

Gaines Bend POA

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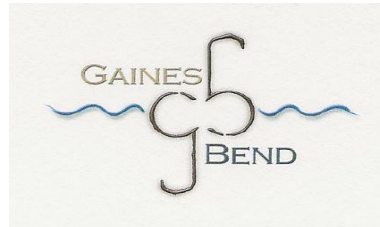
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Gaines Bend POA
1000 Lakeshore Loop
Graford, Tx 76449
940-445-9208

Welcome to the Q3 2020 Newsletter

Gaines Bend POA



The Board of Directors of the Gaines Bend Property Owners Association (GBPOA) is now publishing a periodic newsletter to provide relevant and timely information to our fellow Property Owners. Hopefully it will help keep you informed and entice you to get involved in helping maintain the unique character of the Gaines Bend community. Our community is undergoing a significant amount of change and potential growth that presents some new challenges. Please provide any feedback on how you would like to see this newsletter changed or improved to gainesbendpoa@gmail.com.

Content is organized around the various Committees that actively work in support of GBPOA efforts to provide Products and Services which help maintain and protect the interests of the Property Owners. These committees brainstorm, research and recommend improvements to existing processes/procedures and introduce new ideas for consideration by the Board. Committee participation is open to all Property Owners. We encourage and appreciate

your willingness to get involved. Please reach out to a Committee Chair if there is a Committee you would like to join.

How Does the POA Use My Assessment?

Rick Laske – GBPOA President

Roads and Access

- Control and maintenance of roadway Infrastructure
 - Pavement, shoulders and drainage
 - Culverts and end walls and guardrail
 - Directional and regulatory signage
- Front Gate equipment and Gate House
- Maintenance and operation of access/security system
- Mowing and trimming of right-of-ways
- Litter control

Trash System

- Waste Disposal
- Operation and maintenance of compactors
- Operation and maintenance of compactor control system
- Trash site custodial services

General Services

- Mail Center
- Welcome package and activities
- Planting beds
- Flags and other special items
- Wildlife response
- Enhanced access systems (Cards and Toll Tag)

- Special activities

These Products and Services are provided, managed, and maintained by the GBPOA. Each year assessments are allocated across these funding types as determined by the Board. Road maintenance is by far our largest expenditure since we maintain over 14 miles of roads within Gaines Bend. It can take several years to accumulate enough funding to accomplish some of the road work we anticipate. Investing in a reliable Trash System was a significant expense but we are seeing the benefits.

What are the GBPOA Board Member Roles and Responsibilities?

The following are descriptions of roles and responsibilities defined by the bylaws and past practices.

Officers and Their Duties (Section VI of the GBPOA Bylaws)

President. The President is to preside at all meetings of the Board of Directors; see that all orders and resolutions of the Board are carried out; sign all leases, mortgages, deeds, contracts, and other written instruments and co-sign all checks and promissory notes. (The President must be a member of the Board of Directors)

Vice President. The Vice President is to act in the place and stead of the President in the event of his or her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the Board. (The Vice President must be a member of the Board of Directors)

Secretary. The Secretary is to record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all

papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer. The Treasurer is to receive and deposit in appropriate bank accounts all monies of the Association and to disburse such funds as directed by resolution of the Board of Directors; sign all checks and promissory notes of the Association; keep proper books of account; and prepare an annual budget and a statement of income and expenditures to be represented (sic) to the membership at its regular annual meeting, and deliver a copy to each of the Members. All officers are appointed by the Board for one-year terms at the first annual Board meeting. The Board of Directors consists of seven Members of the GBPOA elected to two-year terms by the general membership.

Other Key Assets

Our Management Partner – Principal Management Group of North Texas (PMG)

- PMG is an HOA management company owned by Associa that we have partnered with to manage GBPOA financials. This includes accounting, billing, receipts, payments, and taxes. Townsquare (townsq.io) is an included service available via web client and mobile apps that property owners can leverage to interact with PMG directly regarding your account. See the Welcome Guide for details.

Administrative Staff – Bobbie Martin

- Process requests for Trash/Gate Cards (monitor delinquent accounts)
- Process Toll Tag requests (monitor delinquent accounts)
- Assist new owners with gate codes, welcome information
- Validate lot ownership with new members

- Monitor GBPOA accounts in Graham Savings and report accounting information to PMG
- Assist Treasurer with receipts and payments
- Liaise with PMG on payments
- Interface with Reserve lot owners
- Initiate payments from Graham Savings accounts when necessary
- Copy and mailing services

Committees and Their Chairs

Finance – Monty Phillips

- Treasurer's duties including accounting, payments, budgeting
- Manage the Chart of accounts
- Manage the process to recover delinquent assessments
- Liaise with PMG
- Interface with Reserve lot owners
- Insurance

Roads – Bret Jordan

- Maintain 14 miles of paved roadways including pavement, shoulders, ditches, culverts, guardrail
- Mowing and Trimming
- Signage - regulatory and information

Communications – Micky Holmes

- GBPOA Website, Townsquare, Next Door
- Welcome information for new members
- Liaise with PMG

Beautification – Vacant

- Tree/ Shrub Trimming and removal
- Planting Beds at front gate, trash and Signage (presently managed by Rick Laske)

- Front Gate flags (presently managed by Micky Holmes)
- Mail Center (presently managed by Rick Laske)
- Wildflowers

Architectural – Rick Laske

- Manage Architectural permits / road use fees

Trash and Security – Mert Fewell

- Operate and maintain Trash compactor facility
- Maintain interior of Trash complex and metal/appliance recycling
- Operate and maintain automated security and compactor system

Legal – Bill Moss

- Manage relations with the Reserve at Gaines Bend
- Liaise on other legal issues
- Wildlife Control

The Reserve at Gaines Bend

Premier Land Liquidators, out of North Carolina (premierdevinc.com), is purchasing the land inside of Gaines Bend and platting lots for sale. Named “The Reserve at Gaines Bend”, these property sales are part of a 3-phase plan over the next few years. There are a few lakefront properties but the majority are located within the interior of Gaines Bend. Some properties are being sold as lake-view.

The GBPOA has engaged legal representation and is actively involved in negotiations with The Reserve at Gaines Bend (The Reserve) to protect Gaines Bend property owner’s rights and to ensure that property owners for The Reserve are appropriately contributing to the upkeep and maintenance of Gaines Bend. A Shared Facilities Agreement is being approved by both parties that cover Phase I. Additional agreements will be

negotiated for subsequent Phases. Board members of the GBPOA are also actively participating and speaking at Palo Pinto County meetings when The Reserve is on the agenda.

The initial sale of Phase I took place back in September. A 2nd Phase I sales event was held on May 16, 2020 (pklakesale.com). Sales for Phase I of the Reserve are considered complete. We will start seeing utility construction activities on Phase I happening relatively soon.

Phase II is in the planning stages. A preliminary plat was recently tentatively approved by Palo Pinto County. The availability of on-site utilities (electric, water, and sewage) for both Phase I and Phase II are the primary requirements driving final county approvals at this time.

Phase III is currently unplanned.

While property owners of the Reserve have their own POA, they are required to pay annual assessments to GBPOA for Roads and General Services equal to that paid by GBPOA members. Trash System assessments are deferred until the property owner decides to build and will be the same amount GBPOA members pay.

Announcements

- **Fish Fry** - Unfortunately we have had to delay the Fish Fry due to Covid-19 concerns. We hope to be able to plan a Fish Fry in the fall.
- **Hogs** – To date, 22 hogs have been successfully trapped and removed. Efforts are continuing so please do not disturb traps.
- **Board Member Vacancy** – We currently have a vacancy on the board that will be voted on in the general election later this year. Nominations can be submitted prior

to the October General Membership Meeting. Even though the general election for GBPOA Board Members does not take place until October, GBPOA members are welcome to participate on committees that support the Board. Committees and their leaders are listed in the contact information at the end of this newsletter.

- **Architecture** – Permits (and applicable fees if required) are needed for many additions, buildings or structural improvements to your property so get in touch with the Committee Lead before work begins.
- **Legal** – Negotiations with the Reserve are on-going. We anticipate a final signed Shared Services Agreement in the near term. We will provide updates on Phase II as we learn more.
- **Security, Gate and Trash** – We encourage the use of Toll Tags for entry into Gaines Bend. We will likely reissue key codes in the next 6 months to better control access to Gaines Bend. Please use the Trash Compactors whenever you can and avoid leaving things inside the fenced area. That is for Appliances only and we must pay to have other items removed. There is a brush pile for discarding tree trimmings, etc. There is a BRA dumpsite for bulky items (see Welcome Guide).
- **Communications** – A Welcome Guide has been created for Gaines Bend Property Owners. Visit the GainesBendPOA.com website to request a hard copy or access the pdf from Nextdoor.com at nextdoor.com/news_feed/?post=123198054. We encourage you to join Nextdoor and TownSquare if you have not already.

- **Road Maintenance** – Repairs were made to problem areas on Gaines Bend Drive and Lakeshore Loop in May. Other required repairs are being scheduled for later in the year.
- **Finance** – The Board is highly focused on collecting Delinquent Assessment dues. PMG oversees our Property Management activities and accounting. An HOA law firm has been engaged to resolve our outstanding delinquent accounts. Paying your yearly assessment is crucial to ensuring we have the funding needed to adequately maintain facilities at Gaines Bend. Failure to pay your assessments can result in penalties, liens and ultimately court proceedings for resolution. Having your correct contact information is necessary to assure you are kept aware of your assessment status. If you have had a change in your contact information please contact Bobbie Martin to get your information updated.
- **Trash Compactors** – Please wait if a trash compactor is running before using and remember to fully close the door afterwards. Compactor operation is described in detail in the Welcome Guide.
- **Litter** – We have a lot of litter accumulating along the sides of the roads. Construction vehicles are a big culprit but please do your part to keep Gaines Bend litter free by securing your trash and picking up litter when you feel safe to do it.
- **Firearms** – The use of firearms is prohibited on Gaines Bend property.
- **Signage** – No advertising signs of any kind are allowed to be placed on any lot except by special permit issued by the GBPOA association or its designated committee. Docks are controlled by the BRA, not the POA. Realtors can arrange with the BRA to have signs posted on the docks for when properties are offered for sale.
- **Burn Pile** – Tree and brush trimmings only. No lumber, old dock material, metal, etc.

Reminders

- **Helipad** - The Helipad is dedicated to Emergency Air Evacuation. Private use is unlawful and not permitted. Also, ensure you do not park near or obstruct the Helipad area.
- **Off-Road Vehicles (ORV) s** – Per the Gaines Bend POA Covenants and Restrictions, only licensed drivers are allowed to operate vehicles on the roads. This applies to UTVs, ATVs, and motorcycles as well.
- **Speed Limit** – Please slow down and observe the speed limits posted within Gaines Bend.
- **Wildflowers** – GBPOA is planting wildflowers. During the fall and spring you will see stakes marking the planting areas.
- **Boat Ramp** – Please do not block the boat ramp. Park vehicles and trailers above the ramp and picnic area. You can use the space up by the old foundation. No overnight parking.

2020 BOARD OF DIRECTORS
CONTACT INFORMATION

Rick Laske (President)
Architecture Committee
1001 Oak Hill Lane
Graford, TX 76449
817.807.8955 (cell)
pawesome.laske@gmail.com

Bill Moss (Vice President)
Legal Committee (The Reserve at Gaines Bend)
1001 Briar Circle
Graford, TX 76449
713.857.4320 (cell)
Wmdmoss@gmail.com

Mert Fewell
Security, Gate and Trash Committee
1007 Redbud Point
Graford, TX 76449
940.445.1318 (cell)
pkishome@hotmail.com

Micky Holmes
Communications Committee
1002 Cedar Drive
Graford, Tx 76449
214.502.6048 (cell)
mickylholmes@gmail.com

Bret Jordan
Roads Committee
1001 E Sumac Ln
Graford, Tx 76449
817.304.3145 (cell)
CBJordan1@SBCGlobal.net

Monty Phillips
Finance Committee
1025 Laredo Street
Graford, TX 76449
817.205.9565 (cell)
maroonfrog1@charter.net

Board Member #7 (Vacancy)

SPECIAL APPOINTEES (not required to be Board members):

Monty Phillips (Treasurer)

Jackie Fewell (Secretary)
1007 Redbud Point
Graford, TX 76449
940.445. 7622 (cell)
jackie@ponderapk.com

Bobbie Martin (Secretary/Admin Assistant)
1009 Possum Trail
Graford, TX 76449
940.445.9208 (cell)
bobbie@nsb-pklake.com

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 Office	940.779.2400	
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	

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