



# Tonkawa Talk

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TONKAWA SPRINGS NEWSLETTER

SPRING 2025

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## 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

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## TSHOA contact email addresses:

[board@tonkawasprings.org](mailto:board@tonkawasprings.org)  
[president@tonkawasprings.org](mailto:president@tonkawasprings.org)  
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[treasurer@tonkawasprings.org](mailto:treasurer@tonkawasprings.org)

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## 2025 Board and General Membership Meeting Dates/Locations:

**Q2 Board Meeting** – Tuesday May 13, 2025 at 6:30 p.m. South Star Bank

**Q3 Board Meeting** – Tuesday August 12, 2025 at 6:30 p.m. South Star Bank

**General Membership Meeting** – Tuesday October 14, 2025 at 6:30 p.m. Tennis Courts/Commons Area

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

## President's Message

I hope everyone was able to enjoy the holiday season with family and friends. In the last newsletter, I mentioned we are looking for volunteers to help out with the various committees, such as ACC, Social, Neighbors Helping Neighbors, etc. We are still looking for some extra volunteers. If you are able to help with any of these committees, please email the board or myself directly.

In our recent board meeting, we discussed and approved setting up a deed restrictions consolidation committee. The objective is consolidation of four documents into one while keeping the content either identical (where there are no differences) or harmonized (accommodating the differences amongst the four). Some neighbors may see the changes as common sense and non-controversial; others will not agree with any change whatsoever no matter what; still others will contend the changes do not do enough; and the rest may simply ignore the entire matter. Of course, any change to deed restrictions requires a neighborhood vote. In the interim, if you see something in the suggestions that will cause "harm" (and not simply a "I don't like it"), please let me know via email. Again, the stated intent is not to introduce new restrictions, just to harmonize four sets into one.

John Kurkjian  
TSHOA President

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## Financials (as of 28 Feb 2025)

|                                   |             |
|-----------------------------------|-------------|
| Current Cash Position:            | \$42,172.83 |
| YTD Expenses are below budget by: | \$3,184.81  |
| YTD Revenue is below budget by:   | \$4,590.45  |

Numerous membership dues are still outstanding. Late fees began on January 15, 2025. Please pay through the TownSq portal at <https://app.townsq.io/login> as soon as possible.

## Friends Of The Pond

Our ponds are starting to fill back up and all are looking good! Johnson Lake Management said they would be out by the end of March to re-stock Pond #5, per their plan from last Summer.

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## Sam Bass Fire Department Celebrates 45 Years

January 22, 2025 marked the 45th anniversary of the formation of Sam Bass Fire Department (SBFD) which provides emergency services to our neighborhood.

SBFD has mutual aid agreements with all neighboring fire departments and Round Rock Fire Station #9 sits right next to our subdivision, so it's easy for people to be confused as to who has primary responsibility for protecting us.

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## Neighborhood Events

2025 Holiday Lights Contest Winners:

Best Traditional – 1709 Blue Heron  
Best Griswold - 1708 Blue Heron

2025 Yard of the Months:

January – 1705 Blue Heron  
February – 1905 Stonewreath  
March – 3510 Arrowhead Circle

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## Interested in a Fun Volunteer Job that Helps Your Neighborhood?

Join the Social Committee and help out with various events through-out the year.

If you have an interest in any of these opportunities, please email [president@tonkawasprings.org](mailto:president@tonkawasprings.org)

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## 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](mailto:khobdy@austin.rr.com) or Melinda Hester at [melhester@austin.rr.com](mailto:melhester@austin.rr.com) .

## Neighborhood Bulk Pick-Up

Our Spring bulk pick up is scheduled for Saturday April 12, 2025. Every year we have 2 pick-ups, one in the Spring and one in the Fall. The Fall pick up date is TBD but we will let you know as soon as Republic Services sets our date. 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. Below is a list of Accepted and Excluded Items. For questions, please call Republic Services Customer Resource Center at 512 243 2833 or email [customerexperience@republicservices.com](mailto:customerexperience@republicservices.com).

### Accepted Items –

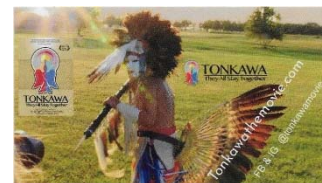
- Non- Freon appliances (Please provide 2 feet of side clearance for appliances)
- Carpeting (Cut and rolled less than 4' X 4' X 40 lbs.)
- Furniture
- Scrap metal (less than 4' long)
- Wooden Fencing material/ treated wood (Bundled less than 4' X 4' X 40 lbs. & free of all nails, screws, concrete & 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
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## 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/>.



## Architectural Control Committee Process

Tonkawa Springs Home Owners Association (TSHOA) for many years has had an Architectural Control Committee (ACC) made up of neighborhood volunteers who have been appointed by the TSHOA Board of Directors (BOD). Their role is to evaluate deed restriction compliance, potential deed restriction violations and deed restriction variance requests. The ACC forwards its findings and conclusions to the BOD for review and decision.

Remember it's important that any correspondence to the ACC be in writing for record keeping purposes. Prior to beginning construction or placement of structures or improvements on your lot, a homeowner must submit written plans to the ACC. Additionally, the ACC may receive written complaints from neighbors about possible deed restriction violations.

You might be curious about how you can submit a variance request or file a complaint about a potential variance violation to the ACC. There are two primary ways to submit a variance request plan or file a variance complaint; either through your TownSq account or through the TSHOA website.

To communicate with the ACC via your TownSq account, login and click on *Architectural Review* tab to submit a plan, then click on the *+Submit Project* in the upper right-hand corner.

To communicate with the ACC via the TSHOA website ([tonkawasprings.org](http://tonkawasprings.org)), click on the *ACC & Payment Information* tab. There is one difference between the TownSq account and the TSHOA website, you may choose to file a potential deed restriction violation anonymously. The ACC will still investigate an anonymous complaint; however, you will not receive a response (because the complaint is anonymous).

If you have questions about the ACC process, please reach out to the committee at [ACC@tonkawasprings.org](mailto:ACC@tonkawasprings.org)

We live in a beautiful neighborhood with wonderful friends and neighbors. The TSHOA BOD and the ACC strives to maintain our unique environment. If you are interested in serving on the ACC, please contact [president@tonkawasprings.org](mailto:president@tonkawasprings.org).

## Consolidation of Deed Restrictions

Our neighborhood is governed by a set of bylaws and deed restrictions. Right? Not totally. Many neighbors do not realize that there are actually 4 different versions of deed restrictions (aka "DRs").

*Why 4 DRs?* Well, it's likely due to our neighborhood's history of development. The original Tonkawa Springs started in 1977. Tonkawa Village was added in 1979. Tonkawa Village Section 2 and Tonkawa Lake came along in 1982. Check out [the map](#) of each section's boundaries. As each section was added, a slightly different DR was put in place.

*Problem?* It can be said that it's always been like that and it's not been a problem. However, the 4 versions have some drawbacks. First, each resident must know which DR pertains to them by determining your section and finding the appropriate DR. Do you know yours? Second, we have one Architecture Control Committee (ACC) that must understand and enforce 4 DRs which can be challenging for new volunteers. Third, getting a management company (e.g. Goodwin) to help enforce 4 DRs requires special training.

Lastly, making a neighborhood-wide change that pertains to all properties is near impossible. Each section must approve separately which means a change could be voted in for some sections and not for others. The effect is no change at all which is why the DRs have not changed in almost 50 years.

*What to do?* The 2025 Board has approved the formation of a committee to consolidate the 4 versions into a unified DR for the entire neighborhood. No new restrictions will be introduced. Dues will not be increased. Text that is identical across all 4 DRs will remain unchanged. Where different, existing text will be used from an existing DR and promoted to the unified DR. That's it.

We hope that homeowners will be open-minded about the consolidation effort and ask yourself "Is there a good reason for them to be different?" Stay tuned for more news on this topic in the upcoming months.

## Consolidation of All 4 Deed Restrictions in a Side-by-Side Comparison Chart

| Sections   | Tonkawa Springs (TS)                                   | Tonkawa Village (TV)   | Tonkawa Village Section Two (TVS2)                                      | Tonkawa Lake (TL)                  |
|--|--|--|---|------------------------------------|
| preamble   | plat-specific diffs                                    | plat-specific diffs  | plat-specific diffs   | plat-specific diffs                |
| Property Use   | identical  | identical  | identical   | identical                          |
| Re-subdivision   | 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  | 2000/2300 minimum   | same as TVS2                       |
| Garages  | identical  | identical  | identical   | identical                          |
| Front Facing Homes                                     | does not exist   | identical  | identical   | identical                          |
| Separate Structures                                    | identical  | identical  | identical   | identical                          |
| Setback Requirements                                   | 50' from front<br>15' from side or back                | 50' from front<br>15' from side or back<br>75' from front for specific lots<br>50' from street for corner lots | 50' from front<br>15' from side or back<br>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  | 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   | does not exist   | does not exist  | does not exist                     |
| 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 51% 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                          |