

Tonkawa Talk

TONKAWA SPRINGS NEWSLETTER

FALL 2025

TSHOA 2025 Board Members

President:	John Kurkjian (512 470 6872)
Vice-President:	Tom Trefny
Secretary:	Darryl Pool
Treasurer:	John Kurkjian (Acting)
Director:	Dewey Helmcamp
Director:	Dale Dolson
Director:	Larry Jolly
Director:	Peg Saienga
Director:	Jan Vargas

TSHOA contact email addresses:

board@tonkawasprings.org
president@tonkawasprings.org
vicepresident@tonkawasprings.org
secretary@tonkawasprings.org
treasurer@tonkawasprings.org

2025 Board and General Membership Meeting Dates/Locations:

General Membership Meeting – Tuesday October 14, 2025 at 6:00 p.m. Tennis Courts/Commons Area

Q4 Board Meeting – Tuesday Nov 18, 2025 at 6:30 p.m. South Star Bank

Annual Membership Dues

Please consider this a four month heads up that our \$180 annual assessments fees are coming due on January 1st, 2026. There are multiple methods to pay, including online via the TownSquare portal at <https://app.townsq.io/login>. There have been instances where residents have not received invoices. Mail gets lost. If you do not receive an invoice as a “Christmas present”, please remember to be proactive and take action anyway.



President’s Message

Summer is coming to a close and school is back in session. Our neighborhood children are outdoors, walking to/from bus stops and home. There have been no reported problems, but please continue to drive carefully through the neighborhood, especially while children are out.

Board and committee members have in the past been informal custodians of TSHOA property, mostly consumable items such as those used by the Social Committee for various neighborhood events. As board and committee members transition in and out, the transfer of these items becomes a “who has room?” and “who will hold onto them?” scenario. To remedy this, the Board has been considering and researching procuring a shed structure to be placed in the Commons Area. The TSHOA does not have room within the current budget for this purchase. Our plan is to include a general membership ballot item for a “not to exceed” budgetary amount to cover the purchase as well as any installation related costs. Additional details will be forthcoming as we prepare this year’s ballot.

Prior year ballot items included Board membership. There are eleven total Board positions, including officers. For 2025, we had only eight neighbors interested in being on the Board and a Board membership ballot item was not needed. Hopefully we will have additional volunteers for 2026 to require a neighborhood vote for Board membership.

Prior year ballot items also included an HOA budget. Our total budget has remained unchanged for the last couple years. While individual line items will likely change, I do not foresee changing the total budget for 2026. If that scenario holds, then (and in accordance with our Bylaws) we will not need a general membership vote for the 2026 annual budget.

John Kurkjian
TSHOA President

Seeking New Board Members and Committee Members for 2025

Interested in serving your neighbors and strengthening our neighborhood resources? Would you like to be an officer and influence the direction of our neighborhood? Or a Board Director, offering input and valuable suggestions? There is a place for you. Contact John Kurkjian at president@tonkawasprings.org to have your name placed on our Fall 2025 Ballot. Elections will be held this Fall for the upcoming 2026 year.



Thank You!

Thank-you to our neighbors who take out and pull back in the Commons Area trash bin every week!

Also a thank-you to the neighbor who staked the “Turtle Crossing” signs! I know I have stopped several times, as you may have, to carry turtles to safe ground. It’s a great reminder to all of us to keep our speed down to 25 mph in Tonkawa Springs.



Neighbors Helping Neighbors

Know of a neighbor who needs encouragement or assistance due to a life challenge, illness, or injury? Contact Kelly Hobdy at khobdy@austin.rr.com or Melinda Hester at melhester@austin.rr.com.



Tonkawa They All Stay Together Documentary

The documentary on the Tonkawa tribe is still in the making and received a major grant award from the National Endowment of Humanities (NEH). To learn more about the movie and donate visit <https://www.tonkawathemovie.com/>.



Financials (as of 31 July 2025)

Current Cash Position:	\$35,014.91
YTD Expenses are below budget by:	\$638.04
YTD Revenue is above budget by:	969.40

Year to date revenue is above budget due to overdue assessments / fees being collected in 2026 instead of 2025.

Neighborhood Bulk Pick-Up

Our Spring bulk pick up is scheduled for Saturday September 20th, 2025. Every year we have 2 pick-ups, one in the Spring and one in the Fall. All items must be at the curb by 7 a.m. on the collection date. Excluded items, and items placed at the curb after 7 a.m. will be the resident's responsibility to discard. Take a look at the list of Accepted and Excluded Items.

For questions, please call Republic Services Customer Resource Center at 512 243 2833 or email customerexperience@republicservices.com.

Accepted Items –

- Non- Freon appliances (Please provide 2 feet of side clearance for appliances)
- Carpeting (Cut and rolled less than 4' X 4' X 40 lbs.)
- Furniture
- Scrap metal (less than 4' long)
- Wooden Fencing material/ treated wood (Bundled less than 4' X 4' X 40 lbs. & free of all nails, screws, concrete & metal)
- All loose trash must be bagged (trash carts will not be serviced)

Excluded Items:

- Freon appliances (refrigerators, freezers, air conditioner units)
- Televisions and computers
- Automotive products/ fluids
- Hazardous chemicals
- Demolition/ construction debris or metal fencing
- Tires
- Concrete, rocks, dirt & sand
- Railroad tie lumber
- Pianos, hot tubs & covers, motorcycles, or items larger than a normal size appliance



General Membership Meeting

Make plans to attend our general membership meeting on Tuesday October 14th, 2025. We will meet at 6:00 p.m. at the Tennis Courts. Remember to bring your chair, sunglasses and water bottle. It will probably still be summer! In the event of bad weather, we will send out a notice for an alternate meeting place.



Interested in a Fun Volunteer Job that Helps Your Neighborhood? We Have Several Opportunities for You!

- Join The Social Committee and help out with various events through-out the year.
- Place Meeting and Event Signs at the entries of the neighborhood prior to each event.
- Post New Announcements, Events, Meetings and General Information to the TSHOA Website and Town Sq.

If you have an interest in any of these opportunities, please email president@tonkawasprings.org



Road Sign Error

As part of the Sam Bass road work, the county installed new street signs with the stoplight at Sam Bass and Arrowhead. They unfortunately renamed Arrowhead Circle to Arrowhead Drive on the new signs. The county has put in a work order to correct the error.

Our Ponds

The July rains brought much needed rain to our neighborhood and filled up our ponds. With the restocking of Pond #5 this Spring, the resident-led organization "Friends Of The Pond*" oversaw the final component of its quest to make our neighborhood ponds healthy again. It accomplished this by spearheading a neighborhood-wide clean-up of trash, debris, and harmful vegetation, engaging with a professional aquatics company to do two algae treatments and installation of eight aerators across four ponds. Then nature did the rest this summer by topping off our drought-stricken ponds to their normal levels! Pond remediation will be an ongoing effort, but for now, gone are the huge masses of planktonic and filamentous algae infestations, and we are very grateful for all who participated in this endeavor.

* Friends Of The Pond is a registered 501c3 Non-Profit, set up for the benefit of Tonkawa Springs, and its residents.



Cul-de-sac Surface Treatment

In late June, the county completed their road maintenance in the neighborhood by applying a "fog seal" treatment to all cul-de-sacs. Initially they looked good, With the very next garbage pickup, the trucks effectively trashed the cul-de-sacs, making some look like people were doing donuts in them. The county was immediately contacted about this durability issue, acknowledged the problem, and they are looking into a resolution. We are still awaiting an update.

Neighborhood Events

2025 Yard of the Months

January:	1705 Blue Heron
February:	1905 Stonewreath
March:	3510 Arrowhead Circle
April:	1800 Possum Trot
May:	3406 Arrowhead Circle
June:	3102 Fox Hollow
July:	3101 Fox Hollow
August:	1808 Possum Trot Street



Easter Egg Hunt

On April 19th the neighborhood held our Annual Easter Egg Hunt. Thanks to all the kids, parents and helpers who made it possible! What a cute Easter Bunny!



Fourth of July Flags

Thank-you neighbors for our Yard Flags!



Deed Restrictions Similarities (Side by Side Comparison)

See below which shows the similarities between our various deed restrictions. Note the commonality between Tonkawa Village Section 2 and Tonkawa Lake highlighted in yellow - both recorded in 1982 after the other 2 sections. The HOA intends to make progress towards this effort in the upcoming months. If you are interested in participating, please contact Tom Trefny at 512-422-1560 or vicepresident@tonkawasprings.org .

Sections	Tonkawa Springs (TS)	Tonkawa Village (TV)	Tonkawa Village Section Two (TVS2)	Tonkawa Lake (TL)
Year recorded	1977	1978	1982	1982
preamble	plat-specific diffs	plat-specific diffs	plat-specific diffs	plat-specific diffs
Property Use	identical	identical	identical	identical
Resubdivision	subdivide only to join to existing lot	subdivide allowed with 3/4 acre min	subdivide allowed with 20K sq ft min	same as TVS2
Mobile Homes	identical	identical	identical	identical
Permanent Homes	1800/2100 minimum	2000/2300 minimum	same as TV	same as TVS2
Garages	identical	identical	identical	identical
Front Facing Homes	nonexistent	identical	identical	identical
Separate Structures	identical	identical	identical	identical
Seback Requirements	50' from front 15' from side or back	50' from front 15' from side or back 75' from front for specific lots 50' from street for comer lots	50' from front 15' from side or back 25' from Spring Creek	same as TVS2
Time for Completion	complete in 6 months from start	complete in 6 months from start and must start within 1 year of contract	complete in 6 months from start	same as TVS2
Driveways	identical	identical	identical	identical
Temporary Structures	identical	identical	identical	identical
Septic Tanks	identical	identical	identical	identical
Repair and Upkeep	identical	identical	identical	identical
Drainage Structures and Ditches	plat-specific diffs	plat-specific diffs	plat-specific diffs	same as TVS2
Storage of Trash and Weeds	identical	identical	small grammar fix	same as TVS2
Parking	identical	identical	"fifty" spelled out	same as TVS2
Trucks and Construction Equipment	identical	identical	identical	identical
Unused Cars	identical	identical	identical	identical
Livestock and Pets	includes farm animals	identical	identical	identical
Fences	identical	identical	identical	identical
Signs	identical	identical	identical	identical
Utility Easement	10' front, street and rear	10' front and rear	10' front and street, 5' side and rear	same as TVS2
Channel Easement	plat-specific diffs	plat-specific diffs	plat-specific diffs	TVS2 and includes Beaver Lake
Road Widening Easement	exists	nonexistent	nonexistent	nonexistent
Oil, Gas, Mineral and Mining and Excavation Operations	identical	identical	identical	identical
Noxious Activity	identical	identical	identical	identical
Firearms	identical	identical	identical	identical
Boats and Trailers	identical	identical	identical	identical
Mail Boxes	identical	identical	identical	identical
Maintenance Fund	starts when 50% tracts sold	starts when 2/3 tracts sold Wilco to maintain roads after 80% developed	starts when 50% tracts sold Wilco to maintain roads after 80% developed	same as TVS2
Amendments (ACC)	Requires 51% to amend starts after 3 years or 50% sold	Requires 51% to amend starts after 3 years or 2/3 sold	Requires 51% to amend starts after 80% sold	Requires 67% to amend* same as TVS2
Future Purchasers	identical	identical	almost identical, includes verb tense change	same as TVS2
Enforcement of Conditions and Restrictions	identical	identical	identical	identical
Invalidation	identical	identical	identical	identical

*capped at 67% per Texas statute Sec 209.0041 (<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.209.htm>) governs the percentage. See (f), (g), (h), and (h-1).