

June 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
The Repair Report.....	5
Compliance Corner.....	6
Micahmendations.....	7
Tarbox & Brown.....	8
Letter from the Golf General Manager.....	9
Updates from the Green.....	10
2025 Town Halls & Security Reports.....	12
Community Life Team.....	14

Dear Community,

As our beautiful community continues to grow, we remain deeply committed to ensuring that safety and responsiveness stay at the heart of everything we do. I'd like to share a few updates and initiatives that we're excited to roll out in the months ahead.

By the end of Q4, we plan to introduce a comprehensive parking policy to help us better manage shared spaces and maintain a safe, organized environment. We're also working on creating and installing golf cart parking signage, identifying potential designated golf cart parking spaces across the campus, and publishing a Golf Cart Safety Acknowledgment on our website to promote best practices for all users. Stay tuned!

We know how important it is to feel heard. Our team continues to work hard to address resident concerns in a timely and thoughtful manner. If you ever feel an issue has gone unresolved, please don't hesitate to reach out to our staff directly. Your input helps us grow stronger and serve you better.

We are also thrilled to welcome Martha Perkins, our new Director of Community Operations, who will be joining us in June! Martha brings a wealth of industry experience, thoughtful leadership, and a passion for community building. We look forward to introducing her to all of you and are confident she'll be a fantastic addition to the Kissing Tree team.

Finally, I hope you'll join me for our next Coffee with the Manager on Tuesday, Jun. 4 at 8:30 a.m. These informal gatherings are a great way to stay connected, ask questions, and hear firsthand about upcoming projects and priorities. It also keeps the Community Life team connected to you – and that is the best part of the job!

Thank you for your continued support and engagement. Together, we're building something truly special here at Kissing Tree.

Rebecca Rounds-Burger, Executive Director

co·here®

June Featured Events

Mondays

River Adventures

Start your week off at the river with your neighbors. From kayaking to tubing, join in on an endless amount of fun!

Fridays

Farmers Market

Make sure to head to the Biergarten early to catch various vendors, products. Quantity may vary each week.

Fridays

DJ Dance Parties

Join us in dancing the night away with well-known DJ Henry who will be getting the party started by spinning all your favorite tunes!

Wednesday, Jun. 4

Coffee with the ED

This is an informal unstructured time to ask questions at the Independence Hall activity room with Executive Director, Rebecca Rounds.

Tuesday, Jun. 17

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.

Wednesday, Jun. 18

KTMC Town Hall

Join the Community Life team and board of directors for a Kissing Tree Master Community Town Hall in Independence Hall at 6 p.m.

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

The Repair Report

Preventative Maintenance

- HVAC Preventative Maintenance concluded for April, all buildings now have cleaned vents and AC units and are up to date (April)
- Gate Preventative Maintenance scheduled this month (75% complete as of 5/12/25) (May)
- First aid, AED, Fire Extinguisher, and Exit sign inspections conducted, and corrections are ordered to be installed throughout the month (April/May)
- Pond repairs and PM's to be conducted throughout the month (May)
- Continued Development on Firewise Program (more to report later)

Projects

- **Art Studio Light Replacement (April):** Ivan and Jeremy replaced all art studio lights with brighter lumens. We hope this helps with visibility during classes!
- **Fitness Equipment Maintenance (April/May):** Further repairs and preventative maintenance of fitness equipment is ongoing, please continue to report any problems with fitness equipment to Micah and co.
- **In-house Landscaping (April/May):** Numerous landscaping projects continue to proceed in-house to better address the many landscaping challenges throughout the community. Please continue to have patience with us as we continue to address and resolve outstanding landscaping issues – we know there is a lot, and we are working diligently to do what we can to keep our residents happy and KT beautiful.
- **Vegetative Filter Strips re-seeding (April):** Re-seeding of VFS that failed last year have been in the works throughout April. Utilizing multiple species of native seed with different successional stage plants is being applied to failing/failed VFS from the previous year in hopes for better establishment of grass cover and performance of the strip.

The Repair Report

- **Wildflower Seeding and Mowing Scheduling (April/May):** Meetings with the wildflower community have been ongoing to map out seed sites and addressing mowing schedules for planned (and current) sites

Ivan Smith, Community Assets Coordinator

Compliance CORNER

As spring brings beautiful weather and seasonal celebrations, we'd like to offer quick reminders about our community guidelines regarding signs in yards and entryways. To maintain the welcoming and cohesive appearance of our neighborhood, only certain types of signs are allowed in yards without prior approval. These include:

- **School Spirit Signs:** One professionally made sign per home, Maximum size: 5 sq. ft., no taller than 4 ft, Must be removed within 5 business days after the season ends.
- **For Sale Signs:** One professionally made sign per home, same size and height limits as above, must be removed within 2 business days of the home's sale.
- **Permit and Legal Notice Signs:** Only signs required by law or a government agency.
- **No Soliciting/ Security Warning Signs:** Must be 25 sq. in. or smaller, can be placed near your front door.
- **Religious Items:** May be displayed on the entry door or door frame only, must not extend beyond the door frame, must be 25 sq. in. or smaller in total size.

Kylee Holte, Community Standards Coordinator

Micahmendations

Getting Started...Maybe for the Second Time

At some point, we all face a moment when health becomes a priority—whether sparked by a comment, a diagnosis or simply stepping on the scale. Ideally, we choose that moment, but often life chooses it for us. How we respond matters. While there's no shortage of advice out there, it's easy to get overwhelmed. This guide offers clear, research-backed steps to help you take control—whether it's your first time or your fifteenth.

Measure Where You Are

You can't improve what you don't track. Start with a medical check-up to identify key health metrics worth improving—blood pressure, A1C, weight, etc. Then, assess yourself physically: How far can you walk or run? Can you balance on one leg? Stand up from a chair without using your arms? Choose a few simple tests, write down the results, and set a date 6–8 weeks out to reassess. These baselines will guide your progress.

Make a Realistic Plan

Don't aim for perfect—aim for doable. A plan you can stick to is better than an ideal one you'll abandon. Fit it into your life with short, consistent efforts (start with 15–20 minutes a day). Expect obstacles and plan for breaks. Schedule rest, but skip “cheat days”—if it's in the plan, it's not cheating. Think sustainability over intensity.

Stick to It

Commit to your plan until your next assessment. If it's too hard, adjust. If it's boring but working, give it more time. Consistency matters more than excitement. Especially for fat loss, resist the urge to change too soon—results take time.

Keep Improving

The key to long-term health is repeating this cycle: measure, plan, follow through, adjust. Your needs and goals will shift, and that's okay. What matters is progress, not perfection. Stay consistent, and over time, the results will come. Whether you're starting fresh or trying again, the important part is that you're starting.

TARBOX & BROWN

Host an Unforgettable Private Chef's Table Dinner

Looking for a unique night out or a special way to celebrate? You can now book a Private Chef's Table Dinner any month! For \$90 per person, enjoy a custom menu of your choosing—crafted by our chef just for you.

- **Minimum of 8 guests**
- **Wine & gratuity included**
- **A one-of-a-kind dining experience**

Reserve your date now and treat your group to something extraordinary. [Email broseland@troon.com](mailto:broseland@troon.com) to book.

Brooke's Famous Lemon Drop Martini

Shake one up at home with this tried-and-true recipe:

- 2 oz Deep Eddy Lemon Vodka
- 0.5 oz Cointreau
- 0.5 oz Fresh Lemon Juice
- 0.5 oz Simple Syrup

Shake vigorously with ice, then strain into a sugar-rimmed chilled martini glass. Garnish with a lemon twist and enjoy!

Brooke Roseland
Director of Food & Beverage

KT GOLF CLUB

As we shift gears and move forward into Summer, I want to do a quick recap on our most successful Spring season to date. Golf course conditions are at the highest they've ever been this early in the year. The greens recovered nicely from the March dryject, we were able to get our first verticut completed earlier than normal this year, the bunker project was successfully completed and the sand is settling in nicely.

On the restaurant side, we set a new record for the best month in March, smashed that number in April, and are trending to have another huge month in May. We've had a lot of fun events for both residents and the public outside on the patio this spring and we're really looking forward to some fun Summer programming. Our new menu will be launching in June as well. Lastly, if you've somehow missed it to this point, we purchased a new frozen drink machine that will be serving up frozen margaritas out of Independence Hall all summer long. Make sure to get yourself one while you're at the pool!

On the golf side, we had a record-setting spring as well. We successfully navigated our busiest tournament season to date while still having resident tee times available nearly every single day. We hosted a second Division 1 collegiate golf tournament for the Southland Conference that put us on ESPN+ for the broadcast for the second time this year. A special thank you to all of the resident volunteers who assisted with shuttling and scoring in that event.

Looking forward, our summer calendar is wide open as we host far fewer events throughout the season. This should allow residents full access to the course for some fun golf this year. The course should continue to be in magnificent shape all through the year.

Everyone, please stay hydrated while you're out and about and we look forward to seeing you around the club soon.

Best wishes,
Ryan Andrews, Golf Course General Manager

Updates From The Green

Summer Maintenance

Summer has arrived, and as you read this, we are wrapping up our summer aerification. The two days of course closure provide our team with the opportunity to complete several important tasks that are not possible during regular play.

We began by aerifying the greens using ½-inch hollow tines to relieve compaction and reduce thatch buildup. After removing the cores, we applied USGA topdressing sand and a polymer-coated 0-0-50 fertilizer. The sand and fertilizer were then dragged into the aerification holes, followed by multiple passes with a roller to smooth and firm the surface.

Tees received the same treatment, with ½-inch tines used for aerification, followed by topdressing and an application of 18-24-12 fertilizer. On the fairways, we used a Unirake—essentially a nail drag—to remove thatch. After that, we performed circle mowing to smooth the surface and reduce grain. The following day, the fairways were sprayed with a growth regulator and iron to help tighten the grass canopy.

Additional work included checking all bunkers for sand depth and adding material where needed. We also sprayed out any remaining overseeded grass from the tee tops and completed a repair on the main irrigation line between the No. 7 green and the street.

We appreciate your patience and support as we complete this essential maintenance. Our team is working hard to return the greens and the entire course to top condition as quickly as possible.

John Mckay

Preventing Mental Blocks

For me and everyone else, it is easy to get negative while playing golf. We hit a bad shot, or we get a bad break. I mean I always say golf is a game of misses and navigating problem solving on the fly. If you have struggled with getting too negative on the golf course or entering the I don't give a "bleep." It's really easy to get derailed and not care and continue to compound the struggles on the course that specific day or round even.

Don't get caught up if the pace of play is bad, or if the wind is atrocious, or it's too cold to play or I can't find the club face. I say you have to divide and conquer, especially when struggles are evident. Whenever I hit a bad shot or get a bad break, I trick myself psychologically into a subconscious action. I find the little things in a round are what make or break your opportunities. For instance. If I hit a bad shot, I don't say oh no that's horrible, I don't even want to be out here anymore.

Preventing Mental Blocks

I like to say to myself, I hope I get a good lie or just let me get a club on it or just give me a good stance.

It doesn't always have to be a perfect scenario to get the best result out of your next shot. I focus on nature or try to remove myself from the task at hand which is playing golf. Usually, there isn't a more serene setting than a golf course. Especially if you are with people you enjoy. The struggle is finding that happy place and staying there for the entire round of golf. You don't have to be a pro to play good golf and have fun doing it. You have to be mentally ready for the challenge at hand.

When golf gets difficult, I force myself to smile, giggle, and find the little bits of joy in golfing with friends and family. Because golf is such a time-consuming sport, you don't want to hate your day because the game isn't going your way. Remember EVERYONE! Golf is a game like Monopoly or cards or basketball or yard darts. There is a little bit of truth to the execution aspect of it, but in the end, it is still a game, and games are supposed to be fun. Have fun out there.

Happy Playing

Gabe Ross, Head Pro

2025 TOWN HALLS

MASTER

Q2: JUNE 18

Q3: SEPTEMBER 17
Q4: DECEMBER 10

COTTAGES

Q2: JUNE 19

Q3: SEPTEMBER 18
Q4: DECEMBER 11

VILLAS

Q2: JUNE 19

Q3: SEPTEMBER 18
Q4: DECEMBER 11

Safety & Security Summary: All the reported incidents required [SentrySix Reports](#) to dispatch and intervene in the Kissing Tree Community of April 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

Martha Perkins - Director of Community Operations

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

Reagan Porter - Fitness Coordinator

Jasmine Flores - Custodial Engineer

Jeremy Mott - Custodial Engineer

Ty Klender - Custodial Engineer

Richard Salinas - Custodial Engineer

Trent Rodgers - Lead Fitness Attendant

Dillon Franklin - Fitness Attendant

Cindy Santiesteban - Front Desk Ambassador