



The Tahitian Village Property Owners' Association



THE PINE POST

SEPTEMBER – OCTOBER

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Sept. 1	Office closed for Labor Day
Sept. 8	Bastrop County Commissioners' Court at 9:00
Sept. 8	Tahitian Village Architectural Control Committee meeting at 5:30
Sept. 9	Bastrop City Council Meeting—6:30
Sept. 16	Tahitian Village Property Owners' Association meeting at 7:00 pm
Sept. 18	BCWCID#2 Meeting at 6:30
Sept. 22	Bastrop County Commissioners' Court at 9:00
Sept. 23	Bastrop City Council Meeting—6:30

Oct. 6	Tahitian Village Architectural Control Committee meeting at 5:30
Oct. 6	Bastrop County Commissioners' Court at 9:00
Oct. 7	National Night Out - Bastrop River Club 5:30 - 8:30
Oct. 13	Office closed for Columbus Day
Oct. 14	Bastrop City Council Meeting—6:30
Oct. 16	BCWCID#2 Meeting at 6:30
Oct. 20	Bastrop County Commissioners' Court at 9:00
Oct. 21	Tahitian Village Property Owners' Association meeting at 7:00 pm
Oct. 28	Bastrop City Council Meeting—6:30

A Message from the POA President

Hello, Neighbors ~

September is here, the kids are back in school, and some sense of normalcy has returned to our lives - even if it's a hectic normalcy! As Texans, we love our high school and college football games and the lure of Friday Night Lights and Saturday Game Days. So whether you - Go Bears! Go Eagles! Hook 'em! or Gig 'em! we hope you enjoy every minute!

And, while we like to think Fall is just around the corner, our first frost doesn't typically happen until the first week of December.... So more Indian Summer for us!

We have lots of fun things planned for the Fall! First up is National Night Out which will be on Tuesday, October 7th from 5:30—8:30 at the Bastrop River Club (636 E. Riverside Dr.). We hope all of you will mark your calendars and plan on attending to visit with police, fire and EMS representatives and enjoy the free food and entertainment. Last year we had about three hundred residents attend. This year should be even bigger and better!

Along with our National Night Out festivities we host the Tahitian Village Top Baker Contest. Residents can enter a dessert in one of three categories - cakes, pies or cookies - to win a \$100 HEB gift card. The three category winners will then compete for Tahitian Village's Top Baker award and a \$200 gift card. Desserts will need to be dropped off at the Bastrop River Club between 3:30 and 4:30 pm on Tuesday, October 7th for judging. All desserts will be shared with the National Night Out attendees. An entry form for the baking contest is included in this newsletter.

On Saturday, November 22nd we will be hosting our 2nd Annual TVPOA Holiday Arts & Crafts Show from 10:00 am until 4:00 pm in the BCWCID2 parking lot at 112 Corporate Lane (directly South of Bits and Pieces). Please let your friends and neighbors know that we are looking for artists and craftsmen who are interested in participating. Potential vendors should see the entry form in this newsletter or contact our office at 512-321-1145 for more information. Whether you are a vendor or a shopper, we hope you will plan on attending the Arts & Crafts Show to buy those treasured one-of-a-kind holiday gifts for everyone on your list!

August 15th through November 30th is migrating season for birds, so it is recommended that we turn off ALL non-essential lights during this time frame. As a recognized Bird City, Bastrop tries to adhere to all regulations that protect our bird population., and we hope all Tahitian Village residents will do the same.

We hope to see you at one of our meetings. The ACC meets on the first Monday of each month at 5:30 pm and the POA meets on the 3rd Tuesday of each month at 7:00 pm. Both meetings are held in the BCWCID2 conference room at 112 Corporate Lane.

Take care and stay safe,

Charles Brading

TVPOA President



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 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



News from the Architectural Control Committee President

Hello Neighbors,

Let's talk outdoor kitchens! Increasingly popular, outdoor kitchens add interest and value to your home, and provide a vacation-like space for entertaining.

Here are a few tips:

- Decide whether to hire professionals or take on the project yourself. DIY can save you money, but make sure you have the necessary skills and tools before taking on a project of this magnitude.
- Buy or draw your plans. Determine the dimensions, height, traffic flow and location of the outdoor kitchen in relationship to your home. Make sure the outdoor kitchen compliments your home in style and design.
- Choose durable materials that can withstand outdoor conditions.
- Be prepared for the cost which could range from a few thousand dollars to over \$60,000. Budget for those essentials like a grill, sink and furniture, and for those extras like landscaping, lighting or even a big screen television.
- Make sure to get your permits from Bastrop County or The City of Bastrop and Tahitian Village ACC. Call our office at 512-321-1145 for assistance with the permitting process.
- Lastly, plan for maintenance and upkeep to ensure your outdoor kitchen remains in good condition.

By utilizing these tips you can create a beautiful and functional outdoor kitchen that enhances your home and outdoor living space.

Have fun building,

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 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.**

NEIGHBOR SPOTLIGHT... Mike Peppers



Have you met Mike Peppers? He's the neighbor on east Riverside Drive at Tahitian Drive with the garden that teases passersbys as it peeks over the rise of the property. Mike says that gardening is in his DNA. His paternal grandmother lived in Alabama and had a prolific garden, but didn't fuss with planning, organization or structure. His maternal grandfather was the opposite. He planned, organized and labeled each plant. Mike likes to think he got the best of both styles.

When Mike moved from Tampa, Florida to Houston in 1999, he was invited to a daylily flower show. Daylilies are perennial plants botanically known as 'hemerocallis.' They are so named because each beautiful bloom lasts only one day. However, each clump has numerous stalks that have 10 to 15 blooms each that will bloom over the course of a week or two. Daylilies can be found all over the world and there are more than 80,000 registered cultivars (varieties). Learning about this and seeing hundreds of beautiful daylilies caught Mike's attention and admiration and he was hooked! With a meager start of just ten daylily plants, his suburban Houston flower beds grew to a massive collection of over 500 different cultivars. Over the years Mike hosted many garden tours during the peak blooming month of May and was recognized as an official Display Garden for the American Daylily Society – one of only six in Texas. He was also featured in an article in the Houston Chronicle.

Mike worked as the chief audit executive for UT Medical Branch in Galveston and UT MD Anderson Cancer Center. In 2012, he moved to south Austin to take that role for the whole UT System and its 14 institutions. He brought less than 200 daylily cultivars, because he considered it to be a temporary location. In 2018, Mike visited friends who live on Riverside Drive and fell in love with Tahitian Village. It took two years to find just the right match but in the heat of the pandemic in July 2020, he bought what he calls his "forever home" in our neighborhood. Literally overnight he went from a small suburban lot to two acres on the Colorado River. His first focus was renovations and updates to the home. It was the second house built on Riverside Drive as the personal residence for Tahitian Village's second developer. Later that year, the north end of the property was cleared and a wrought iron fence was installed to keep the deer away. The first plants went in the ground shortly after the 2021 snowstorm.

Also in 2021, Mike added a 3,500-gallon pond with Japanese Koi, water lilies and lotus flowers. His pond was featured on the Austin Pond Society's 2022 tour and over 350 pond enthusiasts visited his property.

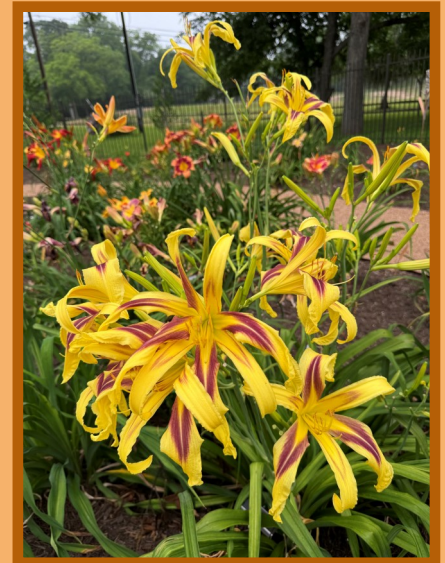
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NEIGHBOR SPOTLIGHT continued...

Mike's garden now has over 250 varieties of daylilies along with irises, roses and many other companion plants. The botanical names of all the plants are noted on markers. Once again the garden has been designated as an ADS Display Garden. Each year, garden clubs from around the area come for tours. He also hosts an Open Garden for the public.

To enhance the garden, Mike has added garden art. Three large daylily sculptures were commissioned from a Louisville metal artist. A large metal sunflower is by an Austin artist. Mike himself made the vintage stained glass window compilation and other unique pieces including the garden swing that is now covered with the prolific 'Peggy Martin' antique rose.

Mike encourages and welcomes garden visitors any time through the year. Reach him at mike.peppers@outlook.com to schedule a visit. He says there's always something to see in the garden or at the pond. But keep an eye out for announcements of his annual Open Garden in May when the daylilies are at their peak. Mike still has lots of open space within the deer safe confines of the fence. We can't wait to see how the garden evolves and matures over the coming years. We are pretty sure it's going to amaze us!





NATIONAL NIGHT OUT

TUESDAY, OCTOBER 7th, 2025

5:30 - 8:30 pm

at the Bastrop River Club - 636 Riverside Dr.

Stop by and say hello to police, fire and EMS representatives
and enjoy delicious free food and live entertainment.

We will be hosting our 2nd Annual Top Baker Contest with categories for cakes, pies and cookies.

Enter to win a HEB gift card and a chance to be Tahitian Village's Top Baker!

(The entry form is in this newsletter)

After judging, the baking entries will be shared with the National Night Out attendees.

Once again, we will gladly be accepting donations for the Bastrop County Animal Shelter.

Items such as dog and cat food, kitty litter, treats, blankets and towels are always needed!



Clean Sweep

Saturday, Oct 18th, 2025

from 8:00-12:00 p.m.



Volunteers ARE NEEDED!

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 cannot 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 are expected to unload their items.

(accommodations will be made for the elderly and disabled residents if needed)

This will make the process more efficient.

We need Clean Sweep Volunteers!

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

**"I can smell autumn dancing in the breeze.
The sweet chill of pumpkin and crisp sunburnt leaves."
*Unknown***



Top Baker Contest

October 7, 2025

ENTRY FORM

First and Last Name: _____

Address: _____

Phone Number: _____

Email Address: _____

Category (Please circle the category you wish to participate in)

CAKES PIES COOKIES

By signing this entry form, I hereby give TVPOA permission to judge my dessert in the category I have chosen above and share my dessert with the National Night Out attendees.

If I am the 1st place winner in my category, I will be entered in the competition for Tahitian Village's Top Baker.

\$100.00 gift cards will be given to the 1st place winner in each category, and the Top Baker will receive a gift card for \$200.00.

By agreeing to participate in the contest, I am willing to share my recipe, name, image and likeness with TVPOA and in their newsletter, The Pine Post.

Signature: _____

Date: _____

**Desserts must be delivered to the Bastrop River Club at 636 Riverside Dr.
on Tuesday, October 7th between 3:30 and 4:30 pm.**

**Late entries will not be judged, but will be offered as desserts to the
National Night Out guests.**



TVPOA - Holiday Arts & Crafts Show

Saturday, November 22; 10:00 am—4:00 pm

ENTRY FORM

Deadline: Friday, October 31st by 5:00 pm

Booths will be assigned in the order they are received, until all booths have been sold.

FIRST AND LAST NAME: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

ART OR CRAFT TO BE SOLD: _____

Please mark the type of space you would like to reserve:

SINGLE COVERED SPACE (\$60.00) _____

DOUBLE COVERED SPACE (\$120.00) _____

SINGLE UNCOVERED SPACE (\$40.00) _____

DOUBLE UNCOVERED SPACE (\$80.00) _____

I agree to be set-up and ready for sales by 10:00 am (set-up will begin at 8:00 am)

I agree to stay through the entirety of the show (10:00 am – 4:00 pm)

I agree to bring my own tables and chairs

I agree to support the event by sharing on social media; with friends, family, neighbors and co-workers; and
with other clubs and on community calendars

Reservations are non-refundable, unless the event is cancelled by TVPOA

My payment is attached: Cash _____ Money Order _____ Cashier's Check _____

Printed Name: _____

Signature: _____



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!

JULY – AUGUST VIOLATION REPORT

Unpermitted items

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

Over-grown yard or Bandit Sign

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

Household/Construction items in view of public street

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

Other

Unit 1	3
Unit 2	2
Unit 3	6
Unit 4	3
Unit 5	8

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