



Gaines Bend POA Newsletter

[Gaines Bend POA](#)
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A message from your GBPOA Board of Directors & Architectural Control Committee

As everyone gets ready for the summer enjoyment of Gaines Bend and The Reserve at Possum Kingdom Lake we want to update homeowners on this year's activities along with reminders of several important CCR's, Rules and ACC Guidelines we need to keep in mind. Homeowners are the responsible party for not only you, but for family members, guests, contractors and short-term renters.

Here's an update on activities this year in Gaines Bend

If you attended this year's Fish Fry in May you had an opportunity to enjoy the newly opened GBPOA Office. We had a

great turnout this year and enjoyed the excellent fish and the informative [Presentation](#) provided by the PK East Volunteer Fire Department.

Road way tree trimming was completed in the spring and we continue to open up the main road mowing throughout Gaines Bend. Road repairs are under way for the season. Patching, overlay and construction damage are being addressed and will continue through the summer. Please be careful and always watch your speed when signs or cones are out. Some more detail on speed limits and Gaines Bend road use are provided later in this newsletter.

If you are attempting to Short-Term Rent your home ensure you have registered with GBPOA and that your guests are aware of the community regulations and proper use of the Common Areas: [Short-Term Rental Rules](#)

A couple of projects are scheduled to begin later this year. We plan to update the Front entrance including the gates, signage, lighting and landscaping. We will also be reviewing and cleaning up unneeded gate codes. Please be responsible with your code. An increase in non-GB residents is not desirable.

Recent questions raised by homeowners warrant some clarification

1) Many lots have a greenbelt between the lot-line and GB Roads. If the ongoing road mowing does not cover this area the homeowner is responsible for mowing. This greenbelt is the property of Gaines Bend Development (Ranch) and not GBPOA. Mesquites/ cedars may be trimmed as necessary but NO burning of oaks and other hardwoods that are part of the re-growth returning to Gaines Bend.

2) Realtor Open Houses are NOT permitted in Gaines Bend. For Sale signs are not allowed except on boat docks facing the lake. Builders, pool and landscape signs are permitted only while work is being conducted. Following completion these should be removed within 30 days.

A few reminders to protect GB residents, children, guests, pets and wildlife

Fireworks: Fireworks are prohibited by Gaines Bend Ranch and the [GBPOA CCRs](#). There are many opportunities to watch Professional Fireworks around

PK, most visible from Gaines Bend.

Speed Limits: Speed was mentioned previously and all speed limits are posted. There is a short 40 MPH stretch near the Front Gate then the speed limit drops to 35 MPH on Gaines Bend Drive and Lake Shore Loop. The speed limit is 25 MPH through the low water crossing, the lake side of Lake Shore Loop and all side streets. Slow down and enjoy what we have and ensure everyone's safety while walking, biking, dog walking and help protect our wildlife. Again, this is the responsibility of the homeowner and includes their guests and contractors. I'm sure many enjoy the luxury of riding around in your ATV/UTV. Please review the [Road regulations](#). The majority of our Homeowners are considerate of others but unfortunately there are a few that seem to think different. No vehicles of any type are allowed on unpaved Ranch roads. No driving through undeveloped areas, cutting corners or driving around culverts. This is Gaines Bend Ranch private property that is not owned by GBPOA and is not for personal use by residents.

Dogs/Pets: Dogs/pets should be on a leash when outside of fenced personal property. Please read and follow the policy:

Gaines Bend Development (Ranch) Trailer Policy: Gaines Bend Ranch is implementing a

Trailer policy. Effective June 30, 2025, all trailers should be re-registered with Gaines Bend Ranch and parked in the designated area.

All boat trailers must be stored in the designated trailer parking area, located behind the storage buildings and clearly marked with a sign. This will be the only off-lot or off-rental space where trailers can be parked moving forward.

To claim your spot:

Email taylor@gainesbend.com with your name and trailer license plate number. You'll receive an invoice for \$216.50 (\$200 + tax per year, which includes your parking permit sticker).

Once paid, you'll receive your permit sticker (choose pickup or mail). Place it on your trailer and move it to the designated area by June 30.

After that date, any trailers not in compliance may be hauled away. They'd really prefer not to tow your summer fun — so let's make this easy!

Reminder: Boat trailers may only be parked on your own lot or in the designated trailer area. No side-of-the-road surprises or tucked-away trailers behind rentals.

Construction/Remodel: Prior to beginning Any type of construction/remodel project reach out to the ACC for required review and permit. We have a

number of Builders/ Contractors who are very slack in following the agreed [ACC Construction Guidelines](#).

Annual Holiday non-work hours are posted on the web site. Be considerate of your neighbor. You are responsible for the actions of your contractors. Non-work hours for the 4th of July Holiday are the 4th, 5th and 6th.

Trash: We continually have individuals leaving trash outside the Compactor and disposing of non-approved "stuff" in the appliance area. This has to be cleaned and the cost goes to everyone, not just the offenders.

Brush Pile: Gaines Bend Ranch currently allows Gaines Bend property owners access to their brush collection area. If the disposal of construction materials, old furniture, bagged grass cuttings, etc continues then Gaines Bend Ranch will no longer provide property owners access to the brush pile area. The area belongs to Gaines Bend Ranch. Use this area only for its approved purpose.

Personal Address Signs: Mark Vinson has agreed to provide services for creating and repairing personal address signs. Contact Mark at (806) 789-8549 or mvinson4473@gmail.com for more details and cost.

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

Home/Dock Lighting: When not in use or when leaving Gaines Bend after your stay please turn off outdoor lighting in your homes and on your docks. Doing so will help reduce spiders, wasps and other insects on your dock and boats. This also allows other residents to enjoy their evening views and dark skies.

Mailboxes: Permanent residents can apply for a USPS mailbox by emailing [David Fox](mailto:David.Fox@pmihoa.com) or by phone at 832.492.1161.

Gaines Bend Utilities: Gaines Bend Utilities provides sewer service for Homeowners. Contact taylor@gainesbend.com to inquire about rates and service to your property.

Annual Gaines Bend POA Members Meeting

The annual meeting was held October 26th, 2024 at 10:30 am at the Possum Kingdom Family Health Clinic Building located at 55 FM 2353.

Brian and Kevin Schoolcraft with PMI Metroplex, our property management partner, attended this year's Annual Meeting for a Q&A session. You can reach PMI at (817) 952-9009, or at brian@metroplexpmi.com or visit the website at pmihoa.com

Each year a portion of the POA Board Members are up for re-election for an additional 2-year

term. Board Members up for re-election were Mary Hill, Micky Holmes, Jim Switzer and Bill Moss. No nominations were received by mail but floor nominations were made by affirmation for the 4 currently serving members for additional 2 year terms. A formal election was not required.

In Closing...

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.

We are fortunate to have a great place to enjoy. Asking for your assistance. If we really think about it, these guidelines /rules are intended to keep everyone safe. Respect your neighbors and continue to improve and maintain our community.

As a POA member and owner in Gaines Bend each of us is responsible for following these Rules to ensure the safety and practices of all our residents. Please take time to refresh and educate family and guests.

Thank you,

Gaines Bend POA Board and
Architecture Control Committee

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

Jim Switzer (Vice President)

General Fund: Risk Management,

Short Term Rentals

1019 Robin Lane, Graford, TX 76449

972.979.4503 (cell)

jamesrswitzer98@gmail.com

Mary Hill (Treasurer)

General Fund: Accounting & PMI

987 E. Hells Gate Drive, Graford, TX 76449

214.454.4332 (cell)

marythill@sbcglobal.net

Bret Jordan

Road Fund: Pavement & Grounds

1001 E Sumac Ln, Graford, TX 76449

817.304.3145 (cell)

bret@bretjordancustomhomes.com

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

David Fox

General Fund: Membership, Mail Center,

ACC Liaison, Signs

1001 Agarita Circle, Graford, TX 76449

832.492.1161 (cell)

drfoxpkl@gmail.com

Micky Holmes

General Fund: Communications & PMI Liaison

1002 Cedar Drive, Graford, TX 76449

214.502.6048 (cell)

mickylholmes@gmail.com

SPECIAL APPOINTEES (not elected board members):**Jackie Fewell (Recording Secretary)**

940.445.7622 (cell)

jackie@ponderapk.com

Barbara Vinson (Contracted Administrator)

940.445.9208 (cell)

gainesbendpoa@gmail.com

ARCHITECTURAL CONTROL COMMITTEE - ACC

Road Fund: Construction & Road Use Permits

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

Rick Laske

817.807.8955

Alan Partee

432.816.9055

Dr. Bill Dubois

972.342.7401

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
Board Nomination Form	Board Nomination Form	Board Nomination Form	Board Nomination Form	Board Nomination Form	n/a

Short Term Rentals	Short-Term Rental Rules	Short-Term Rental Rules	Short-Term Rental Rules	Short-Term Rental Rules	Short-Term Rental Rules
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