

October 2025

LEGENDARY TIMES

A monthly newsletter for the residents of Kissing Tree



KISSING TREE®

SAN MARCOS TEXAS

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Dear Community,

As we welcome fall here at Kissing Tree, I'm excited to share some of the progress and updates happening across our community. This year has been full of growth and improvements, and it's been wonderful to see how each project contributes to the beauty and vibrancy of our shared spaces.

Independence Hall recently received a fresh stain and is looking better than ever. In the Biergarten, furniture is being reupholstered, and tables have been refinished, giving the space a fresh new feel just in time for the cooler season. These enhancements may seem small, but together they help make our community warm and welcoming.

Looking ahead, we're aiming to complete several initiatives before year's end: expanding golf cart parking, the introduction of red light therapy programming at the fitness center, a refresh of the consultation room at the fitness center into a serene new health and wellness space as well as the launch of a Community Standards Orientation. This new program will walk residents through the design review process and compliance expectations, ensuring that everyone feels informed and supported. We're also reviewing association contracts to keep costs reasonable and ensure the best possible value for our community.

We know landscaping continues to be an area of focus, and we truly appreciate your patience and understanding as we work within Stage 3 drought restrictions. Our goal remains to keep the community looking its best while balancing environmental responsibility.

With so much growth on the horizon, it's an exciting time to be part of KT. Thank you for your feedback, involvement, and the positive energy you bring to our neighborhood. Together, we'll finish this year strong and set the stage for even more good things to come!

Rebecca Rounds-Burger,
Executive Director

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October Featured Events

Fridays

Trail Hikes

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

Fridays

Farmers Market

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

Wednesday, Oct. 1

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.

Tuesday, Oct. 7

Doc Talk

Talk with Dr. Michael Davies with Christus Trinity Clinic on obstetrics and gynecology with focus on women's health.

Oct. 17 & 18

KT Art Crawl

Come out and view resident fine artists who will be exhibiting their art studios. All residents are invited to come, meet the artists, and see their work.

Friday, Oct. 31

Halloween Party

This spooktacular event includes a golf cart parade, DJ, dancing, and contests in the Biergarten. Happy Halloween!

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

The Repair Report

Preventative Maintenance

- Weekly Pressure-Washing to continue past the Biergarten (September)
- Strength and cardio machine service due (September)
- AED in the indoor pool being replaced under warranty (September)
- AED batteries and pads replaced (August)
- Pond remediations following inspection insights ongoing (August-December)
- Dead tree clean-up resuming as Oak Wilt season has passed (September-November)

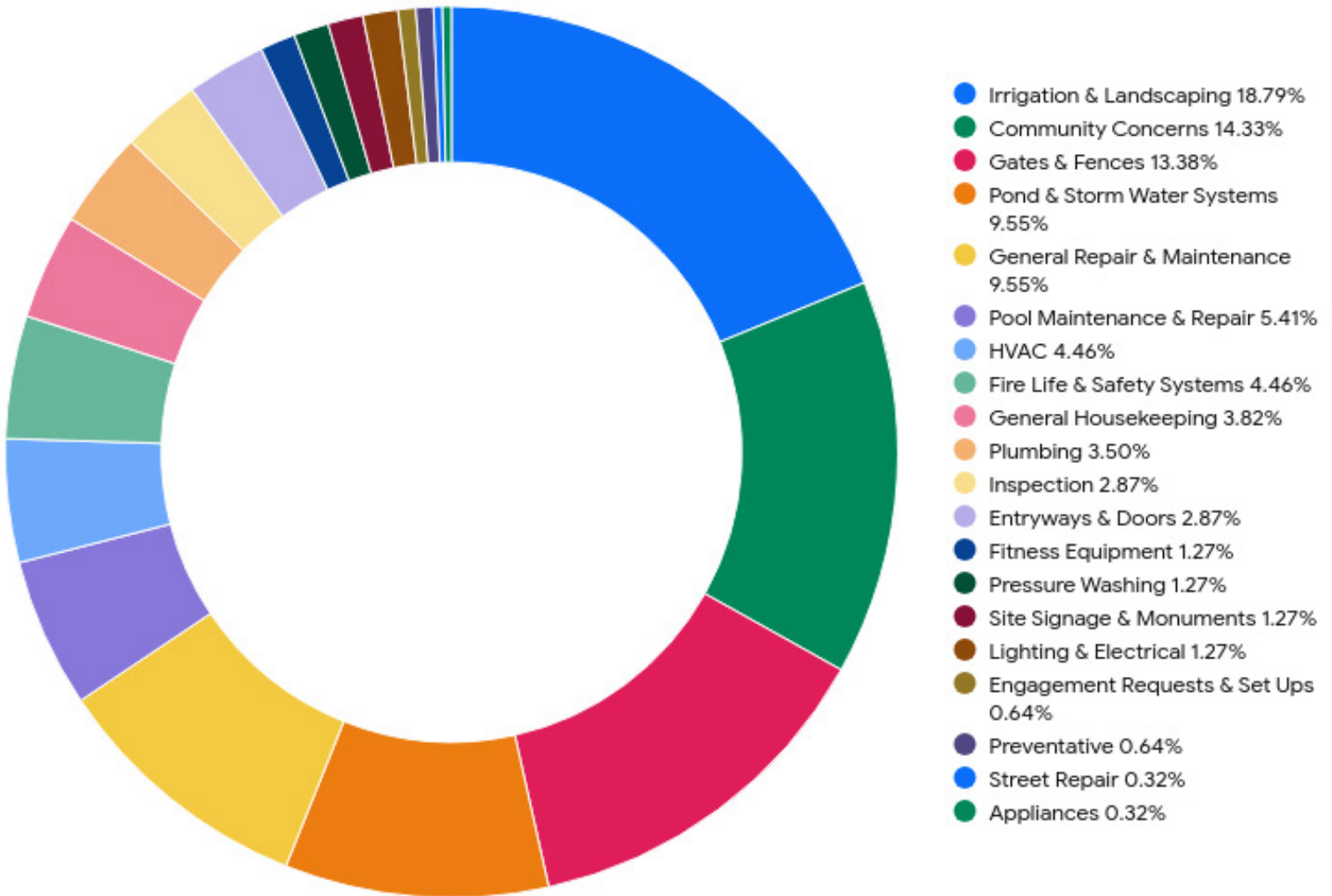
Projects

- Comfort Station refresh/upgrades on going through October
- Continued Development of KT's Emergency Preparedness Program following SPARK meeting with Reese Martin
- Further Developments on the Community Asset Mapping Initiative
- Installation of an up-to-spec endangered bluebird house (monitored by resident master naturalists) by Wet Pond 7.13
- Reviewing Landscaping contracts and development of site RFP's
- Increased staff training on the Vantaca Platform
- New department weekly work order completion record of 92 (August 18th-22nd)

Graphed Work Orders: 314 completed from August 1st - 31st

Total Work Orders: 368/431 completed from August 1st - 31st

The Repair Report



Mid-term elections are coming up, know the guidelines for political signage- Political signs may be erected provided the sign: (I) is erected no earlier than the 90th day before the date of the election to which the sign relates; (II) is removed no later than the 10th day after the date of the election to which the sign relates; and (III) is ground mounted. Only one sign may be erected for each candidate or ballot item. In addition, signs which include any of the components or characteristics described in Section 202.009(c) of the Texas Property Code are prohibited.

Please reach out to me directly if you have any questions or concerns.

Kylee Holte, Community Standards Coordinator

Micahmendations

The Missing Ingredient: Community

This week, I got to get out from behind the desk and get back on the floor as a coach, and it reminded me, as it always does, of why I fell in love with fitness in the first place. Group fitness has been my bread and butter for years. After leaving the military, I started out running outdoor boot camps right here in San Marcos. I taught groups ranging from 4 to over 30 people at a time, putting them through their paces and learning, very quickly, that there's a big difference between what we did in the military and what the average civilian wants from a workout.

Around the same time, I became a teacher and taught the fitness class at a high school in Austin, helping kids who have never or seldom worked out find their footing in the gym and on the field. Eventually I transitioned to Orangetheory Fitness, where I taught over 2,500 classes in a couple dozen studios from San Antonio all the way up to Waco. This was crucial to my understanding of how to coach, how quickly to identify safety issues, and it really re-emphasized the value of community to me. In fact, it was there that I met and worked with several of the people you see on campus today.

After thousands of classes, one thing became clear: people don't just come to a gym for push-ups or treadmills. Technique and programming matter, of course, but the real reason people keep showing up is community. When you know someone's expecting you, when the person next to you is grinding through the same set, when coach calls you by name and remembers your goals — you belong. That sense of belonging is the secret sauce of fitness.

Every gym or studio owner eventually learns this lesson. The task isn't just creating a space where people "get fit." The task is building a community. That's what keeps the lights on in a business sense, but more importantly that's what keeps people healthy in a real, lasting sense. Research backs it up: people who feel socially connected live longer, handle stress better, and are far more likely to stick to healthy habits. Accountability, encouragement, even just laughter — they all make a difference.

You see it during the workout, when energy multiples because nobody wants to quit while their buddy is still pushing. You see it after the workout, when people hang around swapping stories, giving each other a hard time, and building friendships that last beyond the gym walls. The class I taught this week was a group of men who are

Micahmendations

The Missing Ingredient

exactly doing that — building camaraderie. The workout itself was solid, but what stood out was the banter, the ribbing, the subtle ways they push each other. That's the missing ingredient too many people overlook: it's not just the workout, it's the bond.

Machine and weights can change your body. Community changes your life. If you've ever struggled to stay consistent with fitness, maybe the problem isn't willpower or discipline. Maybe the missing ingredient is finding people who will cheer you on, challenge you, and laugh with you along the way.

Micah Ross,
Fitness Manager

TARBOX & BROWN

October is here, and with it comes cooler weather, fall flavors, and plenty of reasons to gather at Tarbox & Brown. Whether you're enjoying a cozy meal in our dining room, sipping something seasonal at the bar, or planning a celebration, we've got you covered.

3 Fun October Facts About Restaurants

1. Pumpkin on the Menu: Pumpkin pie was first served in American restaurants as early as the 1800s. October remains one of the top months for pumpkin-inspired dishes nationwide.
2. National Pizza Month: October is officially National Pizza Month. The celebration was started in 1984 by the publisher of Pizza Today magazine. Perfect excuse to order your favorite pie.
3. Oktoberfest Traditions: Though it begins in September in Munich, many U.S. restaurants and breweries host Oktoberfest through October, making it one of the busiest months for beer sales in the industry.

Brooke Roseland
Director of Food & Beverage - Tarbox & Brown

KT GOLF CLUB

Dear Kissing Tree Community,

It is with both a heavy heart and an excited eye toward the future that I share the news of my departure from Kissing Tree Golf Club. I've accepted an incredible opportunity at another golf course, one that will allow me to continue my professional development and take on new challenges. My time leading the team here at Kissing Tree has been nothing short of extraordinary.

Together, we've accomplished so much and watched the club truly flourish. From major course projects like the lateral irrigation line replacements, bunker renovations, and pond dredging, to the new maintenance building and several cart path enhancements, and of course, the opening of our beautiful new clubhouse and restaurant, the growth has been remarkable.

We've also shared countless events, moments, and successes that I simply couldn't list in a single letter. I feel incredibly privileged to have been part of it all. While I am excited about the next chapter, there's no doubt I'll miss being part of this place. Thankfully, the team here, who have been by my side through every step, will continue the great work we've started. They are the true engine that keeps this club running, and I'm grateful to have worked alongside them. To all the residents of this amazing community: thank you, from the bottom of my heart, for making Kissing Tree feel like home. I've often told my staff how much I genuinely enjoy coming to work here.

We are fortunate to play a small part in the vibrant lifestyle you've created. Kissing Tree is truly one of a kind, and that's largely because of the people who call it home. I've cherished the relationships I've built here, even if you never let me win any of our golf games! The Troon team has already begun the search for my replacement and is committed to finding someone who can step into this role and keep the momentum going. Day-to-day operations will continue smoothly, and I have full confidence that this team won't miss a beat.

**Thank you again for everything. It has truly been an honor,
Ryan Andrews, Golf Course General Manager**

Updates From The Green

Aerification is behind us and tournament season is here.

We will be hosting the Central Texas Golf Course Superintendents Association to Kissing Tree October 7th, as well as the Jim West and many other tournaments throughout the month.

Our last verticut of the season is complete, but we will periodically light topdress through the fall to keep the greens smooth and true. Also, we are going to start walk mowing greens this month. Walk mowing reduces the compaction inflicted by the triplex greens mower, especially on the clean-up lap, and also gives a better cut. Although it is labor intensive and time consuming, it gives the greens a break especially through the winter months when the grass is not actively growing.

John Mckay
Kissing Tree Golf Club Superintendent

2025 TOWN HALLS

MASTER

Q4: DECEMBER 10

COTTAGES

Q4: DECEMBER 11

VILLAS

Q4: DECEMBER 11

Trade Partners

The Trade Partner Program is an exclusive advertising and marketing agreement between qualified businesses and Kissing Tree Master Community Inc.

The goal of the program is to generate non-assessment revenue from outside the community, which will be used to support resident-focused events and initiatives. Funds raised through Trade Partner agreements will help offset costs for community engagement programming while also connecting residents with local businesses that offer preferred pricing on products and services.

Under the terms of the agreement, Trade Partners are permitted to interact with the community, but only in group or social settings. Businesses are selected based on their commitment to Kissing Tree's ongoing success, resident quality of life and overall brand integrity. Kissing Tree is grateful for the support of its Trade Partners.

Independence Trade Partner: Edward Jones (Matthew Zito)

Freedom Trade Partner: Thomas Funeral Home

Victory Trade Partners: Christus Santa Rosa Hospital,
CLC Landscaping, Austin Skin

Liberty Trade Partners: Inspired Closets, Cruise Planners
Concierge Journeys LLC, Humana,
IAS Wealth Management

Independence Trade Partner

PSA: Life Insurance — Protecting What Matters Most

September is Life Insurance Awareness Month. Having adequate life insurance is about protecting your loved ones should something happen to you.

So, who needs life insurance? You're a good candidate if you have a spouse or partner who depends on your income, or children or loved ones whom you support. It could also be a solution if you have outstanding debts like a mortgage, credit cards or auto loan, or if you simply don't want to burden loved ones with your final expenses.

You can choose between two types: term and permanent. Term is affordable for most people. Permanent, such as whole or universal life, is usually more expensive because it provides a death benefit and premiums that build cash value.

Many people have group term life insurance through their employers. But it may not be enough. And it's only good as long as you're employed there.

Carefully consider all your options to ensure you have adequate coverage for your family.



Matthew Zito
Financial Advisor
Phone: 512-396-5640
Fax: 888-225-6125

Edward Jones



1290 Wonder World Dr. Ste 1210,
San Marcos, TX 78666

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

Cindy Santiesteban - Front Desk Ambassador