

# Tahitian Village Property Owners' Association



# THE PINE POST

## July - August

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# CALENDAR OF EVENTS

- July 3** TVPOA/TACC office closed in observance of Independence Day
- July 6** Tahitian Village Architectural Control Committee meeting at 5:30
- July 7 Bastrop City Council meeting—6:30
- July 13 Bastrop County Commissioners' Court at 9:00
- July 16 BCWCID#2 meeting at 6:30
- July 18** Clean Sweep 8:00 - 12:00 noon
- July 21** Tahitian Village Property Owners' Association meeting at 7:00 pm
- July 28 Bastrop City Council meeting—6:30
- July 27 Bastrop County Commissioners' Court at 9:00
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- August 3** Tahitian Village Architectural Control Committee meeting at 5:30
- August 4 Bastrop City Council meeting—6:30
- August 10 Bastrop County Commissioners' Court at 9:00
- August 18** Tahitian Village Property Owners' Association meeting at 7:00 pm
- August 25 Bastrop City Council meeting—6:30
- August 20 BCWCID#2 meeting at 6:30
- August 24 Bastrop County Commissioners' Court at 9:00

# Expanding Emergency Response Capacity in Tahitian Village

The Tahitian Village Property Owners' Association is pleased to announce a donation of \$70,875 to Bastrop County ESD No. 2, which provides fire protection services to the Tahitian Village community.

According to Fire Chief Josh Gill, the funds will be used to construct a fourth bay at the existing fire station located within Tahitian Village. The additional bay will allow the department to house a fourth fire truck at the station, further enhancing emergency response capabilities in our area.

The new vehicle will be a 3,000-gallon water tender, designed to support firefighting operations in areas where fire hydrants are more than 1,000 feet from a structure, where hydrants do not provide sufficient water flow, or during water service interruptions. Equipped with a 1,500-gallon-per-minute pump, the tender can also function as a pumper truck if the station's primary pumper is out of service.

This investment in our local fire department strengthens emergency preparedness and helps protect the lives, homes, and property of the residents. We are proud to support the dedicated firefighters who serve our community every day.



L to R: Teodoro Jaimes, Carl Floto, Charles Brown, Greg Monroe (ESD2), Tom Clayton, David Carter & Luke Thompson

# TVPOA & TVACC SCHOLARSHIP RECIPIENTS



**Pictured left to right: Carl Floto, Teodoro Jaimes, Charles Brown, Ava Leal & Kailei Anzaldua (scholarship recipients) Tom Clayton, LukeThompson and David Carter**

Tahitian Village Property Owners Association (POA) and Architectural Control Committee (ACC) are proud to announce the awarding of five \$2,500 scholarships to graduating Tahitian Village seniors.

These outstanding students represent some of the best and brightest young people in our community. Their academic interests include, pediatrics, psychology, and political science.

As they begin the next chapter of their educational journeys, one recipient will attend the University of Texas at Tyler, while the others will pursue their studies at Texas State University and Blinn College.



**Pictured left to right: David Koziejka, Randy Hudgins, Paige Burnett (scholarship recipient) , Annette Gast and Eddy Plummer**

# TVPOA & TVACC SCHOLARSHIP RECEIPTS

## continued...

Paige Burnett is the daughter of Paul and Amanda Burnett. They have lived in Tahitian Village since 2015. Throughout her academic career, Paige has demonstrated a strong commitment to leadership, service, and personal growth. She served on the Student Council for four years and played the flute in the school band from fourth grade through her senior year. Paige was also actively involved in Family, Career and Community Leaders of America (FCCLA), the senior Beta Club, and the Yearbook Committee.

This fall, Paige will attend the University of Texas at Tyler, where she plans to pursue a degree in political science with the goal of becoming a lawyer.

Ava Leal is the daughter of Ray and Corrine Leal. They have lived in Tahitian Village since 2017. Ava excelled academically at Bastrop High School and enjoyed participating in the Peer Assistance and Leadership (PALS) program.

Ava will be attending Texas State University this fall to pursue a degree in psychology. With her degree, Ava plans on becoming a clinical sports psychologist.

Kailei Anzaldua is the daughter of Lauri Anzaldua. They have lived in Tahitian Village since 2018. She attended Bastrop High where she participated in PALS, National Honor Society and all kinds of sports - volleyball, soccer, track and basketball, and has worked at the Roadhouse (Bastrop) for the last two years.

An excellent student, Kailei maintained a balance of academics, sports and work. She will attend Blinn College this fall to major in biology with a goal of becoming a pediatrician.

# BE A GOOD NEIGHBOR

**Be a good neighbor** - Keep your dog(s) on your property or under your control at all times.

Bastrop County animal regulations require dogs to be restrained, either by a secure enclosure (fence) or under the direct control (leash) of a responsible person.

Please adhere to the Bastrop County ordinances.

at <http://www.co.bastrop.tx.us/site/content/animalcontrol>

**5.2 DOGS AT LARGE:** No dog owner shall fail to prevent his dog from being/running at large, as defined in Section 1.8 of this order. Any dog off its owner's premises shall be under the control of its owner.

**Be a good neighbor** - Make sure that your household and construction items cannot be seen from the street.

Please adhere to the Texas State Health and Safety Code.

**Be a good neighbor** - If you have wrecked / non-running / non-registered, or project vehicles, please make sure they are:

- Stored so they are not visible from a public road (as required by state code)
- Covered with a fitted car cover (tarps are not allowed - ACC Guidelines)
- Or remove the vehicle

Please adhere to the Texas State Health and Safety Code.

**Texas State Health and Safety Code Section 343.011 (C)(2) & (3) Subchapter B. Public Nuisance Prohibited:** "... (2) keeping, storing, or accumulating rubbish, including newspapers, abandoned vehicles, refrigerators, stoves, furniture, tires and cans, on premises in a neighborhood or within 300 feet of a public street for 10 days or more, unless the rubbish is completely enclosed in a building *or is not visible from a public street.*"

## **Correction:**

In the May - June Newsletter we incorrectly stated: "No animals or poultry, other than household pets, shall be maintained on any tract...." (horses are allowed in Units 3 & 4 on designated lots). The correct wording should have been - horses are only allowed in Unit 3 on lots big enough and designated for this purpose.

**AMENDED AGREEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TAHITIAN VILLAGE, UNITS III**

**AND IV : Section 1.05** "...in UNIT III, a horse barn, corral, or horse shelter may be built and maintained on each lot to accommodate a maximum of three horses ..."

# CELEBRATE AMERICA'S 250th BIRTHDAY!

This Independence Day, as we celebrate America's 250th anniversary, let's come together in our community to honor the remarkable journey of our nation. For two and a half centuries, generations of Americans have worked, sacrificed, innovated, and persevered to build the country we call home. From historic achievements and groundbreaking discoveries to the everyday acts of courage and service that strengthen our communities, we have much to celebrate. Join your neighbors, family, and friends this Fourth of July to enjoy local festivities, reflect on how far we've come, and look ahead with pride and optimism to the future. Together, let's celebrate 250 years of freedom, opportunity, and the enduring American spirit.

## July 3rd - Tahitian Village

5:00 - 9:30 / Tahitian Village party and fireworks show at the Bastrop River Club featuring a vendor market, live music by The Johnny Rockit Band, and fireworks.

## July 4th - City of Bastrop

8:00 am - 10:00 am / Pet & Pal Parade

10:00 am - 12:00 noon / Freedom on Wheels

10:00 am / Bastrop Great American Market

11:00 am - 6:00 pm / Toads & Treasures

5:00 pm - 7:00 pm / North Main Games

6:00 pm - 9:30 pm / Main Event at Fisherman's

Park—bounce houses, water slides, face painting, concessions, and live music commencing with a patriotic fireworks exhibit.

## July 4th - City of Smithville

9:30 am / Kids' Bicycle & Wheels Contest

10:30 am / Independence Day Parade

11:00 am / Free Community Meals @ the VFW Tall & Grounds including food vendors, a cake walk and kid-friendly games.

1:00 pm / Family BINGO



# Architectural Insights

**Randy Hudgins, ACC President**

## *Hello Property Owners,*

During the first 6 months of 2026 (January through June) TVACC has permitted 51 new homes, compared to 52 during the same time period in 2025, holding relatively steady even though new and existing home sales have declined.

While home sales have declined this year, new home construction has continued, preparing for the growth that will continue to come to our county.

With the large number of new and existing homes on the market, home prices have stabilized from the pandemic-driven highs, reflecting a more sustainable market.

The increased inventory and stabilized pricing is great if you are a buyer, but tough if you are wanting to sell.

In other permitting categories, the TVACC has issued: (January - June)

- 68 fence permits so far this year, compared to 53 during the same time period in 2025
- 25 shed permits compared to 16 during the same time period in 2025

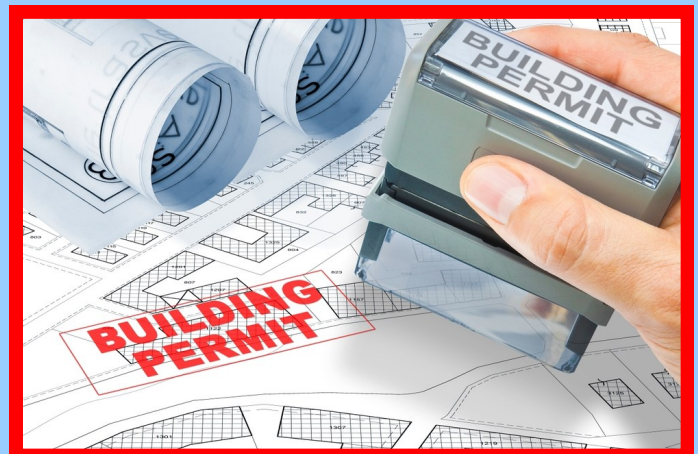
Please remember to check with the ACC before building or replacing any structure on your property.

Doing so will ensure that your project complies with current ACC Building Guidelines and can save you both time and money. Most all projects must be permitted by the County/City and TVACC.

The ACC Building Guidelines are available on our website ([www.TahitianVillage.org](http://www.TahitianVillage.org)) and our staff is always happy to answer any questions you may have (512-321-1145).

We hope you have a safe and happy summer,

*Randy*



# CLEAN SWEEP

LET'S KEEP OUR COMMUNITY CLEAN,  
BEAUTIFUL & STRONG!



## SATURDAY, JULY 18<sup>TH</sup>



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!



**PLEASE  
NOTE:**

- We **cannot** take old TVs with monitors, computers/monitors.
- 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.
- All fencing and logs must be pre-cut to manageable lengths for safe and efficient unloading. Items that are too large may be refused.
- Refrigerators, freezers and Air Conditioners must have the freon drained and must be tagged by a licensed technician or it will **NOT** be accepted.



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**



[info@TahitianVillage.org](mailto: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)

**Phone: 512-321-1145**

**2026 Property Owners' Association**

**Board of Directors**

President - Tom Clayton

Vice President - Charles Brown

Secretary - Teodoro Jaimes

Treasurer - Carl Floto

Member at Large - David Carter

Member at Large - Luke Thompson

**2026 Architectural Control**

**Committee Officers**

President - Randy Hudgins

Vice President - Eddy Plummer

Secretary - Annette Gast

Treasurer - David Kozieja

Member at Large - Brendan Harvey

**“Patriotism is the heartbeat of a nation,  
echoing in every citizen’s chest.”**

**~ President Abraham Lincoln ~**

# May - June Violation Report

## Unpermitted items

Unit 1	6
Unit 2	7
Unit 3	8
Unit 4	4
Unit 5	7

## Over-grown yard or Bandit Sign

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

## Household/Construction items in view of public street

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

## Other

Unit 1	6
Unit 2	5
Unit 3	4
Unit 4	5
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 Corporate Dr. - 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.bcwid2.org](http://www.bcwid2.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 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