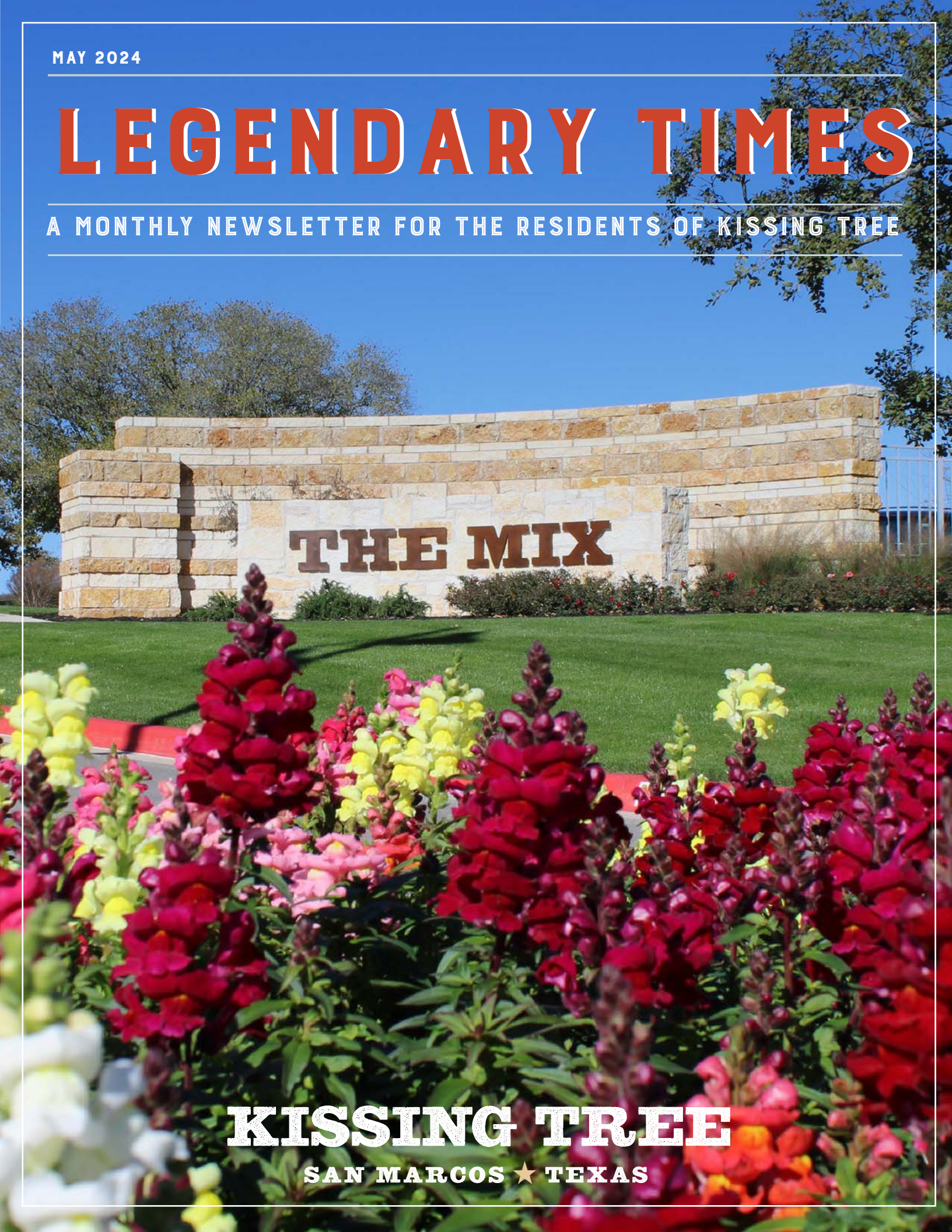
MAY 2024

# 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.....5

Micahmendations.....6

Fitness Fanatics.....8

Club and Group Spotlight.....10

Community Connection.....14

Tarbox & Brown Updates.....17

Letter from the Golf General Manager.....18

A Note from the Golf Course Superindent.....19

Pro Tips.....20

Upcoming Events.....21

2024 Town Halls.....22

Community Life Team.....23

# A LETTER FROM THE E.D.

Dear Community,

This summer Kissing Tree will be introducing a formal compliance program to its membership. Compliance in the world of homeowner associations is the formal process an organization like ours follows to uphold the community standards outlined in its governing documents and design guidelines. Adherence to community standards contributes to stable property values and a sense of community pride. Although Kissing Tree does have very reasonable standards and design guidelines, we are at a point in the community's history where better communication and follow-through, in terms of enforcement, is needed.

According to Community Association Institutes Community Association Living: An Essential Guide for Homeowner Leaders pg. 12, the purpose of rules and regulations in a community is the following:

"The fundamental purpose of community association rules is to provide a basis for protecting members' equity in the development and to provide the framework within which people can live in harmony. Specific purposes of rules also include:

•Enforcing the community's CC&Rs, bylaws, and policies in a fair, respectful way.

•Protecting, enhancing, and promoting the purposes of the association as stated in the legal documents.

•Restricting and governing the use of the common areas and amenities.

•Establishing architectural guidelines and controls for aesthetic value.

•Establishing rules for the use of facilities by owners, guests, and tenants.

•Amplifying, expanding, clarifying, and interpreting the broad restrictions in the association's governing documents.

•Protecting and preserving the property and assets of the association and the owners.

Most rules are merely expressions of unit owners being courteous and considerate of their neighbors, and respectful of their rights and investment in the community. For purchasers, the rules establish the lifestyle standards of that particular community. Buyers should look elsewhere if this is not the standard that they want or are willing to support, maintain, and enhance as owners."

A major focus in our effort to uphold this important duty to the community will be communication and education. Articles will start to be published in the newsletter and weekly Happenings explaining the reasoning behind a rule and where there is a liberty to enjoy something more freely and help us get back on track as we grow.

Sincerely,
Matthew Dozier, CMCA, AMS, PCAM, LSM

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# FEATURED EVENTS

## COFFEE WITH THE ED
### Wednesday, May. 1

This is an informal, unstructured time for you to ask questions, listen to community updates, and stay in the know.

## LAST LIVE HAPPY HOUR
### Thursday, May. 2

Join your neighbors in the last happy hour of the spring with happy hour drink prices, good music and good times!

## DIVE IN MOVIE NIGHT
### Thursday, May. 9

Dive into Steven Spielberg's thriller, Jaws, at our dive-in movie night! Enjoy themed drinks, games for Lifestyle Bucks, and bring your own floats, drinks, and snacks.

## WEBSITE ORIENTATION
### Tuesday, May. 21

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.

## TXST@KT SERIES
### Tuesday, May. 21

This month will showcase the role of sleep in healthy and declining memory presented by professor Carmen Westerberg from Texas State University.

## MEMORIAL DAY
### Monday, May. 27

Community Life offices are closed in observance of the holiday. Independence Hall and other amenities will remain open.

For more information, navigate to the electronic calendar on our resident website.

## *Want to Share Event Photos?*

Share fun photos of you enjoying the KT campus, events, and more! While we may not be able to fit everything, we'd love to feature more resident photography in Legendary Times. If you're interested, please submit photos to ktmc@coherelife.com.



# MICAHMENDATIONS

**The Comprehensive Benefits of Hiring a Personal Trainer**

Any time we start a new journey, one of the most beneficial things we can do is to find a good guide. In the journey toward health and fitness, having a personal trainer can be a transformative decision. Here's a deeper dive into why engaging a professional trainer is an investment that pays dividends in more ways than one.

**Customized Fitness Plans: Tailoring Your Path to Success**

The cornerstone of personal training is the creation of customized fitness programs. Personal trainers assess your specific needs, health background, and fitness levels to craft personalized workout plans. This customization goes beyond simple exercise selection; it includes setting realistic, achievable goals, and adjusting the plan based on your progress and feedback. Tailoring the plan to you ensures that you are working effectively toward your goals, prevents wasted effort, and mitigates the risk of injury.

**Expert Guidance and Skill Development**

Personal trainers are not just fitness guides; they are also educators. They ensure that you learn the correct techniques for each exercise, crucial for safety and effectiveness, as well as helping you to understand the "why" behind what you're doing. Understanding why and how to perform each movement correctly enhances your ability to work out independently and safely, making your time in the gym more effective.

**Motivation, Accountability, and Psychological Benefits**

A huge advantage of working with a personal trainer is the motivation boost it provides. Trainers are there to encourage you to push past perceived limits in a safe and controlled manner. On days when motivation is lacking and you feel like slacking (or just sleeping!, just knowing your trainer is there can be all that it takes to get you moving and into the gym. Accountability leads to consistency and consistency is the most important piece in anyone's fitness journey.

The psychological benefits of training are profound, and regular exercise under the guidance of a trainer can lead to improved mental health, including reductions in symptoms of depression and anxiety. Trainers not only provide physical support but also emotional encouragement, which can be crucial in

maintaining an active lifestyle.

**Variety in Training: Keeping Fitness Fresh and Engaging**
Personal trainers have a vast toolbox of exercises, workout formats, and fitness knowledge that can prevent your routine from becoming stale. They can introduce new activities that challenge different muscle groups and improve various physical faculties like strength, flexibility, and endurance. This variety not only keeps the routine interesting but also conditions the body more comprehensively, avoiding the plateaus often associated with repetitive workout regimens.

**Maximizing Your Time: Efficient and Effective Workouts**
Finding time to exercise is a challenge for most people. Personal trainers develop routines that maximize results in minimal time. That doesn't mean that results will come quickly, again, it takes consistency and patience to achieve anything worthwhile, but it does mean that they will help you to optimize every minute of the session to get the maximum benefit, ensuring that you leave every session having made progress.

**Holistic Health**
Personal trainers often take a holistic approach to health and fitness. They can provide, within the scope of their practice, nutrition advice, help manage stress and recommend lifestyle changes that complement your physical activities. This approach ensures that improvements in fitness are balanced with other aspects of health, providing a foundation for long-term wellness.

**Future-Focused Fitness: Setting Goals for Tomorrow**
Looking ahead is essential, and personal trainers excel at helping achieve long-term goals. Whether it's improving overall health, preventing a pickleball injury, or simply aiming to be more active for your family, a trainer can set a path that leads you to continual improvement. They also adjust these goals as your fitness level improves or as your needs change, helping you stay engaged and challenged.

Hiring a personal trainer offers numerous benefits that go beyond the gym. Trainers provide the expertise, personalized attention, and motivation that can be hard to sustain on your own. They encourage a holistic approach to health that not only improves physical fitness but can enhance your overall quality of life. Remember, at some point, your health will be the most important thing in your life. You get to choose when that happens.

# FITNESS FANATICS

## ITZA ZACHARY

Itza Zachary, a vibrant member of our Kissing Tree community for over three years, embarked on her fitness journey in 1982 while expecting her first child. This journey evolved from early cardio workouts to a diverse regimen encompassing Pilates, yoga, and CrossFit. Her routine now includes a variety of classes like Pilates, Total Body Toning, and Spinning, and specialized sessions such as "I Got Your Back," emphasizing a well-rounded approach to physical well-being.

**Challenges, Triumphs, and Philosophy**

Itza's fitness adventure is marked by milestones such as mastering weightlifting during intense CrossFit sessions, which taught her the importance of mental and physical resilience. Her philosophy is simple yet powerful: start somewhere, recognize your limits, and expand your capabilities. Inspired by her son, who has been a fitness enthusiast since his teenage years, Itza sees fitness as an integral part of her life that extends beyond physical health, fostering friendships and community connections.

**Community Impact and Future Goals**

The variety of classes at Kissing Tree has played a significant role in keeping Itza's routine engaging and effective , allowing her to target different fitness aspects. Her commitment to group fitness and occasional personalized gym sessions demonstrates her adaptability and dedication. Looking forward, Itza aims to maintain her health and mobility, especially to enjoy time with her grandchildren, continuously inspired by the vibrant Kissing Tree community.

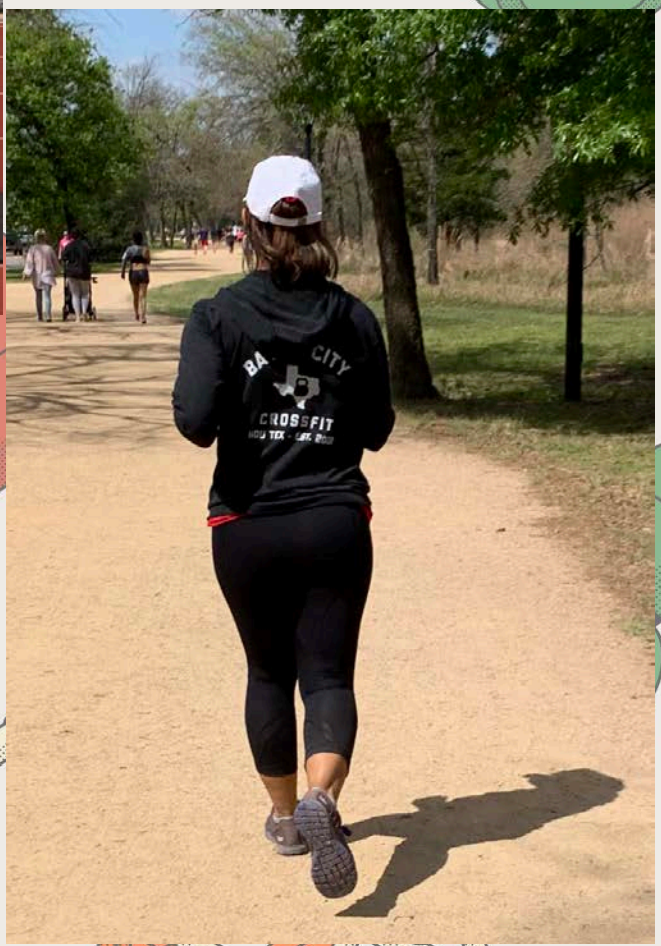
**Advice and Inspiration**

Itza encourages newcomers to embrace their fitness journey with openness and to communicate their limitations to instructors to enhance safety and effectiveness. Her story is a testament to the transformative power of adopting a positive outlook on fitness and life.

Itza Zachary's journey is not just about maintaining fitness but about building a lifestyle that enriches her life and those around her. She inspires us all to take that first step towards a healthier future, reminding us that every journey begins with a single step. Join her and the Kissing Tree community in embracing a more active, fulfilling lifestyle.







# MEET THE KT COMMUNITY ENGAGEMENT TEAM

The KT Community Engagement Team is the heartbeat of our vibrant neighborhood, working tirelessly to bring our residents together through a never-ending calendar of fun and enriching events. What started 2 1/2 years ago as the Social Committee has evolved into a dedicated group of seven members, led by our wonderful Activities Director Kevin Wilson.

This "Idea Team," as they are also known, meets monthly to brainstorm new ways to get people engaged and connected. From planning trips to concerts, the rodeo, and even the famous Painted Churches, to organizing beloved community parties like Cinco de Mayo, Mardi Gras, and our epic New Year's Eve celebration - this team does it all. And they do not miss a detail, handling everything from transportation to decorations, so all you have to do is show up and enjoy.

Of course, their work does not stop there. The Engagement Team also participates in the monthly Newcomer Welcome Party to make sure our new residents feel right at home. And within our community, they plan fabulous events like the always-anticipated Fashion Show and Luncheon, transforming the Mix into a true wonderland for each celebration.

The dedication and creativity of this team is truly inspiring. But what is even more impressive is their openness to new ideas and suggestions from residents. If you have a fun event idea or want to get involved, you can reach out to Deanna Kruckenberg. Deanna is a true organizer at heart. She is also a member of the Golf Club Committee, the past Secretary of the Veteran’s Group, the lead of a KT Book Club, and on the planning crew for Aged to Perfection and the Cruising Oak Bunny Hop street party. She finds getting involved is the way to meet people from all the KT neighborhoods.

So, the next time you are enjoying one of the many exciting happenings around KT, be sure to thank a member of our Community Engagement Team. Their hard work and passion for bringing this community together is what makes KT such a special place to call home.


RED HOT
CHILI PEPPER CHICKS
1
RED HOT
CHILI PEPPER
CHICKS



# Meet the Men's Coffee Group

In the heart of our beloved Kissing Tree neighborhood, something special happens every Monday morning. The Men's Morning Coffee Group , led by the ever-friendly Harry Hiensohn, gathers at The Mix at 9:00 am for a brew of camaraderie and connection.

With anywhere from 10 to 40 men coming together, there's no set agenda except for one: to enjoy each other's company over steaming cups of coffee. Harry, a lifelong resident of Comal County, describes the group's purpose: "It's all about getting men together to meet each other. Kissing Tree is home, and there's something special about the people here."

Harry is no stranger to community involvement. Beyond orchestrating these Monday morning gatherings, he's an active member of the Veteran's Group and a dedicated participant in the Pickleball Association. For him, facilitating connections among neighbors is not just a hobby but a passion.

"We're more than just a neighborhood; we're a community," Harry emphasizes. "And that means looking out for one another, sharing stories, and lending a listening ear when needed."

Finding the Men's Morning Coffee Group is a breeze for those interested. Meeting reminders are listed on the Kissing Tree calendar and Facebook. But Harry assures that there's no formal RSVP required—just show up and join in the conversation.

So, if you're looking to start your week with a dose of friendship and a good cup of joe, why not swing by The Mix and join the Men’s Morning Coffee Group?





# Community Connection

Have you ever wondered what sparks the flame of entrepreneurship in our vibrant community? Well, wonder no more because we have quite the tale of hometown heroes who turned their dreams into reality right here in San Marcos.

Meet the dynamic duo., Seth, a UNLV alum, and Chase Katz, a proud alum of Texas State University. Chase's heart was set on making beloved San Marcos, their forever home. With a burning passion to contribute to our local community, these brothers and their friend, Benjie Ackerman, embarked on a journey that has left an indelible mark on our small city.

Fifteen years ago, Dos Gatos Kolache Bakery sprang to life at N. LBJ Dr. serving up the most interesting kolaches and pastries. Despite not knowing the difference between a spatula and a whisk, the Katz brothers dove headfirst into the world of baking under the guidance of a family friend who was a kolache connoisseur. Their mission? To bring much-needed culinary diversity to our charming town.

But they didn't stop there, oh no! With a vision as vast as the Texas sky, they transformed an old gas station/auto mechanic shop into the lively hub we now know as Zelicks Icehouse, located at 336 W Hopkins. Inspired by fond memories of Carlos' Beer Garden, in Clear Lake, Texas, and the friendly faces of local astronauts, Zelicks was born. Noticing there was no outdoor bar in San Marcos, Zelicks fit the bill with long tables to encourage socializing among the guests, as well as a haven for tasty food, refreshing drinks, and toe-tapping tunes. Whether you are craving a juicy steak on their Tuesday night Steak Night or seeking the perfect spot to catch the game, Zelicks has you covered. For updates on their latest events and mouthwatering offerings, be sure to check out their Facebook page. Benjie, the brother's friend, was asked to join the team at Zelicks, as he and Seth had completed a hospitality program together in Las Vegas. Zelicks is named after the brothers' grandfather whose name was Jack Zelick Katz, who provided the funds for where they first began, Dos Gatos Kolache Bakery.

And let us not forget about their next culinary conquest – Pie Society. Recognizing a void in the pizza scene, Chase and Seth decided to sprinkle some New York

magic into our streets. Nestled in the same center as Dos Gatos, Pie Society crafts authentic pies using only the finest fresh ingredients and a sprinkle of Big Apple flair.

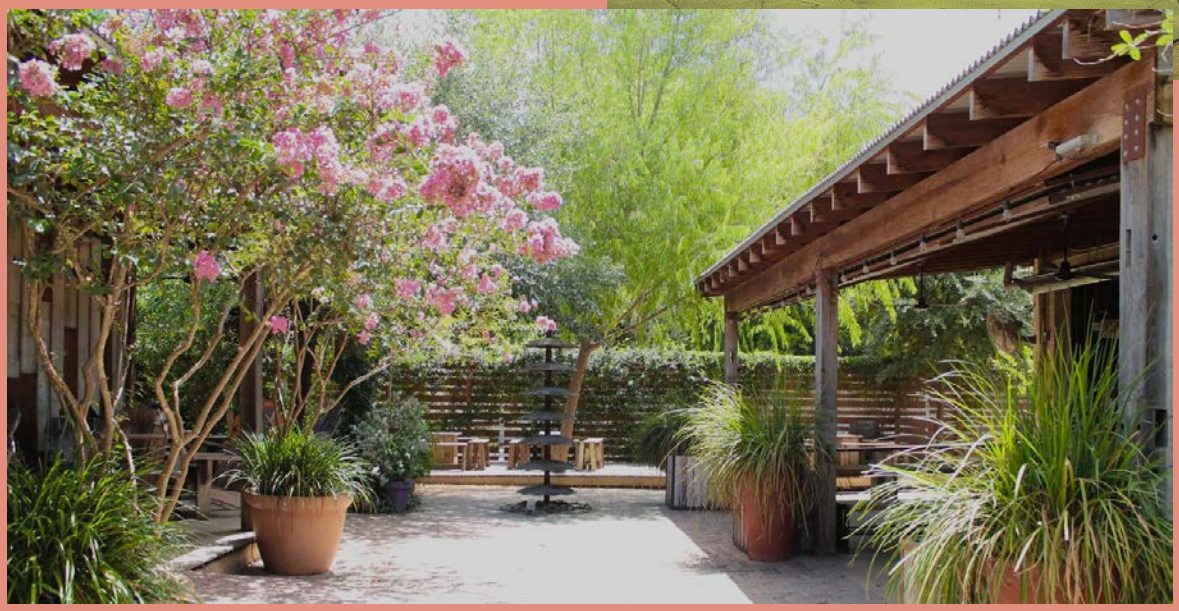
The young men had no prior experience in cooking but continued to open successful restaurants. In 2018, a second Dos Gatos Kolache Bakery opened on Wonder World as the Katz brothers saw a need on this side of town. One year later, North Street opened at 216 North St., again seeing a need for an Indian restaurant, but this with a bar-style twist. They are not finished just yet. Be on the lookout for two new places in our neighboring town, New Braunfels, an additional kolache bakery, and another icehouse, the Hunter Road Country Club.

For this crew of brothers and buddies, supporting local small businesses in San Marcos is key. They encourage neighbors to explore all the amazing options right in their own community's backyard. Beyond boosting other San Marcos entrepreneurs, the Katz family’s top priority is stellar hospitality -treating every guest like family with warm, friendly service.

This team believes San Marcos is a special place with the best college campus in Texas, natural beauty, and without the hustle and bustle of big cities. They love to see the mix of folks visit their restaurants ranging from college students to the residents of Kissing Tree. You may see Seth, Benjie, and Chase playing golf two times a week at our very own Kissing Tree Golf Club. Say hello on the fairway, or better yet, support your local businesses and enjoy a steak at Zelicks.
Here's to Chase, Max, and Benjie, the culinary champions of San Marcos!


NORTH STREET
BEER·CURRY SHOP·COFFEE
216


FULL SERVICE BAR
ZELICKS



# CRITTER CORNER





Keep an eye out for Guinney, the Cairn Terrier owned by Pam and Randy Stone. She's a small bundle of energy with a brindle coat, often seen with her owners on morning walks. Guinney also plays a crucial role in training the Stone family's grandson in pet care. If you spot her, give her a friendly greeting - she loves meeting new people!

# T&B UPDATES

Spring is here and we are in full swing. We are ramping up a nice casual every Sunday breakfast brunch every Sunday. We will follow this up with a Larger Mother's Day spread. I have started to add additional weekly Dinner and lunch specials including our popular seafood specials. We are looking forward to all our small and large events coming up.

David Rhoads, Executive Chef, Tarbox & Brown




May is here and we are excited. This is one of the best and busiest times of the year around the golf course and restaurant, both from a business standpoint and an agronomic standpoint. We get to partner with several great local groups and organizations to raise funds for great causes, the grass is fully out of dormancy and in full growth mode so golf course conditions rapidly improve, and we get to celebrate some fun holidays in the restaurant!

In May, we are hosting some great events to help raise money for charity. As most of these events are shotgun starts, please be aware that while we do recognize that this limits the ability for the residents to use the course, we try to strategically schedule these events with early morning or late afternoon starts, so that the residents have access to the golf course on the opposite side of the day and we can still get over 100 more rounds in for everyone to have a chance to play. We also frequently use the patio for these events, but we are typically still able to keep the restaurant open inside for dining during these events. If hours of operation are interrupted in the restaurant, please stay tuned for announcements on the KT Food & Beverage Facebook page or look for the chalkboard signs that get put up in front of the restaurant and golf shop doors leading up to these events.

The warm weather leading up to and in May will finally push the soil temperatures up to a point where Bermuda Grass begins to fully grow. This means that we'll have to up our mowing frequency on the golf course. All of the extra growth will allow us to work on blending in and healing up the last of the scars from the irrigation project, start regular verticutting of the greens, do a full hollow tine aeration at the end of the month, and lots of other projects around the course that require the turf to be actively growing to accomplish. Hopefully, Mother Nature does us a favor during the month and keeps some periodic rains moving through as well, as that always helps accelerate growth and helps keep the ponds full around the course!

Lastly, in the restaurant, May is a great and fun month for holiday celebrations. We immediately kick the month off with a fun special for Cinco de Mayo that will include some tasty margaritas and a themed twist on our Sunday brunch that day. Just a week later, we'll be having a delicious Mother's Day spread so we can celebrate and treat all the mothers in Kissing Tree! Lastly, we'll close the month

out with the unofficial start to the Summer with Memorial Day. We'll be having another great special and also have a plan to treat everyone playing golf that day! Hope to see you all on the course and around the community soon!

Best wishes,
Ryan Andrews, Golf Course General Manager -May 2024

# UPDATES FROM THE GREEN

At the end of May, we will be doing our Spring aerification. This process punches holes in the greens and removes a core, providing many benefits including thatch removal, compaction reduction, and promoting healthier roots by creating a channel for water and air movement.

We are continuing to fill in along cart path edges where the new concrete was poured, as well as leveling out sodded areas from the recent irrigation project. We will also be applying Ammonium Sulphate to tees and fairways this month to give them a boost going into summer.

Currently, all ropes and stakes have been removed from the golf course. The sodded areas on holes 6, 8 and 13 seem to be doing well and are no longer being played as ground under repair.

John Mckay
Golf Course Superintendent



# PRO TIPS

**Understanding Draw and Fade Shots**
Draw and fade shots are essential for golfers to master. A draw curves right to left, while a fade curves left to right. Here's a brief breakdown from a right-handed golfer's perspective. If you are left-handed, everything will be backward.

There is a total of 9 typical shot shapes. From curving the ball to changing the trajectory of the shot. The spin on a golf ball determines the curve and the amount of time the ball stays in the air. When watching The Masters, the broadcast displayed flight tracking lines of all the players for most of their shots. Everyone has different ball flight and shot shapes as they play.

**The Draw**
(Right to left shot shape, counterclockwise.) This golf shot is one I feel is easiest to accomplish, what you must do is swing inside out and close the clubface. (The yellow line in the diagram above is how we swing through the ball for a Draw or Hook.)

If we can learn how to attack pin locations by working the ball from the middle of the green towards the pin. That gives you the best opportunity to succeed while playing Golf.

**The Fade**
(Left to right shot shape, clockwise.) This shot is one to learn for control. A fade typically starts a little bit left of our target and falls back to the right. You swing outside to inside cutting across the ball. This imparts the slice, fade, left to right shot shape. (The red line you see on the diagram above, is how we should swing to hit a fade or slice.)

It will also have more spin on the ball than a draw does. You will also typically hit a left-to-right shot shape higher in the air, the clubface is held open by the player as you strike across and under the ball. Sliding/pulling the golf club across the back of the ball. Working the golf ball correctly while playing will almost immediately improve your game. Let me know if you have any questions.

Gabe Ross, Head Golf Professional

# Upcoming events

## CASINO NIGHT

Take chances and make amazing memories at KT's Casino Night includes blackjack, roulette and craps tables. At the end of the night, cash in your chips and get raffle tickets for lots of great prizes.

## RIVER ADVENTURE

KT is beating the heat by making a splash into summer activity. Join your neighbors on some river adventure fun! From day to glow kayaking, paddle boarding, and floating along the rivers; you are guaranteed a good time.

## KTMC TOWN HALL

The Kissing Tree Master Community town hall. It's happening on Wednesday June 26 at 6 p.m. in Independence Hall. If you're unable to make it in person, no worries! You can still join virtually by streaming the event through Zoom from the comfort of your home.

# 2024 TOWN HALLS

## Overview

On the following dates, join your Community Life team and board of directors to discuss important issues in the community, including amenities, construction, golf, maintenance, and more.

## KTMC

**Quarter 2: Jun. 26**

**Quarter 3: Sept. 25**

**Quarter 4: Dec. 11**

## Cottages

**Quarter 2: Jun. 27**

**Quarter 3: Sept. 26**

**Quarter 4: Dec. 12**

## Villas

**Quarter 2: Jun.27**

**Quarter 3: Sept. 26**

**Quarter 4: Dec. 12**

# Community Life Team

**Matthew Dozier -** Executive Director
**Rebecca Rounds** - Director of Community Operations
**Kevin Wilson** - Director of Community Engagement
**Elizabeth Enriquez** - Director of Community Assests
**Andy Pina** - Manager of Community Assets
**Micah Ross** - Fitness Manager

**Anitra Martinez** - Design Review Coordinator
**Sandee Miller** - Community Care Coordinator
**Austin Rounds** - Fitness Coordinator
**Linda Mott** - Community Engagement Coordinator
**Ashlyn Wilson** - Communications Coordinator
**Jeremy Mott** - Custodial Engineer
**Gerald Hayward**- Custodial Engineer
**Richard Salinas** - Facilities Technician

**Katherine Dodd** - Fitness Attendant
**Trent Rodgers** - Fitness Attendant
**Michael Martin** - Fitness Attendant
**Elise Salinas** - Front Desk Ambassador

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