

August 2025

# LEGENDARY TIMES

A monthly newsletter for the residents of Kissing Tree



**KISSING TREE**<sup>®</sup>

SAN MARCOS ★ TEXAS

# TABLE OF CONTENTS



Letter from the Executive Director.....	3
Featured Events.....	4
The Repair Report.....	5
Compliance Corner.....	7
Micahmendations.....	8
Tarbox & Brown.....	10
Letter from the Golf General Manager.....	11
Updates from the Green.....	12
2025 Town Halls & Security Reports.....	14
Community Life Team.....	16

## Dear Community,

It's hard to believe we're already this far into summer! What a blessing it's been to have so much rain this season — our landscapes are lush and thriving in a way we haven't seen in quite some time. Still, while we've been fortunate, we remain mindful of the communities around us that have faced severe flooding and other weather-related challenges. Our thoughts and prayers are with those who have been impacted.

Here in our community, we've been busy behind the scenes working on several strategic initiatives aimed at making your experience even better. One exciting improvement coming soon is additional overflow golf cart parking in a few key areas — something we know many of you have been hoping for. We're also thrilled to share that a new chilled water dispenser has been installed at the comfort station, thanks to one of our local partners and the hard work of our amazing assets team. Just in time for the Texas heat!

We're also excited to announce that KT-branded "For Sale" and "For Rent" signs will soon be available to residents who are not working with a professional Realtor. This will help maintain a consistent and polished aesthetic throughout the community. More information on how to request these signs will be coming your way soon.

We're continuing to prioritize communication, transparency, and consistency, especially when it comes to welcoming new neighbors. That's why we're planning another Community Standards Orientation before the end of Q3. Our goal is to make the onboarding process as helpful and engaging as possible, so every new resident has the tools they need to feel informed, connected, and at home.

And in case you missed it.. our portable speed limit sign has officially taken its dance moves on the road. That's right — it's been relocated from Dancing Oak to a new spot in the community. Do you know where it is? Have you seen it yet? Keep your eyes peeled and remember to drive the speed limit.

Most importantly, we want you to know that we hear you. Your feedback and engagement are helping shape the future of this community in meaningful ways. Thank you for being such an incredible part of this community. It's truly a joy to serve you, and we're looking forward to all the great things still to come.

**Rebecca Rounds-Burger, Executive Director**

# August 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**

## 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!

**Saturday, Aug. 16**

## Aqua Rodeo

With DJ Henry spinning tunes, a margarita machine to keep you cool, and delicious Texas Crab Co. on hand, this event will make a splash!

**Tuesday, Aug. 19**

## 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.

**Monday, Aug. 25**

## SCS Darts

Join in on one of the many Sports Champion Series: Darts. Compete against your neighbors to win lifestyle bucks and bragging rights.

**Thursday, Aug. 29**

## Operations Orientation

Learn how Kissing Tree functions behind the scenes, with an overview of each department and how staff work together to support the community.

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

# The Repair Report

## Statistical Breakdown

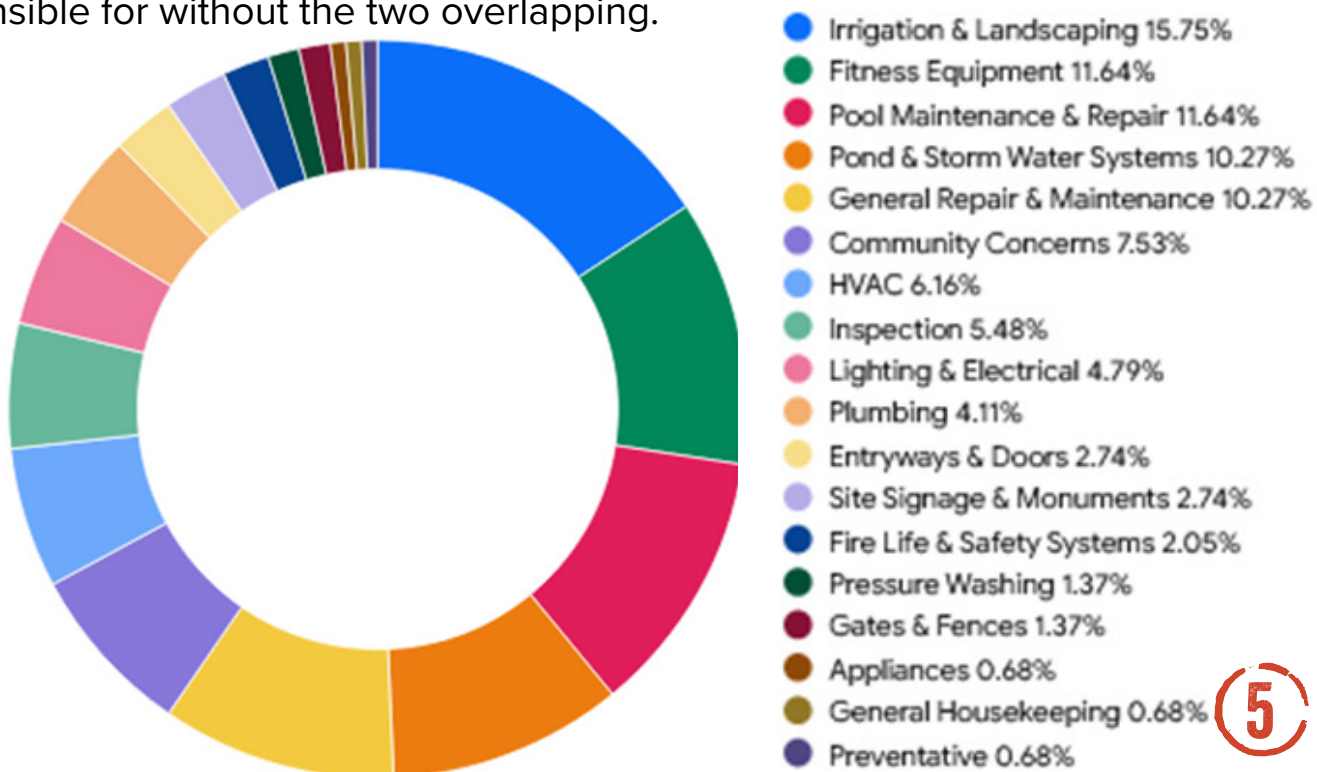
To improve transparency with the community it is our pleasure to introduce a breakdown of workorder completion each month as an addition to the usual Repair Report. This will include a comprehensive graph of what categories of work are conducted by the assets team around the property every month as well as how many are completed and submitted. When reading this data there are a couple of things to keep in mind:

Firstly, while community concerns are included in the overall work order statistics - only the ones completed by HOA staff are visible in the pie chart (all other community concerns handled by vendors or contractors are kept track of separately). This graph is only a representation of what the Assets Team completes exclusively with HOA staff. Therefore, any additional work order completion data included in the “total work order breakdown” statistic represents work that the HOA has coordinated the completion of through outside help.

Secondly, as we have incorporated the community concerns category onto our inhouse work order platform halfway through the month, the percentage seems rather low. This is because previously we would take work orders generated by community concerns and separate them out to their respective categories (I.E. landscaping, fitness equipment, etc). We have changed this to better reflect that we are addressing work orders generated by the community concerns platform alongside the other work orders we are responsible for without the two overlapping.

**Graphed Work orders:** 146 completed from June 1st-30th

**Total work orders:** 193/273 completed from June 1st-30th



# The Repair Report

## **Preventative Maintenance**

- Semi Annual Strength Machine inspections and cleaning conducted, and work orders have been generated for machines that require additional repairs/attention (June)
- First aid, AED, Fire Extinguisher, and Exit signs being addressed on a case-by-case basis and inspected every month (June/July)
- Following the pond Asset mapping last month, Pond Trash Pickup reoccurring work orders are now generated automatically, and a schedule has been worked out to allow porter assistance (Every 3rd Thursday of the month - or sooner - the assets team will clean inside and around the basin of each of the 30 ponds on site)
- Daily pool cleaning assigned to the assets team to fill in on days that the pool company are absent from site (June)
- Monthly Mini-Split cleaning (June/July)
- Quarterly air filter replacement (July)

## **Projects**

- Vegetative Filter Strips Inspected (June)
- Pool wasps and concrete planters removed (June)
- Spa Heater Repairs (June)
- Continued Development on Firewise and Emergency Preparedness Program (Meeting with city officials in July, hosting a community event following city meeting date TBD)
- Pressure Washing Grand Central steps (June)
- The slow leak under the IH-Pool bridge that made the putt-putt course unplayable have been repaired and measures put in place to prevent regular algae build up (June)
- Further in-house landscaping planting/installation on numerous units (June)

# Compliance CORNER

**Have you received a first or second violation?  
If so, here's what to know about both stages:**

**Stage 1** is a courtesy notice; fines are not added to your account. Typically, I give a cure period of 7 days to resolve the violation. (This varies based on the violation type)

**Stage 2** is your second and final courtesy notice; fines are not added to your account. This cure period is generally two weeks.

If you ever have a question or concerns about a violation given to you, please feel free to reach out to me directly at [kholte@coherelife.com](mailto:kholte@coherelife.com).

**Kylee Holte, Community Standards Coordinator**

# Micahmendations

## Let There Be Light - A Real Talk on Red Light Therapy

Red light therapy is everywhere right now—from pro athlete recovery rooms to that one neighbor who swears their joints feel "ten years younger." But is it all hype, or is there actually something to standing in front of a glowing red panel like a human toaster oven? Let's dig in.

### What Is Red Light Therapy?

Red Light Therapy (RLT), also known as photobiomodulation (PBM), utilizes specific wavelengths of light—primarily red (600–700 nanometers) and near-infrared (700–1100 nanometers)—to stimulate cellular healing, energy production, and reduce inflammation at the cellular level. In plain speak? These wavelengths penetrate the skin and fire up your mitochondria, your cells' energy factories. This helps them do their job better—whether that's healing tissue, reducing pain, or even growing hair. Think of it as giving your cells a little energy boost to perform at their peak.

### What Does the Research Say?

- **Joint Pain & Inflammation:** Plenty of studies show that RLT can significantly reduce pain and inflammation, especially in people with arthritis, tendinopathies, or chronic joint issues. This is one of the most well-supported uses—so for folks dealing with knee, hip, or shoulder stiffness, RLT could be a real game-changer when used consistently.
- **Muscle Recovery:** There's solid research demonstrating that RLT reduces delayed onset muscle soreness (DOMS), helps speed up muscle recovery, and may even boost strength gains when used post-workout. This makes it a great option for our lifters, class warriors, and weekend warriors alike.
- **Skin Health:** RLT has shown promise for boosting collagen production, reducing wrinkles, improving acne, and even accelerating wound healing. Great for vanity? Sure. But it's also genuinely helpful for overall skin health in seniors, especially those with conditions like diabetes or fragile skin.
- **Testosterone Boosting:** This one's floating around in the biohacker echo chamber, but the actual science is thin. While a few rodent studies have observed hormonal shifts, robust human data is sketchy at best. Don't rely on red light for your hormone health.

# Micahmendations

## Let There Be Light - A Real Talk on Red Light Therapy

**In a 55+ community like ours, RLT is particularly ideal for:**

- People with chronic joint pain or inflammation
- Those recovering from surgery or injury
- Residents interested in natural, non-invasive skin therapy
- Anyone who just wants to feel better and improve their overall well-being without relying solely on medication.

### **How to Use It (Without Frying Yourself)**

If you're using a professional panel (like the Exexas setup we're exploring), follow these basic, but important, guidelines:

**Distance:** Stand 6–18 inches away from the panel. This ensures optimal light penetration.

**Time:** Aim for 10–20 minutes per targeted area. Longer isn't necessarily better; consistency is key.

**Frequency:** For best results, use it 3–5 times per week. Regular sessions build on each other.

**Skin:** Expose bare skin to the light—clothing will block the beneficial wavelengths.

**At Kissing Tree, we're adding a full-body Exexas panel in a dedicated wellness room. That means faster, more efficient recovery sessions, larger coverage areas, and no setup required for you—just show up, glow up, and go!**

Red light therapy is generally considered very safe when used correctly. Just follow these basic precautions:

**Avoid Staring:** Do not stare directly into the light (even if it has built-in eye protection). It's always best to close your eyes or use protective eyewear if you're facing the panel.

**Consult Your Doctor:** If you have epilepsy, active skin cancer, or are on any light-sensitive medications, it's crucial to talk to your doctor before starting RLT.

If Red Light Therapy were a supplement, I'd call it creatine for your joints and skin—low risk, medium reward, and great long-term upside. It's not a magic bullet, but it is backed by solid science when used consistently and correctly. As part of our focus on wellness, that's exactly the kind of evidence-based tool we want in our toolbox.

**Do you have any questions about red light therapy, or are you interested in learning more about the Exexas panel at Kissing Tree? Let us know!**

**Micah Ross,**  
Fitness Manager

# TARBOX & BROWN

## Chef's Table Experience

Looking for a unique and unforgettable night out? Book a private Chef's Table experience with us! Gather a group of 8 - 9 guests for an exclusive culinary evening curated by Chef David, who puts on a truly impressive display.

Available Monday or Tuesday nights from 6 to 8 p.m.

**\$90 per person (+tax) - includes:**

- A 3- course meal
- Beer & Wine
- Gratuities

**Prefer a dry night?** The experience is just \$70 per person (+tax) without alcohol.

Dates are limited, so book early to reserve your date and select your menu of choice!

It's never too early to reserve your special occasion, our calendar fills up fast in the second half of the year! From birthdays and baby showers to anniversaries, block parties, and more, we're here to help make your celebration unforgettable. Email Brooke Roseland for more information.

**Brooke Roseland**  
**Director of Food & Beverage**

# KT GOLF CLUB

As I write this, Summer is setting in to its fullest capacity. While we had a welcome reprieve with some much needed rain and cooler temperatures to start the season, it appears we're entering our normal mid-summer weather patterns now. As always, please remember to drink plenty of water when you're out on the golf course!

We have a lot of exciting things coming up. Hopefully, by the time y'all are reading this, our new turn-bar is going to be open on the weekends to better service our golfers for drinks and snacks before your rounds and also at the turn. In addition, this will greatly improve our food ordering services at the turn so we have less issues with backups on the 10th tee. More details will be following as we get that new station up and running.

On the restaurant side of things, our "Thanksgiving in July" buffet was a fun change of pace and really delicious meal. Everyone looks forward to Thanksgiving dinner every year, so why not have it twice! We have some other really great themed dinner ideas coming up and then patio season is just around the corner.

The Jim West tournament is looking like a really strong field full of incredible ladies from several top tier programs this year. We have a lot of really fun plans for the tournament and can't wait to invite y'all to take part. As is tradition, the welcome party and karaoke contests are highlights of the fun before we get serious and get into some amazing golf. Please stay tuned for requests for volunteers. If you haven't been here for this annual event, volunteering is a lot of fun and you get to meet a bunch of incredible golfers and coaches.

I sincerely appreciate each and every one of you and look forward to continuing through another great summer. We're nearing the home stretch and cooler weather will be right around the corner. In the meantime, let's continue having fun the KT way with lots of golf, lots of great food, and lots of camaraderie and fellowship!

**Best wishes,**  
**Ryan Andrews, Golf Course General Manager**

# Updates From The Green

We are continuing to verticut and topdressing greens every other Tuesday throughout the summer. Verticutting reduces grain, and topdressing helps fill in voids and smooths the greens for increased ball roll. After this process, we do a soils spray that includes a wetting agent to help retain soil moisture and reduce watering.

Please be mindful of the 90 degree rule, we are seeing a lot of cart wear patterns going at a 45 degree angle just past the women's tees. Pairing up when possible cuts the cart traffic in half.

Have fun out there, see you on the course!

**John Mckay**

## Golf Rules

Golf rules can feel confusing—twigs behind your ball, cart paths in the way, someone saying “nearest point of relief” while you’re just trying to keep up. But here's the truth: the rules aren't out to get you—they're there to help and keep the game fair.

**The Golden Rule: Play It As It Lies**

This means you play the ball where it lands—whether it's on the fairway or up against a tree root. It's what gives golf its unique

challenge. But when that's not reasonable, the rules offer relief options.

### Relief Options to Know

**Unplayable Ball** (1-stroke penalty)

- Go back to last spot (stroke & distance)
- Drop within two club-lengths (no closer)
- Drop back on a line from the hole

**Penalty Areas** (Water Hazards) (1-stroke penalty)

- Replay from last spot
- Drop within two club-lengths of where it crossed the edge (red stakes)

**Cart Path Relief** (Free)

- Find nearest point of relief (no interference), drop within 1 club-length, no closer to the hole

**Two-Club-Length Rule**

Used often. Measure from the relief point. Drop from knee height—ball must land and stay within the area.

**Helpful Penalties**

**Lost Ball or Out of Bounds** (White Stakes)

- Take stroke & distance: go back to where you last played and add 1 stroke

**Provisional Ball**

- If unsure if your ball is lost/OB, hit a provisional to save time

# Updates From The Green

## Golf Rules

### Course Markings Guide

- White stakes = Out of bounds (no play)
- Red stakes/lines = Lateral hazard (relief with penalty)
- Yellow stakes/lines = Water hazard (relief with penalty)
- White paint = Ground under repair (free relief)

### When You Can Take Relief (Free)

- Cart paths
- Ground under repair
- Casual water
- Immovable obstructions (e.g., sprinkler heads)

No Relief From: Trees, bushes, bad lies, rocks—unless marked as ground under repair

### Build Confidence with the Rules

Learn the basics—don't memorize everything. Most situations fall under a few core rules. When in doubt, ask a pro or fellow golfer. Everyone starts somewhere, and most players are happy to help.

### Bottom Line

The rules are your ally. Know the basics, play fair, and you'll feel more confident and less stressed. Understanding relief and penalties turns confusion into strategy—and makes the game more enjoyable for everyone.

**Gabe Ross, KT Golf Club Pro**

# 2025 TOWN HALLS

## MASTER

Q3: SEPTEMBER 17

Q4: DECEMBER 10

## COTTAGES

Q3: SEPTEMBER 18

Q4: DECEMBER 11

## VILLAS

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 June 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 in the community. Trade Partners will only promote their services and products in group or social settings. We are grateful to all of our Trade Partners.

## Independence Trade Partner

**Edward Jones (Matthew Zito)**

## Freedom Trade Partner

**Thomas Funeral Home**

## Victory Trade Partner

**Christus Santa Rosa Hospital  
CLC Landscaping  
Austin Skin**

## Liberty Trade Partner

**Inspired Closets  
Cruise Planners Concierge Journeys, LLC  
New York Life — Xavier Castillo  
Humana  
las Wealth Management**

# 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

**Johnny Rogerio** - 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