

September 2025

LEGENDARY TIMES

A monthly newsletter for the residents of Kissing Tree



KISSING TREE®

SAN MARCOS ★ TEXAS

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Dear Community,

Fall is just around the corner—the light is softer, mornings are a bit more pleasant, and a new season brings renewed energy. Thank you for your patience and grace during a long, hot summer. The effects of heat and watering restrictions are real and largely outside the Association’s control, but within those limits, we’ve continued maintaining, adjusting, and communicating—and your understanding truly makes a difference.

You’ll start to see small, intentional improvements throughout the community. In the Villas, a new sitting area offers a simple space for neighbors to pause and connect. Along Laughing Pear, safety plaques have been added to stop signs to remind drivers that cross traffic does not stop—an immediate, board-approved step toward safer streets.

Across the campus, other modest enhancements are moving forward. Overflow golf cart parking has been approved in a few locations to help reduce congestion during peak times. The Comfort Station will receive a light refresh to keep it clean and usable—possibly even with the addition of air conditioning. At the fitness center, we’re introducing new formats focused on strength, balance, and recovery to ensure movement feels accessible and welcoming for everyone. Red light therapy is now available, and the former consult room is being transformed into the Vitality Room—a calm, wellness-focused space. We’ll share more details as these updates progress. In the Biergarten, cushioned chairs are slowly being reupholstered; this will happen in waves, but it’s in motion.

If you’ve attended Coffee with the Executive Director, you’ve experienced the thoughtful, responsive approach we aim for. Your feedback—what’s working and what’s not—helps shape our priorities, and the quick Brew & Review notes help everyone stay informed.

As a seasonal note, browning turf and slower plant growth are normal during extreme heat and reduced watering. Trees and core plantings are prioritized to protect long-term health, and appearances typically improve as conditions ease. Thank you for your continued patience with these shared spaces.

You may have seen our portable speed-limit sign around the neighborhood. We move it intentionally to increase awareness in different areas, and we plan to add more units next quarter to support safer driving across the community.

We’re proud of the steady, collaborative progress being made. The results may be subtle, but they reflect shared effort and a collective commitment to making this a great place to live. Here’s to a season of small wins, safe streets, and great conversations on front porches. See you around campus.

Rebecca Rounds-Burger, Executive Director

September Featured Events

Tuesdays

Live Music Series

Join us for an evening of live music featuring a range of talented local bands. Grab a drink, settle into a comfy seat, and enjoy the tunes while making new friends.

Fridays

Farmers Market

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

Wednesday, Sep. 3

Coffee With The ED

Learn about Kissing Tree happenings by joining Executive Director Rebecca Rounds in the Activity Room at 8:30 a.m.

Tuesday, Sep. 16

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.

Saturday, Sep. 20

Twist & Shout

Join the KT Golf Cart Group in their ultimate 50's & 60's party! There will be Rock n' Roll hits, dance contests to show off your moves and win prizes!

Thursday, Sep. 25

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

Preventative Maintenance

- Continued pond clean-up and inspection preparation (July/August)
- First aid, AED, Fire Extinguisher, and Exit signs being addressed on a case-by-case basis and inspected every month, batteries still being ordered for AEDs beeping. (July)
- Monthly Mini-Split cleaning (July)
- Quarterly air filter replacement (July)
- Quarterly Exhaust/Vent Fan PMs (July)
- Quarterly Swing Gate Maintenance to begin again (August)

Projects

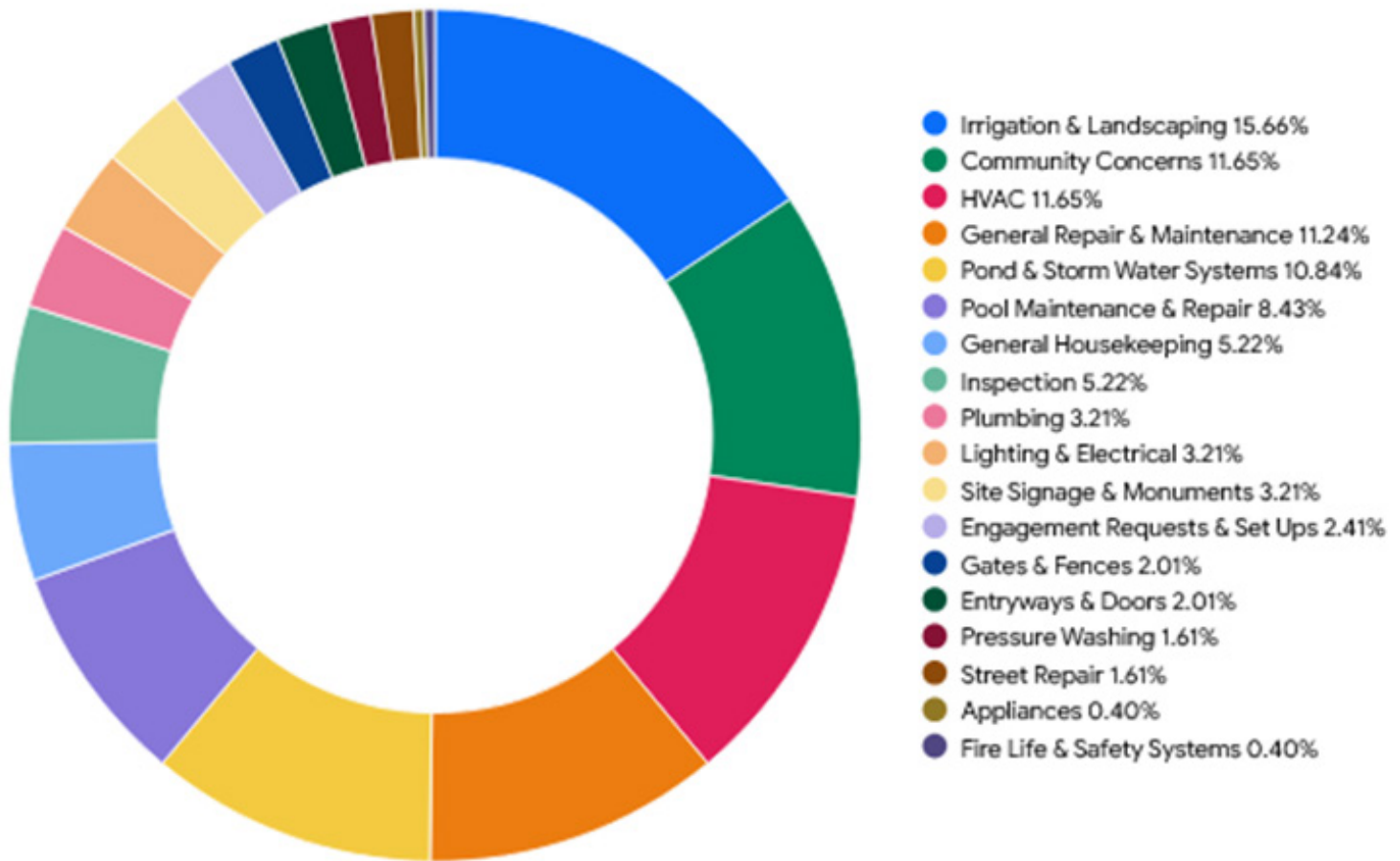
- Comfort Station refresh/upgrades ongoing till October
- Spa Heater Repairs (July)
- Continued Development on Emergency Preparedness Program (Meeting with more city officials in August, hosting a community event as soon as a plan is finalized meeting date TBD.)
- Weekly Pressure Washing Program implemented (July/August)
- Further in-house landscaping planting/installation on numerous units (July)
- Further Developments on the Community Asset Mapping Initiative.

Graphed Work Orders: 249 completed from July 1st - 31st

Total Work Orders: 290/322 completed from July 1st - 31st

The Repair Report

Grouped by Category



If you live in a traditional home, a minimum of 2 inches of mulch is required for all shrub and bed areas. Keep your plants protected and your beds looking pristine!

Please reach out to the Community Standards Coordinator directly if you have any questions or concerns.

Kylee Holte, Community Standards Coordinator

Micahmendations

The Big Tournament

The KT Pickleball Tournament is right around the corner, but there is still time to get ready and show up as the best player you can be. Modern sports science for competitive athletes, grounded by wisdom from the past, has made leaps and bounds in the last 20 years, and you can use this to your advantage.

Build Your Base Now

It's tempting to just show up and play matches, but focused practice pays off big when the pressure is on. Working with one of our KT pickleball instructors is the best way to fine-tune your serve, dinks, and footwork, plus it keeps drills safe and productive so you don't create bad habits (or bottleneck the courts).

Micahmendation: Schedule time with an instructor and spend 30 minutes twice a week on fundamentals outside of regular games. You'll groove your movements and build confidence for game day.

Get Tournament Tough

Tournament matches run longer, and nerves burn more energy than you think. Train your endurance now so you don't gas out after round one.

Micahmendation: The best way to build conditioning for any sport is by playing that sport, so get out there and play. You can make big differences in your VO2 max (maximum aerobic or oxygen capacity) though, by adding in some traditional cardio. 2-3 days a week, depending on your current level, add in some running, cycling, or anything that you won't hate. The goal is 20-40 minutes at an intensity level where you could hold a conversation if you had to (but hard enough that you really don't want to).

Strengthen Your Joints

Pickleball is kind to the spirit but tough on shoulders, knees, and elbows. A little strength work goes a long way in protecting them.

Micahmendation: Add band pull-aparts for shoulder stability and step-ups for knee strength 2-3 times a week. Strong joints equal fewer injuries and more time on the court. If you need more tips check out one of our certified instructors on the resident website.

Micahmendations

The Big Tournament

Recovery is Your Secret Weapon

By October, everyone will have practiced — but not everyone will feel fresh. Recovery separates the good from the great.

Micahmendation: Hydrate well, stretch after play, and use recovery tools like red light therapy, foam rolling, or even just a brisk walk the next day. Aim to feel better the day after, not worse. Taper your play and your training during final 7 - 10 days leading up to the tournament. You should be fully recovered and ready to rock on game day! Show up feeling sharp, not sore. See you on the courts!

Micah Ross,
Fitness Manager

TARBOX & BROWN

We are getting ready for our next menu. You will see it early October which will be here before you know it. We will be serving items like French dip grilled cheese and fried chicken tacos with Mexican street corn salsa. Dinner will feature items like classic French onion soup, pasta bolognese and a game focused mixed grill. September and October will bring several golf tournaments, special events and hopefully cooler weather for the patio lovers. Before you know it we will all be celebrating Thanksgiving together.

David Rhoads
Executive Chef of Tarbox & Brown

KT GOLF CLUB

We're in the home stretch, and cooler temperatures are right around the corner! It's been a great Summer so far, and we're looking forward to finishing it out in a great way as we look forward to a busy Fall.

On the course, we're completing our final greens aeration of the season. This means the course will be closed on September 2nd and 3rd. This includes the course and all associated practice facilities. The restaurant will be open for normal hours. We anticipate that the greens will recover very quickly from this and will be in wonderful shape as we head into the best golfing weather of the year. In addition, Brookfield is well underway with the construction of a new comfort station (restrooms) on the front 9. I know everyone has been looking forward to this for a long time, so we're very happy to have that well underway. Lastly, the Snack Bar at the turn is open and has been very successful. That's helping us speed up food/drink service to the turn and will be a wonderful asset to utilize for events down at the chipping green.

On the F&B side, we're working hard to put together our Fall menu. We expect that to roll out in early October, and it will include the return of some past favorites as well as several amazing new dishes to try out. We've also introduced "Flapjack Fridays" to help everyone get their pancake fix each week. We're really looking forward to patio season. If there is a football game on and you'd like it on one of the patio TVs, just let us know, and we're happy to put it on for you and turn up the sound. Otherwise, please look forward to lots of fun events and great food coming your way.

As Fall rolls in, please make sure you keep an eye out for announcements on closures. With the better weather returning, we'll be hosting lots of private events again in both the restaurant and on the golf course. We have a lot of great fundraisers that we will be hosting, as well as the Jim West Challenge in October.

I look forward to seeing y'all around the community, on the golf course, and in the restaurant in the coming weeks. Let's finish this summer with a bang and then shift gears and get ready for some outdoor fun this fall!

Best wishes,
Ryan Andrews, Golf Course General Manager

Updates From The Green

September is our final aerifications of the year. Along with aerifying greens, weather permitting, we will also aerify tees, and unirake and circle mow fairways. The unirake will remove excess thatch and grain, while the circle mow improves surface uniformity.

Also, I would like to introduce our newest team member Caleb Billingsley. Caleb comes to us from Boot Ranch in Fredricksburg where he worked for three years. He has great experience, and we are excited to welcome him to our staff!

John Mckay

Tips from the Golf Pro

When it comes to golf, the average distances you can hit each of your clubs can assist you in making informed decisions during your game. The average club distances can vary depending on a golfer's handicap, swing speed, and individual strengths and weaknesses. However, by examining the average distances of each club based on handicap, golfers can gain a general idea of how far they should be hitting the ball.

Generally, golfers who have a lower handicap can hit the ball further compared to those who have a higher handicap. This is because lower handicap golfers have more consistent swings and better ball-striking abilities.

For example, a scratch golfer can hit a driver around 250-270 yards on average, while a golfer with a 20 handicap may only hit the ball around 180-200 yards.

It is important to understand your golf handicap so you can compete fairly with golfers of different skill levels. It also gives you a sense of your potential ability and can help you set goals for improvement.

Understanding Golf Handicap

The Golf handicap system is used to make the game fair for golfers with varying skill levels. The handicap reflects a golfer's potential ability and is used to modify their score to accommodate the difficulty of the course they are playing on.

The golf handicap is determined by a formula that considers a golfer's past scores, along with the course rating and slope rating. The higher the handicap, the more strokes a golfer is permitted to take to complete the course.

This system exists to allow golfers of varying skill levels to compete against each other on a level playing field, as established by the United States Golf Association (USGA). A golfer's handicap is updated after every round of golf they play. If a golfer has a good round and shoots a score lower than their handicap, their handicap will be lowered. Conversely, if a golfer has a bad round and shoots a score higher than their handicap, their handicap will be raised. Please note that a golfer's handicap is not based on their average score. Instead, it's a measure of their potential ability.

Updates From The Green

A golfer with a handicap of 10, for example, is not expected to shoot 10 over par every time they play. Rather, they are expected to shoot around 10 over par on an average day.

Factors Influencing Club Distances

Player's Skill Level

One of the most crucial factors that determine club distances is the skill level of the player. A beginner golfer may not hit the ball as far as an experienced player, even with the same club. This is because experienced players have better swing mechanics, more clubhead speed, and better ball-striking ability. As a result, they can produce more power and achieve greater distances on their shots.

Club Type

The type of club used can also affect the distance a player can achieve. For example, a driver is designed to hit the ball the farthest, while a wedge is used for shorter shots. The loft angle of the clubface also plays a role in determining the distance. Clubs with higher loft angles produce more backspin, which helps the ball stay in the air longer and travel farther.

Weather Conditions

Weather conditions can also affect club distances. Wind speed and direction can alter the trajectory of the ball, causing it to travel shorter or longer distances. Temperature and humidity can also impact the distance a ball travels.

Handicap	Driver	3-Wood	5-Wood	3-Iron	4-Iron	5-Iron	6-Iron	7-Iron	8-Iron	9-Iron
0-5	250-270	230-250	215-235	200-220	190-210	180-200	170-190	160-180	150-170	140-160
5-10	230-250	210-230	200-220	190-210	180-200	170-190	160-180	150-170	140-160	130-150
10-20	210-230	190-210	180-200	170-190	160-180	150-170	140-160	130-150	120-140	110-130
20+	180-200	170-190	160-180	150-170	140-160	130-150	120-140	110-130	100-120	90-110

It's important to note that these distances are just averages and can vary for each golfer. Additionally, golfers should consider factors such as wind, elevation changes, and course conditions when determining the distance they should hit each club. To improve your performance on the golf course, it's important to know your average club distances. This will enable you to select the right club for each shot and ultimately improve your game. Overall, understanding average club distances by handicap can be a useful tool for players looking to improve their game. By knowing what to expect from their clubs, players can make more informed decisions on the course and ultimately improve their scores.

2025 TOWN HALLS

MASTER

Q3: TBD

Q4: DECEMBER 10

COTTAGES

Q3: TBD

Q4: DECEMBER 11

VILLAS

Q3: TBD

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.



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Edward Jones



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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