



Gaines Bend POA Newsletter

REMINDER: Yearly assessment payments are due prior to April 1 to avoid late fees

Gaines Bend POA
1000 Lakeshore Loop
Graford, TX 76449
Phone: 940-445-9208
gainesbendpoa@gmail.com

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Welcome to the Newsletter

The Board of Directors of the Gaines Bend Property Owners Association (GBPOA) publishes this newsletter to keep property owners informed with relevant and timely information about the Gaines Bend community.

See the Appendix to reference the latest governing documents and view our Community Map. We regularly update the GBPOA website as well: <http://www.gainesbendpoa.com>

GBPOA Board & Committee News

The Annual Gaines Bend POA Board meeting, including board member elections and 2024 budget approval was held on October 28th 2023.

Board members Mert Fewell, David Fox and Bret Jordan each had expiring terms but were nominated during the meeting to continue on the Board. There were no ballots received prior to the meeting and no other nominations during the meeting. A floor vote was held and the

board members were each re-elected to serve another 2 yr term. Motions were made and approved for the GBPOA 2024 budget and for revisions to the ACC Guidelines. Jackie Fewell will continue to serve as Secretary for another year and PMI will continue as our property management service provider for 2024.

The next GBPOA board meeting was held on January 27, 2024 to elect Board officers and to establish Committees for the year. During this meeting Bobbie Martin, our long time administrator, announced her retirement. We appreciate all the years of service Bobbie has provided to the GBPOA and she will be missed. Thanks and enjoy your retirement Bobbie!

Barbara Vinson, a Gaines Bend permanent resident, has agreed to act as our Administrator following Bobbie's retirement.

In addition we have assumed ownership of the Sales Office located on Lot #1 of Rawhide Vista. We are currently sprucing up the lot and doing needed repairs to the building. Plans are to have this work completed

sometime in April. Once complete this location will serve as our permanent GBPOA office.



ONGOING PROJECTS

- 1) Road repair and maintenance
- 2) Trash System access, repair and maintenance
- 3) Front Gate access, repair and maintenance
- 4) Sign repair, replacement and maintenance
- 5) Mail Center management
- 6) Grounds maintenance
- 7) Accounting and Budgeting
- 8) GBPOA Funds management / Investment
- 9) Yearly donation to Volunteer Fire Department
- 10) Periodic GBPOA Work Days for community cleanup. Please volunteer when available.
- 11) Creating/repairing personal address signs on request. Mark Vinson has agreed to provide this service. Contact Mark at (806) 789-8549 or mvinson4473@gmail.com for more details and cost.

MAJOR PROJECTS COMPLETED FOR 2023

- 1) Held Annual Fish Fry in May
Many thanks to the Switzer family for volunteering their home due to weather.
- 2) Migrated to PMI Metroplex as our new property management provider
- 3) Converted to LED lighting at the Mail Center and Trash Facility
- 4) Repaired electrical damage at Lantana boat dock
- 5) Repaired Lantana boat ramp entry and pier walkway
- 6) Repainted flagpoles at the front gate
- 7) Re-stained Mail Center, Trash Facility IT building and Front Gate building
- 8) Significant progress replacing road & information signs
- 9) Rawhide Vista walking trail clean-up
- 10) Revised ACC Guidelines
- 11) Exercised legal avenues to get home demolished on Lots 24-25 on Rawhide Ridge.



MAJOR PROJECTS PLANNED FOR 2024 (all underway)

- 1) Refurbish and officially open the GBPOA Office. We will announce office hours when the sales office is officially open.
- 2) Complete upgrade of road and information signs
- 3) Publish guidelines for short-term rentals
- 4) Invest in IT data management software and security enhancements for the Trash System and Front Gate
- 5) Create a GBPOA presence on Facebook
- 6) Planning Annual Fish Fry for Saturday, May 18th. This year the Fish Fry will be facilitated by the Volunteer Fire Department at the old boat launch on Lantana.
- 7) Improve property sales/ resales/closing processes for working with PMI, Palo Pinto County, realtors and title companies
- 8) Develop Fire Evacuation Plan for Gaines Bend Community
- 9) Cross-train GBPOA Board members on POA operations and systems
- 10) Improve processes for records retention and data management
- 11) Reconcile access codes, cards, and toll tag entry database to improve our ability to monitor and control access into Gaines Bend

12) Hold periodic GBPOA Work Days

13) Work with manager of Neeley’s Slough boat launch and slips (maintenance needs, lighting improvements and emergency contacts for slip leases).



Steve William and family are relocating to the Cliffs. Heath Allen is replacing Steve Williams as an ACC member for 2024. Thanks Steve and Heath!

Gaines Bend Full-Timers Social Club

Amy Springer and Barbara Vinson willingly donate their time and energy to both create and schedule activities for full-time Gaines Bend residents.



Part time residents are also welcome and encouraged to participate.

They also provide welcome packets to new property owners. These packets include the most recent editions of:

- Property Owners Welcome Guide
- PKCC Visitors Guide
- PK Lake Magazine
- Gaines Bend Directory of Homeowner Services
- GBPOA Newsletter
- Restaurant List

Reserve at Gaines Bend (RGB)

The Shared Facilities agreement applies to the 86 single-family lots and common areas platted for Reserve Phase I Property. You can access the full Shared Services Agreement from the Appendix or <https://gainesbendpoa.com>.

The development of Phase 1 of the Reserve at Gaines Bend is complete. There are no plans for further lot sales by the Reserve.

Architectural Control Committee

The committee was formed by the Gaines Bend POA board to ensure Conformance to the neighborhood Covenants and Restrictions (CCRs) and adherence to community building standards.

Construction permits are required before building and a fee is often collected to compensate for road damage caused by construction equipment. Prior to starting any construction on your Gaines Bend lot please contact the Gaines Bend Architectural Control Committee regardless of whether it’s a new build, remodel, addition, pool etc. The Architectural Control Committee (ACC) will manage construction permits as required by the Gaines Bend POA CCRs and ACC Guidelines.

Information for permits, fees, and contacts for the people on the ACC can be found in the Appendix and on the GBPOA website.

Please contact Amy at amyspringertx@gmail.com if you:

- would like to be listed in the Directory of Homeowner Services
- are an existing property owner and would like a welcome packet
- have any ideas for social club activities
- would like to help out with social gatherings

AirMedCare

Ever wonder why there's a helipad located near the mailbox/trash compactor area? The helipad exists to transport people who have experienced a medical emergency and need quick transport to hospital care.

Should you have any medical emergency in the Gaines Bend area, call 911 and you will be connected to the nearest available emergency unit. Located in Graford near the intersection of HWY 36 and FM 2353, the Land Patterson medical facility has 24 hr emergency service for the PK Lake area attached to it. A 911 call will likely be directed to the Land Patterson facility unless the crew is out on another emergency at which time, the dispatcher, will send the nearest emergency unit in Mineral Wells or another surrounding community.

If the emergency requires life flight transportation, a helicopter will be dispatched and could land on the helipad in Gaines Bend to provide

quick evacuation to the appropriate medical care facilities. AirMedCare, located in Mineral Wells, provides various services for members that cover the cost of life flight transportation. Costs are reasonable with full coverage for anyone who resides within the household starting at \$239 per year with a slight discount for seniors.

The Gaines Bend POA board is not advertising or endorsing AirMedCare or similar services but wants to make residents aware that these services are available.

For more information contact Rhonda Dean with AirMedCare at Rhonda.Dean@gmr.net or call her at 817-887-5192.

Announcements

Rawhide Vista Abandoned Home Construction: The GBPOA Board has taken legal action with the new property owner to fulfill their obligation to demolish the abandoned home construction on lots 24-25. This home construction has finally been demolished and cleanup is in progress.

As mentioned in the last newsletter, this is by no means a common occurrence in Gaines Bend. We highly encourage you to carefully select builders and contractors you are considering to build, improve or repair your property or dock. Our local realtors, your fellow neighbors and the Nextdoor community are great resources to get reputable contractor recommendations from the

Possum Kingdom Lake community.

Annual Fish Fry: The 2024 Annual Fish Fry is scheduled for Saturday, May 18th at 5:00pm. The Volunteer Fire Department will facilitate the fish fry for the GBPOA this year. Fish, fries, tea and condiments will be provided. Bring a side dish or dessert and your favorite beverage. A number of tables/chairs will be available but you may want to bring your own lawn chairs. The event is a great chance to meet your neighbors.

Gaines Bend Workday: The GBPOA Board will be scheduling community cleanup workdays to do general cleanup inside Gaines Bend. Watch for announcements on Nextdoor and the GBPOA website. Come join us!

Reminders

Construction Site & Roadside Trash: Our community continues to see increased construction that contributes to increased trash on or near construction sites and litter along our roadways. Sustained winds just compound the issue.

Please ensure your builders and contractors are mindful to maintain a clean work site and properly contain and remove their trash. Report any violations you witness by sending an email to gainesbendpoa.com.

The designated drop off area for Appliances is for "Appliances-Only". Mattresses and furniture are not appliances. There is a County Dump available to dispose of these items. Also do

not dispose of hazardous materials, like paint, oil and other chemicals in the Trash facility. All actions are being recorded.

Trash Cards: A Trash card not only provides access to the gates at the trash facility but will also open the front entrance by waving the card in front of the keypad reader. Key chain fobs are available as an alternative to the cards.

Nextdoor: It is recommended you join the popular Possum Kingdom community social network, Nextdoor, at nextdoor.com.

You and others can share and communicate not only with your neighbors within Gaines Bend but with other neighboring community members that are also registered with Nextdoor like Sportsman's World and The Cliffs. Nextdoor is available in a mobile app.

Portable Generators: Please refrain from operating portable generators on RVs.

Boat Trailer Parking & Enclosed Storage: Homeowners with interests in renting a storage unit and/or approved boat trailer spot in the dedicated area in front of storage should contact Gaines Bend Utilities (Shawn Gibson), the owner of the facility that manages this area. No parking is allowed near the Emergency Helipad.

Mailboxes: Permanent residents can apply for a USPS mailbox by contacting David Fox at drfoxpk@gmail.com or 832.492.1161.

ATV/UTVs, 4-Wheelers & Motorcycles: All non-paved roads are private ranch property and are off-limits. Please observe posted speeds, insure drivers are of age, and only drive on hardtop roads. Remember children, walkers, bikers and wildlife share these roads with normal vehicle traffic. Also please be mindful not to trample wildflower areas.

Gaines Bend Utilities: Homeowners needing sewer service should contact Gaines Bend Utilities (Shawn Gibson), the owner of the facility that provides sewage management for this area.

Your contact Information: If you are unsure whether we have your correct information or if you recently changed your mailing address, email, phone number, etc please update your pmihoa.com profile and email us at gainesbendpoa@gmail.com.

When you create/update your profile you have the option to share this with other property owners that have access to this site. We encourage you to share access on to this site since it acts as your contact directory.

BRUSH PILE: Please help us manage this area more effectively by dumping grass clippings to the left side of the brush pile to keep them separate from brush on the right. A lot of these clippings can be reused for compost. We also ask that owners and contractors do not bag these clippings when disposing of them at the brush pile.

In Closing...

There are approximately 370 unique and varied properties within Gaines Bend. With the addition of RGB we are now a nearly 30% larger community than we were 5 years ago. Around 25% of our property owners are full-time residents.

We need and encourage all property owners to get more involved in helping maintain and preserve the unique character and natural beauty that brought you to Gaines Bend.

The GBPOA has a variety of committees referenced in the Appendix that need and welcome your participation. WE ARE GLAD YOU ARE HERE!

Please provide any feedback on how you would like to see this newsletter changed or improved to gainesbendpoa@gmail.com.

APPENDIX

2024 BOARD OF DIRECTORS

CONTACT INFORMATION

Bill Moss (President)

General Fund: RGB Liaison & Special Activities

Road Fund: Signage & Wildflowers

1001 Briar Circle, Graford, TX 76449

713.857.4320 (cell)

wmdmoss@gmail.com

Mary Hill (Treasurer)

General Fund: Accounting & PMI

987 E. Hells Gate Drive, Graford, TX 76449

214.454.4332 (cell)

maryhill@sbcglobal.net

Mert Fewell

General Fund: Data Management

Road Fund: Front Gate, IT Systems & Data

Trash Fund: Trash

1007 Redbud Point, Graford, TX 76449

940.445.1318 (cell)

pkishome@hotmail.com

Micky Holmes

General Fund: Communications & PMI Liaison

1002 Cedar Drive, Graford, TX 76449

214.502.6048 (cell)

mickylholmes@gmail.com

Jim Switzer (Vice President)

General Fund: Risk Management,

Short Term Rentals

1019 Robin Lane, Graford, TX 76449

972.979.4503 (cell)

jamesrswitzer98@gmail.com

Bret Jordan

Road Fund: Pavement & Grounds

1001 E Sumac Ln, Graford, TX 76449

817.304.3145 (cell)

bret@bretjordancustomhomes.com

David Fox

General Fund: Membership, Mail Center,

ACC Liaison, Signs

1001 Agarita Circle, Graford, TX 76449

832.492.1161 (cell)

drfoxpkl@gmail.com

SPECIAL APPOINTEES (not elected board members):

Jackie Fewell (Recording Secretary)

1007 Redbud Point
Graford, TX 76449
940.445.7622 (cell)
jackie@ponderapk.com

Barbara Vinson (Contracted Administrator)

1013 Cardinal Cove
Graford, TX 76449
940.445.9208 (cell)
gainesbendpoa@gmail.com

ARCHITECTURAL CONTROL COMMITTEE - ACC

Road Fund: Construction & Road Use Permits

Rick Laske

817.807.8955
pawesome.laske@gmail.com

Heath Allen

432.788.8328
heath@go-vip.com

Dr. Bill Dubois

972.342.7401
WTD1015@yahoo.com

Per Texas Law, Board Members cannot serve on the Architectural Control Committee

2024 GBPOA COMMITTEES

GENERAL FUND COMMITTEES

Communications (Micky Holmes)

- Electronic media - GBPOA website, Nextdoor, Facebook, PMI Metroplex website
- Newsletters
- Welcome information for new members

PMI Liaison (Micky Holmes)

- Manage communications with PMI

Special Activities (Bill Moss)

- Manage community events such as annual Fish Fry

RGB Liaison (Bill Moss)

- Negotiations and liaison with RGB and Gaines Bend Development

Risk Management (Jim Switzer)

- Manage insurance policies (January Board approved \$11,870.17 for loss and liability insurance policy)

Mail Center (David Fox)

- Assign new boxes to homeowners
- Reorganizing current system to improve accuracy of mail delivery

Short-Term Rentals (Jim Switzer)

- Develop GBPOA policy for short-term rentals

Data Management (Mert Fewell)

- Manage and coordinate processes to maintain security and automated control data

Membership (David Fox)

- Manage and coordinate efforts to maintain a current and accurate list of GBPOA property owners and their contact information

TRASH FUND COMMITTEE

Trash (Mert Fewell)

- Waste disposal
- Operation and maintenance of compactors and control systems
- Trash site custodial
- Recycling
- Trash site pavement, fencing and other infrastructure

ROAD FUND COMMITTEES

Pavement (Bret Jordan)

- Maintain pavement, shoulders, drainage, culverts, end walls, retaining walls and guardrails

Grounds (Bret Jordan & Bill Moss)

- Mowing and trimming of right-of-ways
- Tree removal and trimming
- Litter control
- Boat ramp, dock and park at Lantana Park
- Planting beds
- Wildlife response
- Trash site grounds

Front Gate (Mert Fewell & Micky Holmes)

- Front gate equipment and gate house
- Maintenance and operation of access / security / compactor system

IT Systems and Data (Mert Fewell & Micky Holmes)

- Controlling access at front gate
- Management and integration of data of associated systems (i.e., trash, membership, etc)

Signage (Bill Moss & David Fox)

- Consists of directional and regulatory road signs
- Permanent information signage
- Flags (Micky Holmes)
- Seasonal decoration

Construction / Road Use Permits (David Fox)

- Consists of architectural standards and permits

ADMINISTRATIVE STAFF

Barbara Vinson

Job Overview

- Position reports to GBPOA Treasurer
- Handle ALL GBPOA information in a Confidential Manner
- Serve as Primary Interface to Community and Association Members

Responsibilities Include

- Serve as Primary Interface for association vendors
- Monitor and reply to all requests sent to gainesbendpoa@gmail.com
- Monitor GBPOA mailbox at 1000 Lakeshore Loop and take action as needed
- Answer calls/monitor voice messages on GBPOA phone number 940-445-9208
- Coordinate with Welcoming Committee regarding new property owners
- Provide front gate codes and/or trash cards for front gate and trash facility access
- Enable Texas toll tags (or provide GB-only toll tags) for front gate access
- Provide monthly bank reconciliations to property management company (PMI Metroplex) for all Graham Savings accounts
- Make bank deposits to Graham Savings accounts as needed
- Coordinate with PMI Metroplex to provide owner contact information and other information as needed
- Mail newsletters as requested by the Communications Committee.

- Mail operating deposits to PMI Metroplex as needed
- Serve as backup to Recording Secretary for board meeting minutes as needed
- Serve as Social Media backup to Communications Committee
- On-site presence/availability (GBPOA Office) minimum of 2 days per week (once Sales Office is operational)
- Help manage violations and send notices with board approval (Security camera/CCRs/ACC, etc)
- Provide/Upload relevant Board Documentation to PMI Metroplex and MS Teams repository.
- Develop working knowledge of GBPOA policies and Forms and other information on website as well as Fee Structure worksheet
- Assist Board in planning GBPOA events (meetings, elections, fish fry, etc)

COMMUNITY RESOURCES

	<u>Telephone</u>	<u>Website</u>
Air Evac Lifeteam*	877.409.3557	www.lifeteam.com
Brazos River Authority	940.779.2321	www.brazos.org
Emergency Medical Services	940.328.3112	
Fire Department (VFD East)	940.779.2390	
Gaines Bend Utilities	940.779.2400	http://www.puc.texas.gov/WaterSearch/Utility?siteid=95512
Graham Regional Medical Center	940.549.3400	www.grahamrmc.com
Lake Country Sun	940.779.3040	www.lakecountrysun.com
Palo Pinto General Hospital	940.325.7891	www.pppgh.com
Palo Pinto Sheriff's Department	940.659.2085	
PK Chamber of Commerce	940.779.2424	www.possumkingdomlake.com
PK EMS	940.328-3112	
PK VFD	940.779.3100	
United Co-Op / Electric Service	940.779.2985	www.united-cs.com
PK General Store	940.659.4611	

***The Helipad is dedicated to Emergency Air Evacuation and private use is prohibited by law. Also, ensure you do not park near or obstruct the Helipad area.**

Gaines Bend Community Governing Documents

Document	Gaines Bend POA (GBPOA)	Gaines Bend Condos POA	Rawhide Vista POA (Block 3)	Rawhide Vista POA (Block 5)	Reserve at Gaines Bend POA (RGB POA)
Parent POA	n/a	GBPOA	GBPOA	GBPOA	n/a
CCRs	GBPOA CCRs	GBPOA CCRs	Rawhide Vista CCRs Block 3 Amendment	Rawhide Vista CCRs Block 5 Amendment	RGB CCRs
ByLaws	GBPOA ByLaws	GBPOA ByLaws	GBPOA ByLaws	GBPOA ByLaws	RGB ByLaws
ORV Rules	GBPOA ORV Rules	GBPOA ORV Rules	GBPOA ORV Rules	GBPOA ORV Rules	GBPOA ORV Rules
Construction Rules	GBPOA Construction Rules	n/a	GBPOA Construction Rules	GBPOA Construction Rules	GBPOA Construction Rules
Construction Permit Request	ACC Permit Request	n/a	ACC Permit Request	ACC Permit Request	ACC Permit Request
Toll Tag Access Request	Toll Tag Request	Toll Tag Request	Toll Tag Request	Toll Tag Request	Toll Tag Request
Shared Facilities Agreement	Shared Facilities Agreement	Shared Facilities Agreement	Shared Facilities Agreement	Shared Facilities Agreement	Shared Facilities Agreement

Bylaws – Established Rules and Laws
 CCR - Covenants, Conditions and Restrictions
 ORV – Off-road Vehicle
 POA – Property Owners Association

Gaines Bend Community Property Map

