

January 2025

LEGENDARY TIMES

A monthly newsletter for the residents of Kissing Tree



KISSING TREE®

SAN MARCOS TEXAS

TABLE OF CONTENTS



Letter from the Executive Director.....	3
Featured Events.....	4
Compliance Corner.....	5
Micahmendations.....	6
Tarbox & Brown.....	7
Letter from the Golf General Manager.....	8
Updates from the Green.....	9
2025 Town Halls & Security Reports.....	11
Community Life Team.....	12

Dear Community,

I am writing to update you on the exciting and important process of selecting our new Executive Director for Kissing Tree. Over the past few weeks, we have carefully reviewed a long list of applicants and have selected several outstanding candidates for final evaluation and interviews. We are committed to ensuring that the best individual is chosen to lead the community forward and serve the interests of all residents.

As you may know, the role of Executive Director at Kissing Tree is a unique and multifaceted one. The Executive Director is not only a leader but also a diplomat, counselor, and advocate for the community. Often compared to a town mayor, this role requires someone who can effectively navigate complex relationships, provide guidance to residents, staff, and the HOA Board, and make decisions that balance a variety of competing needs and priorities.

The ideal candidate must be a “jack of all trades”—someone adaptable, resourceful, and capable of addressing the wide range of challenges that may arise in a dynamic community like Kissing Tree. From managing day-to-day operations and budgeting to fostering resident engagement, the Executive Director is at the center of our community’s growth and success. The role demands an individual who can maintain a clear focus on strategic goals, while also being responsive to the immediate needs and expectations of stakeholders. In short, the Executive Director must wear many hats and be able to think creatively and strategically.

Our goal is to make a final decision in January and announce the new Executive Director either later that month or in early February. We are confident that the right individual will be selected to continue Kissing Tree’s growth as a vibrant, thriving community.

In my new role as Cohere’s Regional Director of Community Management for Texas, I will oversee my company’s portfolio, including community managers, Executive Directors, and large-scale communities across the state. While this new role requires a broader scope of responsibility, I will remain strategically involved with Kissing Tree and continue to support the community as it evolves.

Thank you for your ongoing support and involvement. We look forward to sharing more updates as we approach the final stages of this important process.

Warm regards,
Matthew Dozier CMCA, AMS,PCAM,LSM

Featured Events

Wednesday, Jan. 1

New Years Day

Community Life Team offices are closed in observance of the holiday. Stay tuned for more information in the weekly highlights.

Wednesday, Jan. 8

Coffee with the ED

This is an informal, unstructured time for you to ask questions, listen to community updates, and stay in the know with Executive Director, Matthew Dozier.

Monday, Jan. 20

MLK Day

Community Life Team offices are closed in observance of the holiday. Stay tuned for more information in the weekly highlights.

Tuesday, Jan. 21

Website Orientation

New to KT or need a refresher? The next website orientation is at 10 a.m. in The Depot. Bring the device you would use to log in.

Tuesday, Jan. 28

TXST@KT Series

This month will showcase, Dr. Kathy Martinez-Prather, to discuss Texas School Safety protocols.

Thursday, Jan. 30

New Homeowners Social

New to the neighborhood? Join the Community Life team at the next new homeowners social per invite only!

For more information, navigate to the [electronic calendar](#) on our resident website

Compliance CORNER

As we approach the holidays, do not forget that you are allowed to have your lights up until 14 days after Christmas. The last day to have your lights up is January 9th. I hope you all have a wonderful Christmas if you celebrate! Happy Holidays!

General Information:

- Compliance Corner will continue to be released every Monday or Thursday in the weekly highlights.
- Compliance Corner for the time being, will highlight one trend every week to keep things new and fresh.
- Please utilize the compliance corner as a way to be proactive about potential violations.
- Please know that I am flexible and always willing to talk or meet with you. I am in the office Monday-Friday during regular business hours!

Kylee Holte, Community Standards Coordinator

Micahmendations

2025 Group Fitness Pricing Update

As we move into the new year, we'd like to share the updated group fitness pricing, effective 12:01 a.m. on January 1, 2025.

2025 Group Fitness Pricing:

- Annual Fitness Pass: \$675.00
- 1 Month Unlimited: \$64.00
- 10-Class Pack: \$70.00
- Per-Class Rate: \$8.00

We're excited to announce that Annual Fitness Passes will officially go on sale starting January 1st! If your current Annual Pass expires before January 1st, we've got you covered — we've extended all passes to remain active through January 2nd.

Please note that your current group fitness pricing option may not expire on December 31st:

- Your Unlimited Monthly Pass will expire 1 month from the date of purchase.
- Your Annual Pass will expire 365 days (about 12 months) from the date of purchase.

So, there's no need to purchase a new pass until you need to! The Annual Fitness Pass will remain available for purchase through February 16, 2025, at 11:59 p.m.

Thank you for your continued commitment to your health and fitness. Let's make this a strong and active year together!

Micah Ross, Fitness Manager



TARBOX & BROWN

Dear Kissing Tree Community,

Beginning in January, we'll be introducing a new menu and planning a series of delightful wine dinners. Your restaurant is thriving during the holiday season, and this success will undoubtedly help us as we move into the new year!

David Rhoads
Executive Chef

Tarbox & Brown Shine for Your Special Moments

In 2024, Tarbox & Brown hosted countless unforgettable private events — birthday parties, baby showers, retirement celebrations, holiday gatherings, and every special moment in between. Looking to host your own event? Reach out to our Food and Beverage Director, Brooke Roseland, at broseland@troon.com to find out how we can make your occasion shine!

Why Book a Dinner Reservation?

Planning ahead ensures you get the best dining experience possible. Reservations help us prepare your table, minimize wait times, and ensure we have the perfect meal ready for you. Whether it's date night, a family gathering, or a casual dinner with friends, booking guarantees your spot at Tarbox & Brown — especially during our busiest evenings. To book please visit [Reservations | Tarbox & Brown Restaurant & Bar](#).

Brooke Roseland
Director of Food & Beverage

KT GOLF CLUB

I can't believe we are already writing the first newsletter for 2025. This past year has been a great one for the golf course and Tarbox & Brown and we have a great one ahead. I want to thank all of our wonderful residents for being a part of the fun.

The bunker renovations continue to move along at a great pace. While we originally thought we would be completely done by Christmas, it looks like it will be just after the new year. The weather has slowed down the concrete process and we also made some last-minute changes to the shapes and drainage contours of the bunkers to better preserve them for the future. However, that still has us at least a month ahead of schedule for completion. We'll be ready to roll into the great spring weather with brand-new white sand bunkers.

As noted previously, the drainage project on hole #14 will take place after the bunker work is completed. This will result in hole #14 playing as a par 4 or a par 3 during the work, which will likely take a couple of weeks. This will prevent the fairway from flooding from the spring in the hillside, as we experienced this past summer.

We have a lot of exciting plans for 2025 for Tarbox & Brown as well. If you aren't already a member of our KT Food & Beverage Facebook page, I highly recommend joining that is the best place to get the quickest updates. We're planning on hosting several wine dinners over the winter as well as some themed buffet dinners on select Saturdays that we think you all will very much enjoy.

Here's to a happy, successful, and most importantly FUN 2025. Thank you all for making Kissing Tree such a wonderful place to be.

Best wishes,
Ryan Andrews, Golf Course General Manger

Updates From The Green

A note from the SPI

The bunker project is well underway, and hopefully by the time you read this newsletter, we will have new sand being installed on the front nine. This project was long overdue, and the bunkers being correctly constructed this time, they will last 10 years or longer.

Winter projects are underway, taking care of the things we could not get to when the grass was actively growing. Weedeating creeks and lakes, removing dead trees and limbs, filling in low areas from the irrigation project are just some of the items that we are checking off the detail work list.

Pre-emergent was applied throughout the course in historically weedy spots such as green and tee surroundings.

Hopefully this will result in a cleaner looking golf course for you to enjoy.

John Mckay, KT Golf Superintendent

Tis the Season to be Merry

I have had several people approach me about what golf ball is better for them. Truthfully all golf balls are manufactured with a compression. one of the firmest balls made from compression standpoint is the Titleist ProV1x (left dash). Whereas one of the softest compression golf balls is a Callaway Supersoft or Titleist Tru Feel. All golf balls are manufactured with a swing speed in mind for that specific golfer's number. Swing speeds are calculated during a fitting event with a launch monitor. So, when we read spin RPM's and carry distance and all those other silly numbers used.

The purpose is to get all appropriate numbers for every aspect of golf. Now, without going on a huge tangent about numbers, I want to get back to the golf ball. I am going to give a list of most used golf balls and their compression in relation to swing speed. Do not confuse this with spin. As each ball manufactured also has a spin rate attached to it.

- Low compression: 65 and less (has softer core; compresses quickly; and with maximum distance on lower speeds) 30 - 79mph
- Medium Compression: 66 to 89 (with standard cores, in-between core; and maximized range with average swing speeds) 60 - 89mph
- High compression: 90+ (with harder core; compresses slowly; and maximum distance with high or fast swing speeds) 90mph+

Updates From The Green

Here are just a few golf balls to consider from a compression standpoint:

- **Callaway Chrome Tour X — High Compression (90mph+)**
- **Callaway Chrome Tour — Medium to High Compression (70 - 95 mph)**
- **Callaway ERC/Soft — Medium Compression (60 - 70mph)**
- **Callaway Supersoft — Low Compression — Low Compression (40 - 60 mph)**
- **Titleist pro V1/X (left dash) — Extremely High Compression (100 - 110mph+)**
- **Made 2024 (not nearly as spinney) — Lower ball flight**
- **Titleist Pro V1/X — High Compression (90 - 100mph) Higher ball flight**
- **Titleist Pro V1 — High Compression (90 - 95mph) Lower ball flight**
- **Titleist AVX, Tour Speed — Medium Compression (70 - 90mph)**
- **Titleist Tru Feel — Low Compression (40 - 80mph)**

I hope this kind of explains the difference of compression and how swing speeds relate to golf balls you should play.

Gabe Ross, Head Pro

2025 TOWN HALLS

KTMC

TBD

COTTAGES

TBD

VILLAS

TBD

All the reported incidents required [SentrySix Reports](#) to dispatch and intervene in the Kissing Tree Community of November 2024.

COMMUNITY LIFE TEAM

Matthew Dozier - Executive Director

Rebecca Rounds - Director of Community Operations

Kevin Wilson - Director of Community Engagement

Jaime Godoy - Director of Community Assets

Andy Pina - Manager of Community Assets

Sandee Miller - Manager of Community Care

Austin Rounds - Manager of Community Engagement

Micah Ross - Manager of Fitness

Anitra Martinez - Design Review Coordinator

Linda Mott - Community Engagement Coordinator

Ashlyn Wilson - Communications Coordinator

Kylee Holte - Community Standards Coordinator

Ivan Smith - Community Assets Coordinator

Elise Salinas - Community Care Coordinator

Reagan Porter - Fitness Coordinator

Hayden Gregorie - Maintenance Technician

Jeremy Mott - Custodial Engineer

Gerald Hayward - Custodial Engineer

Richard Salinas - Custodial Engineer

Trent Rodgers - Lead Fitness Attendant

Dillon Franklin - Fitness Attendant