



The Tahitian Village Property Owners' Association



THE PINE POST

NOVEMBER – DECEMBER

In this Issue

Calendar of Events.....	page 1
A Message from the POA President	page 2
Holiday Arts & Crafts Show.....	page 3
Annual Meeting and POA/ACC Vacancy.....	page 4
Deer Population	page 5
Holiday Lighting Contest.....	page 6

National Night Out Photos	pages 7 - 11
Tahitian Village Top Baker 2025..	page 12
News from the ACC President.....	page 13
January 2026 Clean Sweep.....	page 14
Questions or Concerns.....	page 15
September—October Violation Report.....	page 16
Community Contact Information.....	page 17

Nov. 3	Tahitian Village Architectural Control Committee meeting at 5:30
Nov. 4	Bastrop City Council Special Mtg—6:30
Nov. 10	Bastrop County Commissioners' Court at 9:00
Nov 18	Bastrop City Council Special Mtg—6:30
Nov. 18	Tahitian Village Property Owners' Association meeting at 7:00 pm
Nov. 20	BCWCID#2 Meeting at 6:30
Nov. 24	Bastrop County Commissioners' Court at 9:00
Nov. 25	Bastrop City Council Regular Mtg—6:30

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

A Message from the POA President

Hello, Neighbors ~

On Tuesday, November 7th we celebrated National Night Out, a national campaign aimed at promoting police-community partnerships and enhancing neighborhood camaraderie to create safer communities. Everyone had a great time visiting with first responders & their neighbors! And the live music and free food topped off a great event!

While there are tons of people to thank, we want to give a special shout out to Ms. Syliva with Casa Chapala. A short 30 hours before our event, the caterer we had scheduled for the event had to cancel, and Ms. Sylvia came to the rescue providing delicious tacos, beans, rice and all the fixings at the literal last minute! Thank you, Ms. Sylvia!

As always, a huge thank you to our local police, fire and EMS representatives for coming out to visit with our residents. A heart-felt thank you, to the POA Board, ACC members and office staff for their support and cooperation. Without their support this event would not be possible.

I would also like to thank the local bakers that participated in the Tahitian Village Top Baker Contest, and the dessert judges - Judge Chris Dugan, Judge Elizabeth Beyer, and Judge Cindy Allen for officiating our contest! It was a tough job, but they were up to the task! Thank you!

Next up is our 2nd annual Holiday Arts & Craft Show scheduled for Saturday, November 22nd from 10 am to 4pm in the TVPOA / BCWCID2 parking lot. "Shop Local" and "Shop Small" is at the heart of this event showcasing local artists and craftspeople from our community. Please mark your calendars now to attend ~ I will see you there!

Lastly, we are looking for community members that would be interested in serving on the POA Board or the Architectural Control Committee. Please call the office at 512-321-1145 for more information or stop by the office to pick up a packet.

Sincerely, *Charles Brading*





TAHITIAN
VILLAGE

HOLIDAY ARTS & CRAFTS SHOW

Saturday, November 22nd

10:00 am – 4:00 pm

112 Corporate Drive; Bastrop, TX

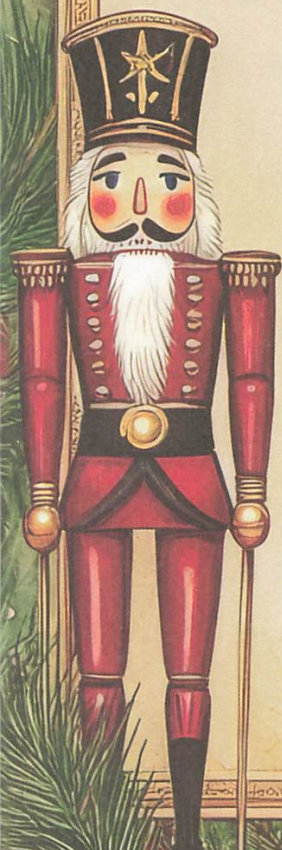
BCWCID2 & Tahitian Village Property Owners' Association Parking lot

(South of Bits & Pieces)

**There will be beautiful art,
unique crafts and delectable
goodies for everyone on your
holiday gift list!**

Remember to bring cash!

**Some vendors may not be able to
accept 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 Saturday, January 24, 2026, at 10:00 a.m. at the Best Western - 107 Hunters Crossing; Bastrop. In addition to annual reports and speakers, Tahitian Village will also hold elections for positions on both the POA Board of Directors and the Architectural Control Committee.

Terms will expire for three positions on the POA Board of Directors and three 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 2, 2025. 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 or der 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 I
 - 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/](https://publicsite.dps.texas.gov/ConvictionNameSearch/) For more information, please contact us by calling 512-321-1145 or email at info@tahitianvillage.org.

Thank you,

Tahitian Village Property Owners Association

Tahitian Village Architectural Control Committee



A Wildlife Success Story

At one point in the late 19th century, white-tailed deer nearly disappeared from the Texas landscape. Over harvest and alteration of natural plant communities had reduced or eliminated deer numbers across much of Texas. Protective measures were taken, including the first deer seasons, harvest limits and the establishment of the Game Warden Service. This protection from exploitation was accompanied by adaptation of deer to altered landscapes and widespread restocking by Texas Parks and Wildlife Department.

From their near disappearance over 100 years ago, white-tailed deer have been restored to most areas they previously occupied and may have expanded their range into historically unoccupied areas of Texas. The restoration of white-tailed deer is a wildlife management success story in Texas and many other states.

The current status of white-tailed deer populations nationally is also a testament to the resiliency and adaptability of this species. White-tailed deer can thrive side-by-side with human populations in Texas. The adaptability of white-tailed deer and the desire of people to live and work in areas that retain "green spaces" have resulted in deer overabundance in many areas.



Information and Assistance

For more information and assistance regarding suburban and overabundant deer issues, contact Texas Parks and Wildlife Department at (800) 792-1112.

Detailed publications on managing white-tailed deer in the suburban environment can be found at the Cornell Cooperative Extension website <http://wildlifecontrol.info/ccwdmp/publications.htm>.

Reference

Bob Cook. 1984. Texas. pp 457-474 White-tailed Deer Ecology and Management. A Wildlife Management Institute Book. Stackpole Books. Harrisburg PA. 870 pp.



NOTICE
Texas Parks and Wildlife Department receives federal financial assistance from the U.S. Fish and Wildlife Service. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, and Title IX of the Education Amendments of 1972, the U.S. Department of the Interior and its bureaus prohibit discrimination on the basis of race, color, national origin, age, disability or sex (in educational programs). If you believe that you have been discriminated against in any Texas Parks and Wildlife program, activity, or facility, or if you desire further information, please call or write: The U.S. Fish and Wildlife Service, Office for Diversity and Civil Rights Programs - External Programs, 4040 N. Fairfax Drive, Webb 300, Arlington, VA 22203, (703) 358-1724.
© 2006 Texas Parks and Wildlife Department. PWD BR W7000-1137 (3/06) In accordance with Texas State Depository Law, this publication is available at the Texas State Publications Clearinghouse and/or Texas Depository Libraries.

Living with Overabundant White-tailed Deer in Texas



A Way of Life

The white-tailed deer is one of the most popular and recognizable species of wildlife in Texas. They are a significant recreational resource among hunters and those who just like to watch wildlife. White-tailed deer are also an important economic resource to many rural landowners who lease hunting rights on their property and the businesses that profit from traveling hunters. They are also an increasingly common animal in and around many Texas urban and suburban communities.

Overabundance

An overabundant deer herd can be described as one that has exceeded the capacity of the native plant community. Overabundant deer herds can result in concerns for the deer, for native plant communities, for urban landscapes and the health, safety and economic well being of local communities. Neighborhoods across Texas are beginning to confront these issues which have been a concern of communities in the northeastern states for several decades. As overabundant white-tailed deer reduce the health of native plant communities, other wildlife species can become less common. Overabundant herds have deer-health problems such as starvation, increased numbers of parasites and more disease.

Overabundant deer in close proximity to people also cause concerns such as:

- Automobile accidents from deer collisions or drivers trying to avoid deer.
- Severe damage to landscaping.
- Buck (male) deer that are unafraid of people can be dangerous during the breeding season (fall and winter).
- Increased numbers of disease causing agents such as ticks carrying Lyme's disease.
- Deer feeding resulting in more reproduction and further aggravation of all overabundant deer concerns.



Considerations

What can be done to address homeowner concerns regarding overabundant deer populations? This brochure seeks only to raise awareness and provide sources of additional information for individuals and communities confronting this issue. There are professional wildlife biologists employed by government agencies or within the private sector who can provide more detailed information and assist you with specific situations.

If you live in, are planning to move to, or are developing subdivisions in an area of the state with high deer numbers, such as the Hill Country immediately west of Interstate 35, there are several things that should be considered to reduce the risk of creating an overabundant deer population or to lessen the impact of an existing problem.

Homeowners

- Do not feed deer. Supplemental feed will only increase the number of deer in the neighborhood.
- Work with neighbors to monitor deer numbers in your neighborhood and impacts to your landscape.
- Landscape with plants that deer do not prefer to eat.
- Consider removal of adult deer through lethal and non-lethal means.
- Limit movement of deer into the neighborhood from surrounding areas with high fencing.
- Work cooperatively, from the start, with other residents and neighboring landowners in deer monitoring and management. This is particularly important in areas where deer numbers are high in surrounding areas.

Developers

Developers of large-lot subdivisions or subdivisions with large blocks of green space should:

- Consult wildlife professionals in the development design stage to maximize deer control options should they be needed.
- Limit deed restrictions that hamper future control efforts, such as restrictions prohibiting all hunting.
- Consider deer management measures in deed restrictions. Limitations on deer feeding would be an example.

Potential Homeowners

Land and homebuyers concerned about deer impacts should:

- Talk to the developer, real estate agent or local wildlife biologist about possible deer overabundance in the area.
- Determine community's deed restrictions, policy or plan for dealing with overabundant deer.
- Plan for eventual deer overabundance problems at your new home when thinking about landscaping.

White-tailed deer are an important natural resource and a part of Texas' natural heritage. However, they are currently considered more of a nuisance in some parts of their range. Thoughtful, proactive management of overabundant deer in urban and suburban settings can help ensure that white-tailed deer are always viewed in a positive light.

HOLIDAY LIGHTING CONTEST

The Tahitian Village Property Owners' Association (TVPOA) is proud to once again sponsor the beloved Annual Holiday Decorating Contest!

There is no registration fee, but residents wishing to participate must notify the TVPOA office between December 1st and December 12th at 5:00 pm, so they will be included in the judging.

To register email the TVPOA office at info@tahitianvillae.org and tell them you would like to register for the Holiday Lighting Contest. The staff will ask for your name, phone number, email address and physical address. You will also be asked to choose the category the "one" category you wish to participate in.

The three categories are:

- Lights only
- Animated
- Scenes



Judging will be done between December 15th - 21st. Be sure your lights are on from dusk until at least 10 pm on these nights.

First, Second and Third places prizes will be awarded in each of the 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

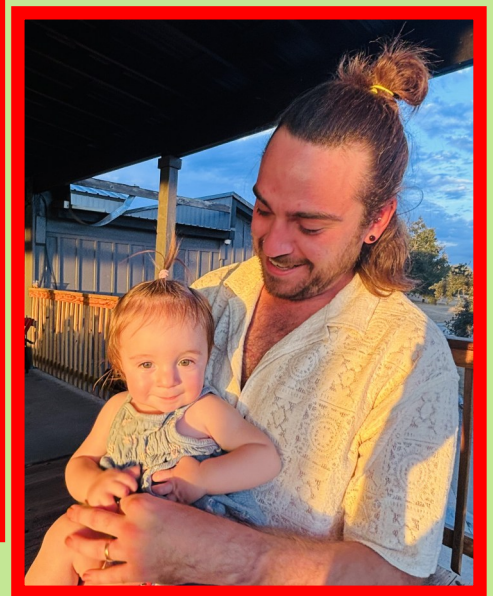
If you are going to be decorating anyway, we encourage you to join the fun and register your home! If your neighbors are decorating, encourage them to register their homes!

The list of participating homes and a map will be sent to everyone on our Email Distribution List.

Also, we need judges! if you would like to be a judge for the Holiday Lighting Contest, please email us by 12/11/2025.

We thank you in advance for your participating in the Holiday Lighting Contest and wish everyone a safe and happy holiday season!











Tahitian Village's Top Baker JENNA ZUNIGA

Congratulations to Jenna Zuniga, Tahitian Village's Top Baker 2025! Jenna won 1st place in the pie category with her delicious Coconut Cream Pie, and 1st place in the cookie category with her scrumptious Butter Crunch Cookies. Her cookies won best overall, crowning her this year's Top Baker!



This was a particularly exciting win for Jenna as she edged out her brother, Jorey Ritchie, for the title of Top Baker, as he was our first winner in 2024. He was a tough competitor again this year winning first place in the cake category with a rich and decadent German Chocolate Cake.

Jenna and her husband of ten years moved to Tahitian Village in 2018. They have two small children and she says, "I strive to be the mom/wife that everyone says makes the best baked goods." We think she nailed it!

Interestingly, Jenna says her Mom, Dad and Grandmas were not bakers, but everyone in her family has a serious "sweet tooth."



Jenna has loved baking since she was a kid, and enjoys baking with her brother now. She loves that they share this passion. While she's always loved baking, it wasn't until her first son was born in 2021 that she got really good at it. She says it has been a positive outlet for her and is cheaper than therapy.

With everyone in her family having a sweet tooth, someone had to take on the roll of baker(s). Congratulations to our Top Baker, 2025—Jenna Zuniga!

News from the Architectural Control Committee President

Hello Friends,

We hope you will be entering our Holiday Lighting Contest, one of our favorite annual events. Remember that the deadline to enter is 5:00 pm on December 12th. Just give the office a call at 512-321-1145 and let us know which category you wish to enter: Lights, Animation or Scenes.

To help you get started I wanted to give you some safety tips:

- Gather inspiration - Watch YouTube videos, look at social media posts and watch holiday movies.
- Create a master plan - draw a diagram of what you want to create.
- Use quality lights rated for outdoor use.
- Assess the lights you have on hand - when using old lights be sure and check the plugs, wire and sockets for any damage.
- Secure your lights - use gutter clips, zip-ties and tie-down stakes to secure your lights.
- Check power sources - make sure your power sources are safe and accessible, and use surge protectors when using extension cords, and grounded power stakes.
- When using 2-D, or 3-D display objects make sure they are secured in place and will not be affected by the wind.
- Work from the top down - When using a ladder to reach tall spaces be sure and have someone spot you and hold the ladder to prevent any shifting or falls.

Have fun with your project and enjoy the other decorated houses in the Village.

Greg Stigall



Clean Sweep

Volunteers ARE NEEDED!

Saturday, Jan. 17th, 2026

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 need to be prepared to unload their items.

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

**"The joy of brightening other lives becomes, for
us, the magic of the holidays" ~ W.C. Jones**

SEPTEMBER – OCTOBER VIOLATION REPORT

Unpermitted items

Unit 1	0
Unit 2	4
Unit 3	0
Unit 4	1
Unit 5	6

Over-grown yard or

Bandit Sign

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

Household/Construction

items in view of public

street

Unit 1	1
Unit 2	4
Unit 3	8
Unit 4	5
Unit 5	10

Other

Unit 1	7
Unit 2	1
Unit 3	3
Unit 4	5
Unit 5	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/>

*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