



# Gaines Bend POA

Gaines Bend POA  
1000 Lakeshore Loop  
Graford, Tx 76449  
Phone: 940-445-9208  
[gainesbendpoa@gmail.com](mailto: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 upgrade our website at <http://www.gainesbendpoa.com>

## GBPOA Board & Committee News

The Annual Meeting of the Gaines Bend POA was held at 10:30am, October 29<sup>th</sup> at the Possum Kingdom Chamber of Commerce. Four board positions were up for re-election for 2023. No additional nominations were presented from the floor so there are no changes to board membership and no election is required for 2023. Bill Moss, Jim Switzer, Mary Hill, and Micky Holmes will serve additional 2 year terms. All Gaines Bend Property Owners are invited and highly encouraged to attend GBPOA meetings.

## MAJOR PROJECTS COMPLETED IN 2022

### Road Repairs and Improvements:

- 1) Began ongoing road repairs and improvements in March.
- 2) Completed deforesting at the low-level crossing to improve visibility.
- 3) Began Rawhide cleanup of walking trail and surrounding area. Maintenance is ongoing.

### Policy Changes:

- 1) Reached Shared Services Agreement with the Reserve at Gaines Bend (RGB). A reference to this agreement can be found in the Appendix.
- 2) Held formal vote on referendum to restrict short-term rentals. See details later in this newsletter.
- 3) Formalized rules and established an independent Architectural Control Committee per new Texas Law. See details later in this newsletter.
- 4) Achieved a major reduction in the percentage of outstanding delinquent accounts.

5) Contracted a Reserve Study to assess future needs to ensure GBPOA remains fiscally responsible in 2023 and beyond. Results of this study are being finalized and incorporated into the 2023 budget. More details will be included in the next newsletter.

6) Held interviews and solicited proposals for a new Property Management provider. We have contracted with PMI Metroplex Properties effective Jan 1, 2023. The transition to PMI will be completed by 12/31/22. Additional details will be provided in the next newsletter.

#### **Security, Data Management and IT:**

1) Installed new video surveillance equipment at the front gate and the trash facility. This includes new license plate reader cameras and detailed recording/playback capabilities.

2) Began integrating and updating our data management and security infrastructure.

#### **MAJOR PROJECTS PROPOSED FOR 2023**

1) Revise Gaines Bend Subdivision CCRs to incorporate policy changes and guidelines for short-term rentals.

2) Invest in IT software to further improve data management and further enhance security for the Trash System and Front Gate.

3) Redesign the GBPOA website.

4) Update the Welcome Guide

6) Upgrade roadway and information signage

7) Restore Rawhide Vista common area.

8) Repair boat ramp dock and pier walkway

## **Short-term (VRBO) Rentals Policy at Gaines Bend**

An amendment to restrict short-term (VRBO) rentals for Gaines Bend property owners did not pass in a referendum held earlier this year.

The results were mailed to all property owners who received a ballot on July 22<sup>nd</sup>. The content of that correspondence is included below.

The Board is currently working with our attorney to craft a policy and a set of guidelines regarding the management of short-term rentals. These will be presented in a future board meeting.

The AMENDMENT TO RESTRICT SHORT-TERM RENTALS DID NOT PASS by a majority as required under the POA's CCR's.

What does this mean?

The Gaines Bend POA CCR's do not prohibit SHORT-TERM RENTALS.

However, our current CCR's provide for the authority to ensure Homeowners and All Renters are responsible for adhering to all CCR's and required to do so. A set of Rules for Short-term Rentals will be forthcoming,

The Board of Directors would like to sincerely thank all Homeowners for their participation through the process and respect the outcome of the voting as well as assist in ensuring the Rules are followed.

## **RGB Shared Facilities Agreement**

The agreement with the Reserve at Gaines Bend (RGB) for sharing in the maintenance and use of facilities provided by the GBPOA was certified, filed and recorded on January 6 of this year. Per this agreement, RGB property owners contribute equitably to the General, Road and Trash Funds in the same way GBPOA property owners do today. The agreement is referenced in the appendix.

The decision was made earlier this year that RGB will not be pursuing future development in Gaines Bend. The remaining undeveloped property within Gaines Bend could however be sold to another developer in the future. This undeveloped property is not owned by GBPOA.

Trash Fees will not be assessed, nor will trash cards be issued unless an approved residence is constructed on an RGB property (the same as for GBPOA property owners). RGB Property Owners that complete the construction of an approved residence on their property and are current on their assessment payments are entitled to a Trash Card and can apply for Toll Tag Access.

Please contact Bobbie Martin at 940-445-9208 to request a Trash Card. This card will also work on the keypad reader for entrance through the front gate. See the Gaines Bend POA website for instructions on how to obtain Toll Tag Access for Front Gate entry.

## Architectural Control Committee

A 2021 Texas law now requires that an Architecture Committee be formed with a minimum of 3 members that does include board members, relatives of a board member or anyone that resides with a board member.

The Architecture Committee has been appointed by the GBPOA Board. The board has established the standards and guidelines for review and approval by the committee. See the Reference Appendix for the latest policy.

All GBPOA property owners will need to contact the Architectural Control Committee (ACC) to acquire

an approved building permit and pay the appropriate fees prior to beginning construction.

### Architectural Control Committee – ACC (not elected board members)

Rick Laske  
817.807.8955  
[pawesome.laske@gmail.com](mailto:pawesome.laske@gmail.com)

Steve Williams  
512.632.8707  
[swinaustin@aol.com](mailto:swinaustin@aol.com)

Dr. Bill Dubois  
972.342.7401  
[deerhunt1@charter.net](mailto:deerhunt1@charter.net)

## Gaines Bend Full-Timers Social Club

Amy Springer, a Gaines Bend property owner and full time resident, creates and schedules activities for full-time and part-time residents at Gaines Bend. She is assisted by Barbara Vinson. All property owners are certainly welcome and encouraged to participate in these events.

Be sure to thank Amy and Barbara when you see them. They invest a lot of time and energy towards finding creative and fun ways to bring the community closer together. Watch for posts on Nextdoor and our website so you don't miss out on any future events.

If you have any ideas for social club activities, or would like to help out with the social gatherings, contact Amy at [amyspringertx@gmail.com](mailto:amyspringertx@gmail.com) or Barbara at [bjovinson@gmail.com](mailto:bjovinson@gmail.com).

## Announcements

### Annual Assessments Increase:

As mentioned last year, annual assessments for GBPOA and RGB property owners will increase beginning in 2023. Yearly assessments will increase to \$1,000 for those with a residence on their property and to \$850 for all others. These increases are necessary to ensure we can cover increases in operating costs and future costs for replacing roads, trash compactors and common areas.

Invoices will be mailed in December. The annual assessments for GBPOA are considered past due if received after Mar 31<sup>st</sup> at which time the Property Management Group will begin assessing late fees.

These assessment funds are essential to maintain the roads, trash facilities, front gate access, the mail center and other amenities that service the needs of the Gaines Bend community.

**Annual Fish Fry:** The next date for the 2023 Annual Fish Fry is being determined and will occur during the early summer timeframe.

**Wooden Street Signs:** The board is now taking requests from those new and existing property owners that would like to have a wooden, personalized property owners sign either repaired, replaced or created. Please submit your requests at <http://www.gainesbendpoa.com/contact.html>

**Gaines Bend Workday:** The GBPOA Board will be scheduling periodic community cleanup workdays to do general cleanup inside Gaines Bend. Dates and times will be announced ahead of time but these usually take place on Saturday mornings.

## Reminders

**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 let us know at [gainesbendpoa@gmail.com](mailto:gainesbendpoa@gmail.com). A directory is being published and should be available in early 2023.

**Construction Site & Roadside Trash:** Our community continues to see increased construction. This contributes to increased trash on or near construction sites and litter along our roadways. Steady, 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.

We constantly have loose trash blowing out of open truck beds and UTVs onto the roadside. Litter is unsightly but easily preventable. GBPOA will

continue its efforts to manage litter control but appreciate anything property owners can do to help prevent it. Please report any violations you witness to a board member.

**Nextdoor:** It is highly recommended you join the popular Possum Kingdom community social network, Nextdoor, at [nextdoor.com](http://nextdoor.com) so you and others can communicate and share not only with your neighbors within the Gaines Bend community but with other neighboring community members that are also registered with Nextdoor like Sportsman's World and The Cliffs. Nextdoor is also available in a mobile app.

**Mailboxes:** Permanent residents can apply for a USPS mailbox by contacting David Fox at [drfox7@comcast.net](mailto:drfox7@comcast.net) or 832-492-1161.

**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 parking 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.

**ATV/UTVs, 4-Wheelers & Motorcycles:** Please observe posted speeds, insure drivers are of age, and only drive on hardtop roads. Also be mindful that children, walkers and bikers share these roads.

**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.

**Retirement of TownSquare:** GBPOA will discontinue the use of TownSquare for community account management at the end of this year. A replacement will be communicated to property owners in the near future.

Please provide any feedback on how you would like to see this newsletter changed or improved to [gainesbendpoa@gmail.com](mailto:gainesbendpoa@gmail.com).

## 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 the unique character and natural beauty that brought you to Gaines Bend.

We are glad you are here and the GBPOA has a variety of committees that need and welcome your participation.

## APPENDIX

### 2022-2023 BOARD OF DIRECTORS CONTACT INFORMATION

**Bill Moss (President)**

*General Fund: RGB Liaison, Legal, Reserve Study & Special Activities*

*Road Fund: Signage*

1001 Briar Circle, Graford, TX 76449

713.857.4320 (cell)

[wmdmoss@gmail.com](mailto:wmdmoss@gmail.com)

**Jim Switzer (Vice President)**

*General Fund: Risk Management, Short Term Rentals, Delinquencies*

*Road Fund: Signage*

1019 Robin Lane, Graford, Tx 76449

972.979.4503 (cell)

[jamesrswitzer98@gmail.com](mailto:jamesrswitzer98@gmail.com)

**Mary Hill (Treasurer)**

*General Fund: PMI Metroplex Transition, Reserve Study, Delinquencies*

987 E. Hell's Gate Drive, Graford, TX 76449

214.454.4332 (cell)

[marythill@sbcglobal.net](mailto:marythill@sbcglobal.net)

**Mert Fewell**

*General Fund: Data Management*

*Road Fund: Front Gate, IT Systems & Data Management*

*Trash Fund: Trash Facility*

1007 Redbud Point, Graford, TX 76449

940.445.1318 (cell)

[pkishome@hotmail.com](mailto:pkishome@hotmail.com)

**Micky Holmes**

*Road Fund: IT Systems & Data Management*

*Trash Fund: Trash Facility*

*General Fund: Communications*

1002 Cedar Drive, Graford, Tx 76449

214.502.6048 (cell)

[mickylholmes@gmail.com](mailto:mickylholmes@gmail.com)

**Bret Jordan**

*Road Fund: Pavement, Grounds*

1001 E Sumac Ln, Graford, Tx 76449

817.304.3145 (cell)

[bret@bretjordancustomhomes.com](mailto:bret@bretjordancustomhomes.com)

**David Fox**

*Road Fund: ACC Liason*

*Trash Fund: IT Systems & Data Management*

*General Fund: Mail Center, Delinquencies, User Fees*

1001 Agarita Circle, Graford, Tx 76449

832.492.1161 (cell)

[drfox7@comcast.net](mailto:drfox7@comcast.net)

**SPECIAL APPOINTEES (not elected board members):**

**Jackie Fewell (Recording Secretary)**

1007 Redbud Point

Graford, TX 76449

940.445.7622 ( cell)

[jackie@ponderapk.com](mailto:jackie@ponderapk.com)

**Bobbie Martin (Contracted Administrator)**

1009 Possum Trail

Graford, TX 76449

940.445.9208 (cell)

[bobbie@nsb-pklake.com](mailto:bobbie@nsb-pklake.com)

**ARCHITECTURAL CONTROL COMMITTEE - ACC**

*Road Fund: Construction & Road Use Permits*

**Rick Laske**

817.807.8955

[pawesome.laske@gmail.com](mailto:pawesome.laske@gmail.com)

**Steve Williams**

512.632.8707

[swinaustin@aol.com](mailto:swinaustin@aol.com)

**Dr. Bill Dubois**

972.342.7401

[deerhunt1@charter.net](mailto:deerhunt1@charter.net)

## COMMUNITY RESOURCES

	<u>Telephone</u>	<u>Website</u>
<b>Air Evac Lifeteam*</b>	877.409.3557	<a href="http://www.lifeteam.com">www.lifeteam.com</a>
<b>Brazos River Authority</b>	940.779.2321	<a href="http://www.brazos.org">www.brazos.org</a>
<b>Emergency Medical Services</b>	940.328.3112	
<b>Fire Department (VFD East)</b>	940.779.2390	
<b>Gaines Bend Utilities</b>	940.779.2400	
	<a href="http://www.puc.texas.gov/WaterSearch/Utility?siteId=95512">http://www.puc.texas.gov/WaterSearch/Utility?siteId=95512</a>	
<b>Graham Regional Medical Center</b>	940.549.3400	<a href="http://www.grahamrmc.com">www.grahamrmc.com</a>
<b>Lake Country Sun</b>	940.779.3040	<a href="http://www.lakecountrysun.com">www.lakecountrysun.com</a>
<b>Palo Pinto General Hospital</b>	940.325.7891	<a href="http://www.ppggh.com">www.ppggh.com</a>
<b>Palo Pinto Sheriff's Department</b>	940.659.2085	
<b>PK Chamber of Commerce</b>	940.779.2424	<a href="http://www.possumkingdomlake.com">www.possumkingdomlake.com</a>
<b>PK EMS</b>	940.328-3112	
<b>PK VFD</b>	940.779.3100	
<b>United Co-Op / Electric Service</b>	940.779.2985	<a href="http://www.united-cs.com">www.united-cs.com</a>
<b>PK General Store</b>	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	<a href="#">GBPOA CCRs</a>	<a href="#">GBPOA CCRs</a>	<a href="#">Rawhide Vista CCRs</a>  <a href="#">Block 3 Amendment</a>	<a href="#">Rawhide Vista CCRs</a>  <a href="#">Block 5 Amendment</a>	<a href="#">RGB CCRs</a>
ByLaws	<a href="#">GBPOA ByLaws</a>	<a href="#">GBPOA ByLaws</a>	<a href="#">GBPOA ByLaws</a>	<a href="#">GBPOA ByLaws</a>	<a href="#">RGB ByLaws</a>
ORV Rules	<a href="#">GBPOA ORV Rules</a>	<a href="#">GBPOA ORV Rules</a>	<a href="#">GBPOA ORV Rules</a>	<a href="#">GBPOA ORV Rules</a>	<a href="#">GBPOA ORV Rules</a>
Construction Rules	<a href="#">GBPOA Construction Rules</a>	n/a	<a href="#">GBPOA Construction Rules</a>	<a href="#">GBPOA Construction Rules</a>	<a href="#">GBPOA Construction Rules</a>
Construction Permit Request	<a href="#">ACC Permit Request</a>	n/a	<a href="#">ACC Permit Request</a>	<a href="#">ACC Permit Request</a>	<a href="#">ACC Permit Request</a>
Toll Tag Access Request	<a href="#">Toll Tag Request</a>	<a href="#">Toll Tag Request</a>	<a href="#">Toll Tag Request</a>	<a href="#">Toll Tag Request</a>	<a href="#">Toll Tag Request</a>
Shared Services Agreement	<a href="#">Shared Services Agreement</a>	<a href="#">Shared Services Agreement</a>	<a href="#">Shared Services Agreement</a>	<a href="#">Shared Services Agreement</a>	<a href="#">Shared Services Agreement</a>

Bylaws – Established Rules and Laws

CCR - Covenants, Conditions and Restrictions

ORV – Off-road Vehicle

POA – Property Owners Association



## Gaines Bend Community Properties

