



Gaines Bend POA Newsletter

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

Gaines Bend POA
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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
<http://www.gainesbendpoa.com>

GBPOA Board & Committee News

The first Gaines Bend POA meeting for 2023 was held at the Possum Kingdom Chamber of Commerce on Jan 28th. There were no changes in Board Officers for 2023.

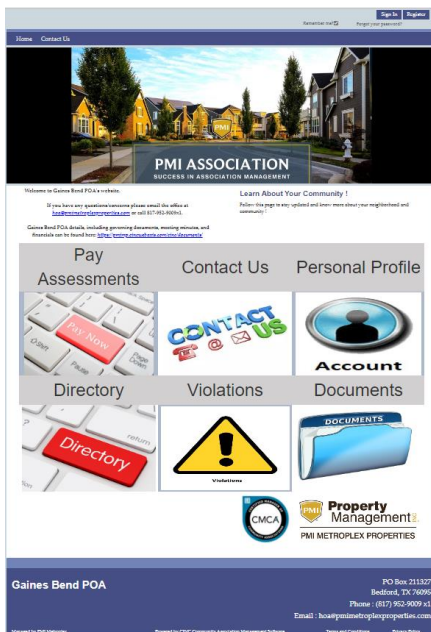
Our new Property Management provider, PMI Metroplex, became effective on Jan 1, 2023. Please be sure and register at <https://pmiho.com>. Yearly assessment payments are due prior to April 1st. Avoid late fees by making your payments prior to the due date.

MAJOR PROJECTS PLANNED FOR 2023

- 1) Migrate to PMI Metroplex as new property management provider (completed)
- 2) Convert to LED lighting at the Mail Center and Trash Facility (completed)
- 3) Repair electrical damage at Lantana boat dock (completed)
- 4) Schedule yearly Fish Fry (scheduled for May 13th)
- 5) Distribute welcome packages to new property owners (ongoing)
- 6) Complete restoration of Rawhide Vista common area
- 7) Revise Gaines Bend Subdivision CCRs to incorporate policy changes and guidelines for short-term rentals.
- 8) Invest in IT software to further improve data management and enhance security for the Trash System and Front Gate.
- 9) Upgrade road and information signage
- 10) Ongoing road repair and maintenance
- 11) Repair Lantana boat ramp entry and pier walkway

Transition to PMI Metroplex Property Management

All Gaines Bend property owners should have received their assessment invoices for 2023 and a welcome letter from PMI Metroplex with instructions on creating your new account and accessing the Property Management website pmiho.com. Please email gainesbendpoa.com if you have not received your welcome letter and/or invoice.



When creating your profile on the "My Profile" tab you have the option to share your contact information in the directory listing. This information is only visible to property owners with a valid account so we encourage you to consider sharing your contact information. You can

decline to be included in the directory altogether or you can selectively share only your name, address, email address and/or phone number. The Homeowner Directory Listing can be found on the same "My Profile" tab or by clicking the "Directory" icon.



To keep GBPOA in a strong financial position, both now and in the future, the Board contracted a 10-year Reserve Study to assess the replacement costs of all facilities we must maintain.

Annual assessments for GBPOA and RGB property owners increased for 2023. Yearly assessments increased to \$1,000 for those with a residence on their property and to \$850 for all others. These increases were necessary to ensure we can cover the future costs of replacing and maintaining all the roads, structures and facilities within Gaines Bend.

The annual assessments for GBPOA are considered past due if received after Mar 31st at which time the Property Management Group will begin assessing late fees. Assessments

may be paid by mail, direct draft or credit card.

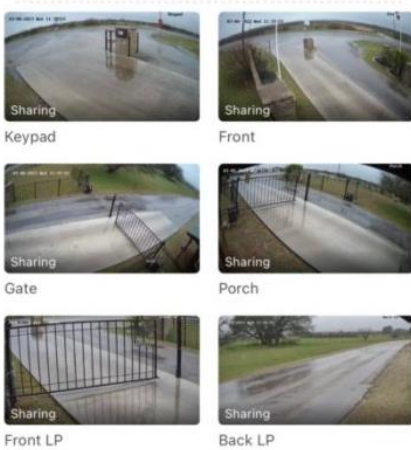
NOTE: There is no change to the process that the Reserve at Gaines Bend (RGB) property owners follow when paying their yearly assessments. RGB Property Owners should continue to pay their assessments using the process defined in their RGB CCRs.

Video Monitoring

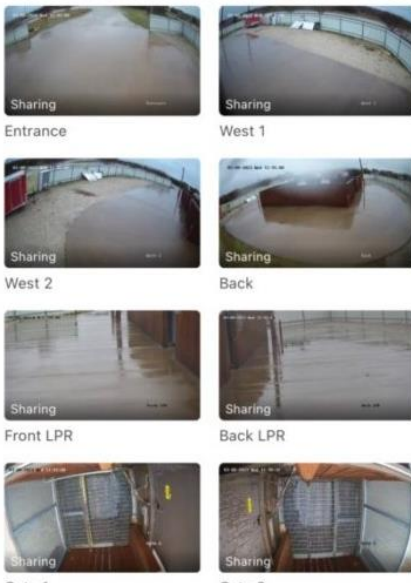
In the later part of 2022 the GBPOA upgraded all the video cameras and recording equipment used to monitor the front gate and Trash facility. This includes license plate reader (LPR) cameras for vehicle identification and the latest in DVR recorder technology.

This upgrade helps the GBPOA better identify issues with the gate entry/exits and trash compactor operation/usage and gives us better tools for protecting GBPOA facilities. GBPOA board members have mobile access so they can remotely monitor the cameras and review recordings. Examples are shown below:

Gaines Bend Front Gate



Gaines Bend Trash Facility



Reserve at Gaines Bend

Trash Fees will not be assessed, nor will trash cards be issued until 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 our administrator, Bobbie Martin, at 940-445-9208 to request a Trash Card. This card will also work on the keypad readers for entrance/exit at the front gate. See gainesbendpoa.com for instructions on how to obtain Toll Tag Access for Front Gate entry.

Architectural Control Committee

All GBPOA property owners will need to contact the Architectural Control Committee (ACC) to acquire an approved building permit. Applicants must pay the appropriate fees prior to beginning construction of a build or remodel.

Architectural Control Committee (ACC)

Rick Laske
817.807.8955
pawesome.laske@gmail.com

Steve Williams
512.632.8707
swinaustin@aol.com

Dr. Bill Dubois
972.342.7401
deerhunt1@charter.net

Gaines Bend Full-Timers Social Club

Amy Springer and Barbara Vinson create and schedule activities for full-time and part-time residents at Gaines Bend. Non-full time residents are also welcome and encouraged to participate. They are working on getting our next event scheduled so stay tuned!

Welcome packets are now being provided 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

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

Announcements

Annual Fish Fry: The next date for the 2023 Annual Fish Fry is scheduled for May 13th.

Gaines Bend Workday: The GBPOA Board will be scheduling community cleanup workdays to do general cleanup inside Gaines Bend. The next scheduled date is April 29th. We meet at 9:00am at the Mail Center.

Rawhide Vista Abandoned Home Construction: This property has recently been sold to a new owner. The ACC has contacted the new owner and requested this structure be demolished. The ACC is monitoring the situation to ensure the demolition takes place.

While 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. Nextdoor is a great resource to get reputable contractor recommendations

from the Possum Kingdom Lake community.

Reminders

Construction Site & Roadside

Trash: Our community continues to see increased construction that contributes to increased trash on or near construction sites and to 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 easily preventable and the ever increasing amount scattered along Gaines Bend Drive is unsightly, irresponsible and disrespects our community. The POA will continue its efforts to control litter but appreciate anything property owners can do to help by picking up and disposing of any trash you come across. Please 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: Trash cards not only work on the gates at the trash facility but will also open the front entrance entry and exit gates by waving them in front of the respective keypad readers.

Nextdoor: It is highly recommended you join the popular Possum Kingdom community social network, Nextdoor, at nextdoor.com so you and others can communicate and share 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 drfoxpkl@gmail.com or 832.492.1161.

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, bikers and wildlife 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.

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.

Please provide any feedback on how you would like to see this newsletter changed or improved to 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 and preserve the unique character and natural beauty that brought you to Gaines Bend. The GBPOA has a variety of committees that need and welcome your participation.

We are glad you are here and hope everyone has an enjoyable summer at Gaines Bend.

APPENDIX

2022 BOARD OF DIRECTORS CONTACT INFORMATION

Bill Moss (President)

General Fund: RGB Liaison & Special Activities

Road Fund: Signage

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

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

Micky Holmes

General Fund: Communications & PMG Liaison

1002 Cedar Drive, Graford, TX 76449

214.502.6048 (cell)

mickylholmes@gmail.com

David Fox

General Fund: Membership, Delinquents

& Collections, Mail Center

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

Bobbie Martin (Contracted Administrator)

1009 Possum Trail
Graford, TX 76449
940.445.9208 (cell)
bobbie@nsb-pklake.com

ARCHITECTURAL CONTROL COMMITTEE - ACC

Road Fund: Construction & Road Use Permits

Rick Laske

817.807.8955
pawesome.laske@gmail.com

Steve Williams

512.632.8707
swinaustin@aol.com

Dr. Bill Dubois

972.342.7401
deerhunt1@charter.net

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.ppgh.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 Services Agreement	Shared Services Agreement	Shared Services Agreement	Shared Services Agreement	Shared Services Agreement	Shared Services Agreement

Bylaws – Established Rules and Laws

CCR - Covenants, Conditions and Restrictions

ORV – Off-road Vehicle

POA – Property Owners Association

Gaines Bend Community Property Map

