

October 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.....	4
Compliance Corner.....	5
Micahmendations.....	6
Employee Spotlight.....	8
Tarbox & Brown.....	10
Letter from the Golf General Manager.....	11
Updates from the Green.....	13
2024 Town Halls.....	14
Community Life Team.....	15

Dear Community,

On September 26th, the Board concluded Kissing Tree's third quarter town hall cycle. During these discussions, several key themes emerged, including the 2025 Assessment Rates, long-term reserve funding, subsidy repayment timelines, the development's buildout timeline, and plans for future community and landscape enhancements. As we prepare the final budget draft for Board review, we will hold a special community meeting in the fourth quarter to discuss the specifics. We will announce the details of these budget meetings well in advance. Additionally, our 2025 Annual Governance Package, which includes the rate increases for both the Association and Golf Course, will be published electronically after the Board adopts the budgets.

The process of drafting our annual budgets and evaluating the 2025 financial plan begins long before the third quarter. Throughout the year, we engage in financial analysis, forecasting, and modeling. Our considerations extend beyond day-to-day operating costs; we also focus on reinvesting in the community to ensure residents continue to enjoy their lifestyle and the place they call home. While we don't have a crystal ball to predict future needs, our planning and evaluation of best practices help us make informed business decisions that enhance the quality of life for all residents.

Each year, I also attend a large-scale manager workshop, touring similar properties across the country. These workshops provide invaluable insights into new technologies, operating systems, and amenity trends. Over the past few years, I've visited premier developments in California, Maryland, and Colorado—some newer, some older, but all offering lessons on effective planning and maintenance that resonate with resident interests and future budget preparation.

Crafting a financial plan for our community is a dynamic process that blends both the heart of home and the head of business. Although budget season can be challenging, it ultimately provides us with a roadmap for the future, reflecting our values and investment priorities. I want to emphasize the intention and diligence invested in this process. Those involved take their responsibilities seriously, approaching their work with integrity and sound judgment. While uncertainty can be daunting, a well-thought-out financial plan communicated clearly paves the way for our success. Please stay tuned for more information about our year-end budget meeting and financial review. Thank you for your continued support. The best is yet to come.

Sincerely,

Matthew Dozier CMCA, AMS, PCAM, LSM

Featured Events

Tuesdays, 6 - 8 p.m.

Live Music

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!

Thursdays, 6 - 8 p.m.

Happy Hour

Enjoy happy hour drink prices, good music, and a great time with a new entertainer every week!

Fridays, 9 - 11 a.m.

Farmers Markets

The KT Farmers Market provides various local vendors every Friday of this month in the Biergarten.

Tuesday, Oct. 15

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.

Tuesday, Oct. 29

Vendor Fair

This event is all about connecting with vendors in the surrounding area. Vendors may include financial firms, insurance, lawn care, health & wellness, golf carts, etc.

Thursday, Oct. 31

Halloween Party

This 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



October is approaching... which means Halloween is in our midst. Please remember that any holiday lighting is allowed to be put up 21 days prior to the holiday and can be left up 14 days after! Bring on the spooky houses!

General Information:

- Compliance Corner will continue to be released every Monday or Thursday in the weekly highlights.
- Compliance Corner for the time being, will highlight one trend every week to keep things new and fresh.
- Please utilize the compliance corner as a way to be proactive about potential violations.
- Please know that I am flexible and always willing to talk or meet with you. I am in the office Monday-Friday during regular business hours!

Kylee Holte, Community Standards Coordinator

Micahmentaions

Sleep — Your Most Powerful Recovery Tool

As the seasons change and our rhythms slow down, it's the perfect time to talk about recovery. You can invest in cryotherapy, expert massages, or even master various meditation techniques, but if you neglect sleep, you are stepping over dollars to pick up pennies. Sleep is your body's nightly reset, and without it, nothing else will make a dent in how you feel, perform, or live.

Why Improved Sleep Matters:

- **Muscle Recovery & Growth:** Sleep is when your body enters repair mode, making it crucial for building strength and muscle.
- **Better Mental Performance:** A rested brain means sharper focus, better memory, and improved decision-making—just one night of poor sleep impacts all of these.
- **Hormonal Balance:** Sleep regulates hormones that affect muscle mass, body fat, and how you feel day-to-day.
- **Balanced Hunger Signals:** Lack of sleep throws off leptin and ghrelin, two hormones that control hunger, leading to overeating and junk food cravings.
- **Enhanced Mood & Resilience:** Sleep resets your emotional well-being, helping you manage stress and bounce back from setbacks.
- **Immune System Boost:** Sleep is your best natural immune booster—people who get enough rest are more resilient to illness.

How to Optimize Your Sleep:

- **Consistency is Key:** Go to bed and wake up at the same time every day, including weekends.

- **Control Light Exposure:** Maximize sunlight during the day, limit screen time at night, or use blue light-blocking glasses.
- **Keep it Cool:** Your sleep space should be cool, dark, and quiet—consider blackout curtains and a white noise machine, and turn down the temperature a couple of degrees before bed.
- **Create a Pre-Sleep Ritual:** Spend 20–30 minutes relaxing before bed with reading, deep breathing, or light stretching to signal it's time for sleep.
- **Mind Your Supplements, Limit Your Stimulants:** Cut off caffeine and nicotine 6+ hours before bed, and check your supplements for sneaky stimulants like yohimbine or green tea extract. Supplements like magnesium, melatonin, or ashwagandha can help but always check with a healthcare professional before adding anything to your regimen.

Prioritizing sleep might feel like a luxury, but it's a necessity. A rested body is an efficient body, and the benefits go far beyond just feeling rested. The best part? It's fully within your control. Make sleep your secret weapon, and your body will thank you.

Micah Ross, KT Fitness Manager

Meet Ashlyn Wilson

Communications Coordinator



Moving to the hill country has been one of the greatest decisions I've ever made! I was born and raised in the Houston area and then moved to a much smaller town called Pearland, Texas.

When it was time to start looking for colleges, Texas State immediately stole my heart. I mean, who wouldn't want a river running right through their college campus? Soon after settling in, I joined a sorority, which opened up many opportunities for both my education and social life.

Later in my academic career, taking several media studies courses and creating graphics for my sorority's recruitment process led to an internship

where I created social media content for a restaurant in Wimberley called Creekhous. With some experience under my belt and graduating with a Bachelor's degree in Advertising and Media Studies from Texas State in August 2022, I made my way to Kissing Tree.

I am very thankful to be part of an amazing team that collaborates to run such a wonderful community!

How would you describe your role at KT?

My title is the Communications Coordinator. In my role, I am more “behind the scenes.” I create your weekly highlights, monthly newsletters, assist in website orientations, and maintain the resident website.

I also assist in taking pictures of some well-known lifestyle events throughout the year!

What makes you most excited about working for KT?

What makes me most excited about working for KT is working with my peers and getting to be a part of fun events especially since Halloween is coming up. I can't wait to see all the cool costumes this year at KT's annual Halloween party!



What is one interesting fact about you?

I played volleyball for about eight years, and while I was at Texas State, I joined an intramural sand volleyball team. You can find my name up on the spirit staff outside George's in the LBJ Student Center for winning the 2019 Texas State homecoming tournament!

TARBOX & BROWN

Chef David's Culinary Corner

Tomato basil soup: The most important part of the best tomato basil soup available is to choose whole plum tomatoes in purée so when you open the can it should not be watery. The next most important part is an immersion blender (they aren't expensive if you need to visit Amazon).

- One small onion diced.
- 1 medium carrot diced.
- Sautee both on medium heat for 5 minutes in olive oil.
- Add 1 teaspoon dry basil.
- Add 2 cups chicken stock (You can use vegetable stock if you like) store bought is fine. Simmer for 5 minutes until tender.
- Add 3 cans of 24 oz tomato sauce. Simmer for 15 minutes. At this time add 1 teaspoon of black pepper.
- Take off the heat. Immersion blend slowly while adding one-pint of heavy cream until you think it is ready and then blend for one more minute. Part of what makes this good is making it silky smooth.
- Put back on the stove on low to heat thoroughly.

This will last a week in the refrigerator so no, you didn't make too much! We have new specials coming out every Wednesday and in early October we will be putting out our Fall menu!

David Rhoads, Tarbox & Brown Executive Chef

KT GOLF CLUB

We did it. We survived another Texas summer! While this one was mild by Texas standards, it still had its fair share of hot days and we're all ready for some wonderful fall weather. With the improving weather comes the opportunity for lots of fun events and some great golf!

October will have a busy schedule of golf tournaments and events. As we book those, we take special consideration for our residents and members to make sure that at least half the day is available for play by folks here in the community. If we have an afternoon shotgun, we'll run a shotgun in the morning for our residents. If we have a morning shotgun, we'll double-tee in the afternoon to get as many people on the golf course for their round as possible.

Please stay tuned to the KT Pro Shop Facebook page for announcements and for the calendars so you can plan to book tee times on those days. The exceptions to this are limited, but they do all fall in October. The first 2 days of the Jim West Challenge (10/19 & 10/20) require the full golf course for the college-am event as well as the first day of tournament play (36 holes).

On the topic of the Jim West Challenge, we will once again have lots of ways for the residents to get involved. The coaches and teams welcome spectators as long as they stick to the golf cart path and are quiet and respectful of play.

We will also be opening up the patio to the residents for our welcome party. For those of you who attended last year, you know you're in for a treat as the girls have a team karaoke contest that is always a blast. We're expecting another appearance from DJ No-Request (Roger Clemens) as well. You won't want to miss it and more details will follow.

As the evenings cool down, we also anticipate seeing a lot more demand for outside dining. I would like to remind everyone that as the patio seating becomes in demand again, that reservations are very important to ensure a smooth dining experience.

KT GOLF CLUB

The patio adds a lot of tables into our capacity, so folks not making reservations makes planning and staffing for dinner service difficult and a guessing game. If we are understaffed due to a lack of reservations, there might be long wait times at the door.

Lastly, our bunker renovation project has been approved and should be starting around mid-November. Details are still being finalized and more info will come out once details are available, but this should be a great project to get done. We'll be going into the spring with brand-new and freshly renovated white sand bunkers.

Let's all enjoy the best time of the year here at Kissing Tree! I look forward to seeing everyone around the course and in the restaurant.

Best wishes,
Ryan Andrews, Golf Course General Manger

Updates From The Green

Chipping Mechanics

I want to explain chipping: when and how to use it. You typically chip when there's more green between the hole and your ball. The goal is to keep the ball low, allowing it to roll like a putt with minimal air time. The ball should only be airborne until it reaches the green; if it gets too high, it won't roll forward. This shot is designed to barely lift and then roll smoothly on the green, ideally targeting back pin locations.

- Weight and your upper body should be 70-80 percent of your body weight on your lead foot, followed by about 30-20 percent on your trail foot.
- The torso (upper body) should be over your lead foot leaning towards the hole.
- The stance should be open 45 degrees to your target and your shoulders should be lined up to the target (flag or pin).
- The ball shall be placed in the back of the stance accentuating and downward strike into the ball.
- Your hands should be forward pressed in front of the ball leaning towards the hole as well.
- DO NOT BREAK WRISTS and use your shoulders to swing the club. THE KEY PART: do not flip hands through impact. You want the club to be pointed down and your body would turn through keeping your arms straight and your lead wrist shall remain flat and unbent even after you strike the ball.
- Lastly turn your entire body through while keeping your wrists firm and unbreaking, again keeping the club head below your waist, and tumble the ball forward towards the hole as if you were putting. We don't swing the putter like a golf swing we use our shoulders to start our putting stroke and use our shoulders to finish the putting stroke, we shall never use our hands when we putt or chip, always use our arms and shoulders. Think dead hands in pitching, chipping, and putting.

2024 TOWN HALLS

KTMC

QUARTER 4: DECEMBER 11TH

COTTAGES

QUARTER 4: DECEMBER 12TH

VILLAS

QUARTER 4: DECEMBER 12TH

All the reported incidents required [SentrySix Reports](#) to dispatch and intervene in the Kissing Tree Community of August 2024.

COMMUNITY LIFE TEAM

Matthew Dozier - Executive Director

Rebecca Rounds - Director of Community Operations

Kevin Wilson - Director of Community Engagement

Stephanie Gregorie - Director of Community Assets

Andy Pina - Manager of Community Assets

Sandee Miller - Community Care Manager

Anitra Martinez - Design Review Coordinator

Austin Rounds - Fitness Coordinator

Linda Mott - Community Engagement Coordinator

Ashlyn Wilson - Communications Coordinator

Kylee Holte - Community Standards Coordinator

Ivan Smith - Maintenance Technician

Hayden Gregorie - Maintenance Technician

Jeremy Mott - Custodial Engineer

Gerald Hayward - Custodial Engineer

Richard Salinas - Custodial Engineer

Reagan Porter - Fitness Attendant

Trent Rodgers - Fitness Attendant

Elise Salinas - Front Desk Ambassador