TAHITIAN VILLAGE
PROPERTY OWNERS' ASSOCIATION

The Pine Post

November - December



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November 2nd	Tahitian Village ACC Meeting	5:30 pm
November 3rd	City of Bastrop Council Meeting	6:30 pm
November 9th	Bastrop County Commissioners' Court	9:00 am
November 11th	Veterans Day - Office Closed	
November 17th	Tahitian Village POA Meeting	7:00 pm
November 17th	City of Bastrop Council Meeting	6:30 pm
November 19th	BCWCID2 Meeting	6:30 pm
November 21st	TVPOA Holiday Arts & Crafts Show	10:00 am to 4:00 pm
November 23rd	Bastrop County Commissioners' Court	9:00 am
November 26 & 27th	Thanksgiving Holidays - Office Closed	

December 1st	City of Bastrop Council Meeting	6:30 pm
December 7th	Tahitian Village ACC Meeting	5:30 pm
December 14th	Bastrop County Commissioners' Court	9:00 am
December 15th	Tahitian Village POA Meeting	7:00 pm
December 22nd	City of Bastrop Council Meeting	6:30 pm
December 24 & 25th	Christmas Holidays - Office Closed	
December 28th	Bastrop County Commissioners' Court	9:00 am

Hello, Property Owners ~

It's that busy time of year! Your POA just hosted our annual National Night Out event on October 6th to meet local first responders and neighbors. It was a great event complete with free food, live music and our Top Baker Contest. Enjoy the photos in this newsletter and mark your calendars for the first Tuesday in October 2027 so you don't miss the event next year.

The fire station extension that we supported is officially completed, and "Tender 223" has a new home in Tahitian Village. Tender 223 is a pumping tender (truck) with a 3,000-gallon water tank, bringing a major water supply resource directly to our community and strengthening BCESD No. 2's ability to respond to fires and other emergencies. We are thrilled to have been a part of this improvement that benefits everyone in Tahitian Village.

We also held our quarterly Clean Sweep event on Saturday, October 17th. A huge thank-you to the volunteers who make this event possible! Without your support, hard work, and muscle, this event would not be possible. If you missed this Clean Sweep, plan on attending the next one on January 16th, 2027.

Coming up, we have our 3rd Annual Holiday Arts & Crafts Show on Saturday, November 21st, from 10:00 am to 4:00 pm in the Water District/POA parking lot at 112 Corporate Drive. We encourage you to shop local and shop small! These local artists and craftspeople will have unique, one-of-a-kind gifts for everyone on your holiday gift-giving list. Be sure to tell your neighbors, friends, and colleagues about this fun event!

Also coming up in December is the annual Holiday Lighting Contest. You must be entered by December 11th to be included in the judging between December 14th-18th. Details are in this newsletter. If you can't decorate yourself this year, maybe you would like to be a judge? Contact the office at 512-321-1145 for more information.

Lastly, mark your calendars for Saturday, January 23rd, 2027, for our Annual Meeting. We have vacancies on both the POA and ACC and hope you will consider sharing your time and talents to support the continued growth and maintenance of our neighborhood.

As the holidays approach and the year comes to a close, the POA Board, ACC Members, and Staff want to wish you a very Merry Christmas and a healthy and prosperous New Year.

Tom Clayton
POA President

TAHITIAN VILLAGE

HOLIDAY ARTS & CRAFTS SHOW

SATURDAY, NOVEMBER 21st

10:00 am – 4:00 pm

112 CORPORATE DRIVE; BASTROP

BCWCID2 & TVPOA parking lot

(South of Bits & Pieces Thrift Store)

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

Remember to bring cash,
some vendors may not be able
to take credit or debit cards.

The Annual Meeting of the Tahitian Village Property Owners' Association has been scheduled for:

Saturday, January 23rd 2027 at 10:00 am

At the Best Western Hotel – 107 Hunters Crossing; Bastrop, TX

In addition to annual reports and speakers, Tahitian Village will also hold elections for positions on both the Property Owners' Association board and Architectural Control Committee.

Three positions on the POA Board of Directors, and two positions on the Architectural Control Committee will need to be filled.

Directors serve for two years on the POA Board. The POA Board meets on the third Tuesday of the month at 7:00 pm and attend the Annual Meeting. There are events throughout the year that may require your attendance but usually no more than two. Other events are voluntary.

ACC members also serve for two years. The Committee meets once a month on the first Monday of the month at 5:30 pm, and members must be available to review permit applications in the TVPOA office weekly.

If you are interested in serving our community in this capacity, the deadline for candidate registration is Tuesday, December 1st. All candidates will be vetted by the Election Committee.

Please include all required documents, as stated in Article VIII Section 3 of the Bylaws, for your candidacy for the 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.

The Candidate Nomination Packet must be completed and submitted by the registration deadline (Tuesday, December 1st, 2026).

The Candidate Nomination Packet can be obtained from the Association Office (112 Corporate Dr.) or the Association's website: www.TahitianVillage.org

A Candidate's Petition for Support must include written support from a minimum of ten TVPOA members in Good Standing, not including nominee or nominee's spouse, or duplicate signatures or addresses.

The Petition for Support will include:

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 if necessary)

iv. Email address (to be reached by Election Committee if necessary)

v. Legal signature to include first and last name

Proof of ownership in Tahitian Village by Warranty Deed or Certificate of Trust.

A brief biography (250 words or less)

Texas DPS Criminal History Record: https://publicsite.dps.texas.gov/ConvictionsNameSeaerch/ For more information, please contact the TVPOA office at 512-321-1145 or info@TahitianVillage.org

Thank you for your consideration, Tahitian Village Property Owners' Association / Tahitian Village Architectural Control Committee

TAHITIAN VILLAGE
PROPERTY OWNERS' ASSOCIATION

It's that magical time of year...

Holiday Lighting Contest



When Clark Griswald and his neighbors all compete to win the TVPOA Holiday Lighting Contest.

There is no registration fee, but residents wishing to participate must notify the TVPOA office that they would like to participate and let them know which "one" category they wish to be judged for by **December 11th.**

512-321-1145 | info@tahitianvillage.org

Judging will take place between December 14th and 18th. Please make sure your lights are on from dusk until at least 10 pm on these nights.

Also, we need judges

(cannot be entered into the contest)!

If you would like to tour the neighborhood and judge the entries, please call the office.

The list of participating homes and a map will be sent out to our Email Distribution List so everyone can enjoy the fun and spirit of the holidays. There's nothing quite as magical as seeing the wonder in children's eyes as they enjoy the holiday displays.

First, Second and Third place prizes will be awarded in each of the three categories.

1. **Lights only**
2. **Animated**
3. **Scenes**

First place winners in each category will receive a **$100 gift card**

Second place winners in each category will receive a **$50 gift card**

Third place winners in each category will receive a **$25 gift card**

If you plan on decorating your home this year, please consider participatting in our Holiday Lighting Contest!





On Tuesday, October 6, the Tahitian Village Property Owners' Association was delighted to host National Night Out! The evening featured a free catered meal, live music, face painting for the kids, and a wonderful opportunity for residents to meet and visit with our local first responders.

But the sweetest highlight of the evening was undoubtedly the Tahitian Village Top Baker Contest, which has become an annual community favorite!

Our esteemed panel of judges — local residents Jan Hudgins, Yolizabeth Jaimes, Megan DePaoli, and Jim Williams — had the deliciously difficult task of sampling the entries and selecting the winners. With so many tempting treats to choose from, we certainly don't envy their job!

After all the yummy desserts were sampled, Jorey Ritchie (past T.V. Top Baker) took home first place in two categories! His decadent bread pudding won first place in the specialty dessert category, while his scrumptious Italian Cream Cake earned top honors in the cake category.

The competition continued in the cookie category, where Jorey's sister, Jenna Zuniga, claimed first place with her amazing Brown Butter Rice Krispie Cookies. But that wasn't all, Jenna's cookies also won Best Overall, earning her the title of Tahitian Village's Top Baker for the second year in a row! Congratulations, Jenna, on another sweet victory!



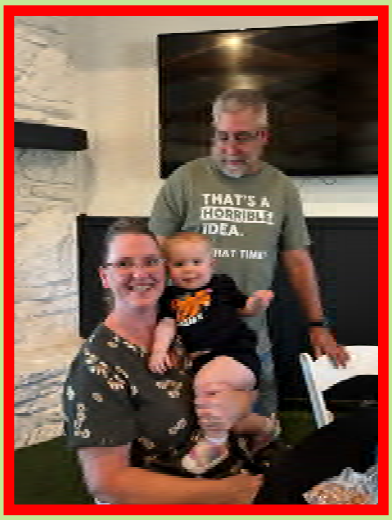
A heartfelt thank-you goes out to everyone who entered the contest. Your time, talent, and delicious creations made the evening extra special. Our attendees loved sampling the entries, and we appreciate every baker who helped make this tradition such a success.

This contest is about more than just desserts. It's about sharing talents, sparking creativity, enjoying a little friendly competition, and perhaps even stirring up a bit of sibling rivalry! These are the kinds of moments that bring neighbors together and make Tahitian Village such a special place to call home.

National Night Out brings neighbors and first responders together to build friendships, strengthen community connections, and promote a safer, more connected Tahitian Village.

















National Night Out began in 1984, and the first event was held on Tuesday, August 7, 1984. It was created by Matt Peskin, a volunteer with the Lower Merion Community Watch program in the western suburbs of Philadelphia, Pennsylvania.





























Peskin's idea was also about changing the relationship between residents and law enforcement - from simply seeing police when something was wrong to getting to know officers and working together before problems occur.









The original purpose was crime prevention through community involvement. The idea was that neighborhoods are safer when residents know one another, communicate with one another, and have positive relationships with their local police and other public-safety personnel.



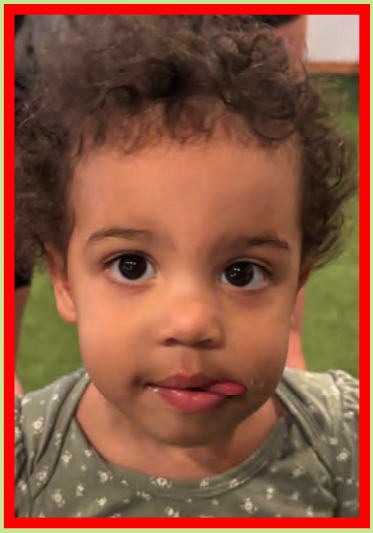


Thanks to everyone who attended!





















Texas celebrates National Night Out in October because August is too hot for comfortable outdoor gatherings.

Notice: Work on the firebreaks at the Colorado River Refuge will resume soon, with a special heads-up to the folks living along Keawakapu Drive, Lipoa Drive, Upola Court and Haou Court. You may see workers on the Colorado River Refuge near your property. Please contact Melanie Pavlas if you have any questions or concerns: melanie@pplt.org, or 512-308-1911.

Upcoming:

- First Sunday Service Days at the Colorado River Refuge: November 1st and December 6th, 9:00 am until noon, meet at River Trailhead and register online at pplt.org/events.
- Kids' Nature Class (last one of 2026): November 18th, 9:50 am until noon. Register at pplt.org/events.

With cooler weather approaching it is a good time to walk your property and survey your home noting areas to cleanup to mitigate a fire starting where embers from a wildland fire could collect.

- Clean out gutters and areas where leaves and trash accumulate , including wood piles and underneath decks.
- Create ember barriers to outdoor home vents, under decking and crawl spaces by installing one-eight inch metal screening.
- Tidy up outdoor living spaces. Remove items that could easily ignite patio furniture cushions and pillows.
- Keep areas mowed and neatly pruned.
- Incorporate hardscapes such as rock-lined flower beds, granite pathways, pavers, and paved concrete driveway.

For more information and tips please visit: **https://www.BastropCounty.gov/page/em.home**

CLEAN SWEEP



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

SATURDAY, JANUARY 16TH
FROM 8:00 A.M. – NOON

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

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)

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

"Kindness is like snow – it beautifies everything it covers."

- Kahlil Gibran

September - October Violation Report

Unpermitted items

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

Over-grown yard or Bandit Sign

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

Household/Construction items in view of public street

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

Other

Unit 1	1
Unit 2	4
Unit 3	1
Unit 4	4
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 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/confidenı ality

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

All reported violations are confidenı al 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 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

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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