAC units—check that your outdoor AC unit is clear of debris including leaves and twigs. Have a professional HVAC tech clean the coils, check refrigerant levels, inspect duct-work, test the thermostat, examine electrical components and clean all moving parts.
- Replace air filters—replace the air filters as frequently as the manufacturer recommends.
- Check the seals on your windows and doors. Seal any gaps with insulation or caulking.
- Check irrigation sprinkler systems and outdoor faucets for leaks and broken sprinkler heads.
- Check indoor faucets and toilets for leaks.
- Turn off the television, lights and other electronics when not in the room.
- Refrigerator / Freezer - clean the cooling coils every three months. Defrost your freezer regularly. Limit how long you leave your refrigerator door open.
- Make sure the fireplace damper is closed during summer months.
- Kitchen - Turn off the kitchen vent as soon as you are finished cooking; Don't peak inside the oven while cooking; Use the dishwasher instead of handwashing and only run full loads (air dry instead of using the heated dry cycle). Cook outdoors whenever possible, or serving cold meals like salads, sandwiches and fruits whenever possible.
- Home and Home Office - Consider buying smart plugs and power strips. These devices allow you to control your power usage from a mobile app; Turn off outlets to prevent "phantom load"; Don't charge your phones and tablets overnight (these devices only require a few hours to charge, so unplug your charger when the battery is full); Turn off overhead lights while you work or watch television.
- Hang blinds, shades or drapes—hanging window coverings and using a lamp with an LED bulb is more efficient than letting natural light into your home.
- Use your ceiling fans to ease the burden on your HVAC system. Fans should turn counter-clockwise in the summer. For rooms without ceiling fans consider buying free-standing fans to help circulate the air.
- Laundry - Only wash and dry full loads; Try to use cold water whenever possible; Try to avoid the peak electrical usage time of 4:00 to 8:00 pm.

2025

SCHOLARSHIP RECIPIENTS



Addison Hugo

Addison is the recipient of the TVACC scholarship for 2025! She attended Bastrop High School, played softball, volleyball and worked.

Full of energy and enthusiasm she even found time to volunteer coach Bastrop Softball Little League.

In the Fall, Addison will be attending Universal Technical Institute for welding, and hopes to own her own welding business in the future.

L to R: Eddy Plummer, Greg Stigall, Addison Hugo, Annette Gast & Randy Hudgins

Mateo Martinez

Mateo is the recipient of the 2025 TVPOA scholarship! As a home school student, Mateo excelled in math and science and completed his ACC pre-engineering classes in conjunction with his high school diploma.

An active member of his church and 4H Club, Mateo is passionate about community service, and enjoys working with younger boys to teach them hunting, fishing and camping skills.

This Fall, Mateo will be attending the Honors College at the University of Houston to earn a degree in Mechanical Engineering.



L to R: Charles Brading, David Carter, Mateo Martinez, Tom Clayton & Teo Jaimes

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 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
and request to be added to the
email distribution list.**

Clean Sweep

Volunteers ARE
NEEDED!

Saturday, July 19th, 2025
from 8:00-12:00 p.m.



Please keep Tahitian Village
beautiful!

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 required to unload their items**

This will make the process more efficient.

Please call or email our office at 512-321-1145 or info@tahitianvillage.org
if you or your group would like to volunteer.

We are here to help
with questions or
concerns



Website: <https://tahitianvillage.org>

Facebook page: <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

**"Rest is not idleness, and to lie sometimes on the grass on a summer day listening to the murmur of water, or watching the clouds float across the sky is hardly a waste of time."
John Lubbock**



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!

MAY—JUNE VIOLATION REPORT

Unpermitted items

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

Over-grown yard or Bandit Sign

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

Household/Construction items in view of public street

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

Other

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

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

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