

March 2025

LEGENDARY TIMES

A monthly newsletter for the residents of Kissing Tree



KISSING TREE[®]

SAN MARCOS ★ TEXAS

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Dear Community,

Spring brings fresh opportunities, and I'm excited to share some fantastic updates with you!

I had the pleasure of being the guest at February's Coffee with the Executive Director, and I walked away with incredibly valuable feedback. Your input is essential in shaping how we communicate and serve you better. With that in mind, we're working on new ways to proactively provide you with the information you need—before you even have to ask for it. Your feedback drives these improvements, and we appreciate your engagement in making Kissing Tree the best it can be.

In exciting community news, the Kissing Tree Villas Association has officially elected its first resident board member—congratulations to Miss Zona Trahan! This is a milestone moment, and we look forward to working with Zona as we continue strengthening resident leadership within our community.

Additionally, we are thrilled to announce that the new members of the S.P.A.R.K. Committee have been selected and notified! We can't wait to work with this next group of dedicated residents, who will serve as amazing community ambassadors, fostering engagement and connection throughout Kissing Tree and the city. This program continues to grow, and we're excited for what's ahead!

We're also enhancing the way we keep you informed about maintenance, repairs, and improvements around the community. Jaime Godoy, your Director of Community Assets, will now be contributing to the monthly newsletter, providing updates on preventative maintenance, enhancements, and repairs across campus. This will ensure you stay informed about the ongoing efforts to keep Kissing Tree in top shape.

And for those who ordered a Veterans Plaza brick, the latest round was installed in late February—be sure to stop by and find yours! If you submitted an order recently, another round will be placed in April.

As always, thank you for your involvement and support. Your feedback helps shape the future of Kissing Tree, and we're grateful for your partnership in making our community even stronger.

Rebecca Rounds-Burger, Executive Director

Featured Events

Thursdays

Happy Hour

Join your neighbors for a Live Music Happy Hour every Thursday afternoons this month at the Biergarten starting at 4 p.m.

Fridays

Trail Hikes

In need of some nature? Join your neighbors on Friday mornings for a refreshing hike and engage in the outdoors.

Wednesday, Mar. 5

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, Rebecca Rounds.

Monday, Mar. 17

St. Patrick's Day

Enjoy drinks, tasty treats, and compete for the best costume and jig dance with some live music at the Biergarten.

Tuesday, Mar. 18

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, Mar. 25

Health & Wellness Fair

Want to reach your mind and body goals? Learn about what works for you when it comes to your health and wellness.

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

Compliance CORNER

I know there has been confusion regarding colorful lighting in the community. Please be advised that colorful front porch lighting is prohibited unless it is during the allotted time slot for holiday lighting. According to page 184 of the Master Community guidelines, under "Prohibited Elements" it states: " Use of other than white or color corrected high intensity lamps and exterior lights (except holiday lighting which may not be installed more than twenty-one days before a holiday and must be removed no more than fourteen days after the holiday.)

To protect the health of our community and preserve our local water resources—particularly the Edwards Aquifer and surrounding waterways—we ask all residents to follow important guidelines and use best judgement regarding chemical use in resident yards.

Key Guidelines to Follow

Comply with regulations: All chemical use must adhere to state and federal laws, including guidelines from the Texas Department of Agriculture (TDA) and the Environmental Protection Agency (EPA). Misuse can result in legal penalties.

Protect water sources: Improper use of pesticides, herbicides, or fertilizers can contaminate groundwater and runoff into local waterways. The Texas Commission on Environmental Quality (TCEQ) enforces protections to keep our water clean—avoid applying chemicals before rain or near drainage areas as a best practice.

Outdoor use restrictions: Mothballs are not approved for outdoor use and can contaminate soil and water while posing risks to pets and wildlife. Rat poisons (rodenticides) must be used according to strict guidelines—only in approved bait stations and never near water sources.

Consider environmentally safe alternatives: Use natural deterrents, mechanical traps, or consult licensed professionals for pest management.

By following these guidelines, we help protect our community's health, local wildlife, and essential water resources.

The Repair Report

The new year brought in some big and much-needed changes, starting with our team's new in-house work order platform: Upkeep! This website is distinct from Vantaca. It has enabled our department to apply automatic preventive maintenance scheduling and asset mapping for our community. In addition, Upkeep supplies us with superior analytics regarding productivity. This program has also allowed us to respond to newly opened Vantaca work orders in a more reasonable time.

Preventative Maintenance

- **January:** HVAC PM's have been completed. Which included filter changes for all AC units within the community (IH, Fitness Center, Grand Central).
- **February:** Gate operators and barrier arms (this was previously an outsourced PM @\$1200/quarter)
- **March:** Fitness equipment (this was previously outsourced PM @ \$900 biannually)

Projects

- **Changed IH overhead lights (Feb)** All overhead lights at IH have been updated to the same color and dead bulbs have been replaced. This task has been implemented in our PM scheduling so that lights are not ignored anymore.
- **Trail Maintenance/Mulching (Feb/March)** The bids have been approved to renovate the trails at KT with new mulch, tree trimming, and washout/erosion controls. Expect full completion of the trails in March.
- **Pond Assessments and clean-up for annual inspections (Feb)** Batch pond control panels have been inspected for malfunctions this month and repairs are being scheduled for various pond components in preparation for the annual inspections. Pond trash clean-up sitewide to be conducted before March.
- **Bathroom renovations (Jan/Feb)** New soap dispensers, paper towel holders, and toilet paper holders have been installed in IH with more bathrooms to be renovated on the way.

The Repair Report

- **Custodial restructuring (Jan/Feb)** To ensure better quality control, the custodial scheduling and cleaning checklists are being restructured to assist janitorial staff in upholding community standards. This, in combination with the new supplies, should keep KT looking cleaner than ever before.
- Weekly Building Walks have been implemented.



Micahmendations

Top 3 Safest and Most Effective Supplements for Seniors

Important Note: I am not a doctor or medical professional. Before starting any supplement, consult your healthcare provider or a certified nutrition coach to ensure they are appropriate for your individual health needs and medications.

When it comes to supplements, simplicity, and effectiveness are key— especially for seniors aiming to maintain strength, vitality, and overall wellness. Here are my top three picks that are safe, well-researched, and highly effective for those 55 and better.

Omega-3 Fatty Acids (Heart & Brain Health)

- Why it's Great: Supports heart health, reduces inflammation, and protects brain function.
- Dosage Tip: 1,000 - 2,000 mg of combined EPA and DHA daily.
- Pro Tip: Choose a third-party tested fish oil or algae-based omega-3 for a plant-based option. Many people I've worked with have found Omega-3s to be a game changer for reducing joint pain and improving focus. This supplement supports heart health and sharpens the mind, making it a true multitasker for longevity.

Vitamin D with K2 (Bone Strength & Immunity)

- Why it's Great: Essential for bone health, with K2 directing calcium to bones and supporting heart health.
- Dosage Tip: 1,000 - 2,000 IU of D3 plus 100 mcg of K2 daily.
- Pro Tip: Take with a fat-containing meal for better absorption. I've worked with people directly who experience fewer aches and more mobility within weeks of starting Vitamin D with K2. It's a small addition that can make a huge impact on staying active and independent.

Micahmendations

Creatine Monohydrate (Strength & Cognitive Support)

- **Why it's Great:** Helps maintain muscle mass , boosts energy, and supports cognitive function.
- **Dosage Tip:** 3 - 5 grams daily, with or without a loading phase.
- **Pro Tip:** Add to water or a smoothie for easy use. Creatine isn't just for bodybuilders —it's a powerhouse for brain health. Studies show improved memory and mental clarity, making it a true dual-purpose supplement for body and mind. Its cognitive benefits can support sharper thinking and better recall, which is invaluable for healthy aging. It also helps maintain muscle (which can keep osteopenia or osteoporosis at bay) while keeping your mind sharp. Creatine is the most researched supplement available and is the safest supplement on the market while being one of the most effective.

While these three supplements offer significant benefits, it's essential to consult with your healthcare provider or nutrition coach to tailor your choices to your needs and monitor progress safely.

Micah Ross,
Fitness Manager

TARBOX & BROWN

Exciting Dining Experiences Await at Kissing Tree!

T&B's Weekly Beef Filet Night – A Steak Lover's Dream

Join us every week for Beef Filet Night at T&B, where you can indulge in a perfectly cooked USDA Choice bacon-wrapped filet mignon for just \$32.95.

Choose between two mouthwatering preparations:

- Cowboy Butter Filet – Rich, buttery perfection wrapped in crispy bacon.
- Peppercorn-Crusted Steak au Poivre – Bacon-wrapped and smothered in a decadent creamy brandy sauce.

Each dish is served alongside mashed potatoes, your choice of asparagus or green beans, a house salad, and fresh dinner rolls with honey butter. Don't miss this unbeatable special.

Private Chef's Table with Chef David – An Exclusive Culinary Experience

Looking for a unique and intimate dining event? Chef David is now offering private Chef's Tables for groups of 8 at \$90 per person, which includes:

- Three expertly crafted courses
- Perfectly paired wines
- Gratuity included

This is a one-of-a-kind opportunity to enjoy an educational and interactive experience straight from the kitchen of Kissing Tree's very own restaurant. To learn more or to book your special occasion, email Brooke Roseland at broseland@troon.com.

Stay Connected – Join Our Private Facebook Group

Are you a Kissing Tree resident? Stay up to date with all exclusive food and beverage events, specials, and last-minute offerings by joining our private Facebook group, "KT Food & Beverage." This is the best way to get quick updates on everything happening in our dining scene.

Brooke Roseland
Director of Food & Beverage

KT GOLF CLUB

We've done it! Another winter is nearly in the rearview mirror, and spring is right in front of us. That means we have lovely weather, a greening of the scenery, and lots of activity ahead of us! On the golf course side, we're closing out a very busy winter full of projects. Obviously, the biggest one is the bunker renovation. At the time of writing this, we're making our final push to get everything completed by our originally projected February 28th deadline.

The capillary concrete has all been poured, and the only limiting factor from this point on is how quickly we can get all of the truckloads of necessary sand and sod to complete everything. We're in a good place with that, and I hope that as you read this, the bunkers are already open and ready for play. In addition, we have our drainage addition to hole #14 being completed to address the saturation the spring rains on the side of the hill there have caused in the fairways. This project should also be wrapping up around the turn of the calendar and will set us up to avoid the muddy messes we have experienced in that fairway at random times in previous years.

We also have some major agronomic activity scheduled with the rising temperatures. First off, we start transitioning the overseeded tees back to Bermudagrass and away from the rye that we put down in the winter. Usually, this process is nearly seamless and you don't notice it, but every year there's one or two tees that are a little more fussy than others and require some extra TLC. Just know that if you see any tees that look a little thin, we are on top of it and it's a known issue.

In addition, we'll be doing our dryject timing in March as we have every other year in order to get the greens opened up and ready to start growing toward a healthy summer. This will only be a one-day closure on March 11th, and the greens should be in relatively good shape right away the next day as the sand gets directly injected into the holes, making them smoother with little excess sand around. There will also be spring pre-emergent herbicide applications and large-scale fertilizer applications to help the course come out of dormancy and get everything fed as it wakes up from its winter nap.

KT GOLF CLUB

In the restaurant, we are excited to continue our new monthly Sunday brunches on the last Sunday of every month. This is buffet style, and the first one was very delicious and well-attended. In addition, patio season will be right around the corner, and once temperatures are consistently nice in the evenings, we'll be resuming our seasonal patio hours. The T&B bar will stay open until 8 p.m. on Saturdays and Sundays, so everyone has a fun place to gather, grab a cocktail, and enjoy the sunset in the great weather. We also have a great new menu that has been getting a lot of positive comments from everyone. If you haven't tried it, I highly recommend that you do! Chef's filet steak nights on Wednesdays are also still going, and we have some other fun and tasty ideas for events this spring.

Best wishes,

Ryan Andrews, Golf Course General Manger

Updates From The Green

A note from the SPI

Upon reading this, the bunker renovation should be complete. A few tips to ensure our new bunkers stay in great shape and maintain excellent playability. Always enter/exit the bunker in a low area. When exiting a bunker, always knock the sand off your shoes so you do not track onto the green.

Avoid raking sand to the edge. We try to maintain a 2” lip to minimize sand from migrating outside the bunker. This can cause us to lose our edge and eliminates the possibility of someone putting out of the bunker. The bunkers look great, and they should play great for many years to come. Thanks to all of you for your understanding and patience through this renovation.

John McKay, KT Golf Superintendent

What exactly is a launch monitor?

Launch monitors are the new way to read golf swings. What used to be pictures and videos is now translated into numbers, much like how a protractor is used to measure angles. With the aid of a launch monitor, all the guesswork has been taken out of the equation. The numbers recorded by a launch monitor are vastly different for each golfer. Even the numbers of the same golfer can range intermittently while using the launch monitor.

A launch monitor reads:

- Swing speed
- Ball speed
- Launch angle
- Angle of attack into the ball
- Swing path
- Spin rate

These are just a few of the parameters a launch monitor provides. This technology is used by club fitting experts and is also what’s shown on TV to track Tour players’ ball flight, spin rate, and speed. For example, Top Tracer is the system used at PGA events. TrackMan, another widely used launch monitor among Tour professionals, also tracks ball flight and impact. While TrackMan is packed with features, it comes with a hefty price tag of \$75,000. Launch monitors vary in both price and quality, but they represent cutting-edge technology that can help improve your game.

That said, one downside to using launch monitors is that it’s easy to get caught up in the numbers, forgetting that golf is still a game—things like luck and changing conditions, such as weather, can always influence your play. So, have fun and enjoy yourself—don’t overthink it!

Gabe Ross, Head Pro

2025 TOWN HALLS

MASTER

Q1: MARCH 19
Q2: JUNE 18

Q3: SEPTEMBER 17
Q4: DECEMBER 10

COTTAGES

Q1: MARCH 20
Q2: JUNE 19

Q3: SEPTEMBER 18
Q4: DECEMBER 11

VILLAS

Q1: MARCH 20
Q2: JUNE 19

Q3: SEPTEMBER 18
Q4: DECEMBER 11

All the reported incidents required [SentrySix Reports](#) to dispatch and intervene in the Kissing Tree Community of January 2025.

Trade Partners

The Trade Partner Program is an exclusive advertising and marketing agreement between qualified businesses and Kissing Tree Master Community Inc. Based on the agreement terms, Trade Partners will be allowed to interact with, advertise to, and solicit business in the community. Trade Partners will also be allowed to promote their services and products in group or social settings. We are grateful to all of our Trade Partners.

Independence Trade Partner

CLC Landscaping, LLC

Freedom Trade Partner

Thomas Funeral Home

Victory Trade Partner

Christus Santa Rosa Hospital

Liberty Trade Partner

Inspired Closets

Cruise Planners Concierge Journeys, LLC

New York Life — Xavier Castillo

COMMUNITY LIFE TEAM

Rebecca Rounds - Executive Director

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

Jasmine Flores - Custodial Engineer

Jeremy Mott - Custodial Engineer

Gerald Hayward - Custodial Engineer

Richard Salinas - Custodial Engineer

Trent Rodgers - Lead Fitness Attendant

Dillon Franklin - Fitness Attendant