



# Gaines Bend POA Newsletter

Gaines Bend POA  
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[gainesbendpoa.com](http://gainesbendpoa.com)

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## Welcome to the Newsletter

The Board of Directors of the Gaines Bend Property Owners Association (GBPOA) publishes this 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 more involved in helping maintain the unique character of the Gaines Bend community.

Our community is undergoing significant change and future growth is expected, both of which present a variety of new challenges. So now more than ever it is in every property owner's best interests to review, understand and follow the CCRs and ByLaws of your respective POAs. To help with this we include a Governing Documents index and a Community Map in the Reference Appendix of this newsletter. We also regularly upgrade our website at <http://www.gainesbendpoa.com>.

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

## Updating Your Contact Information

The GBPOA needs accurate contact information for all property owners in the Gaines Bend Community.

If you are unsure whether we have your correct information or if you changed your mailing address, email, phone number, etc please let us know at [gainesbendpoa@gmail.com](mailto:gainesbendpoa@gmail.com).

Thanks for all the responses we've received to help ensure we have your correct contact information. A directory is being finalized and will be made available to all property owners so stay tuned.

## GBPOA Board & Committee News

The GBPOA Annual Meeting was held on Saturday, October 23<sup>rd</sup> at the PK Chamber of Commerce.

### 2022 Board Election

Nominations received were for existing board members with expiring terms therefore no election is required for 2022. Rick Laske has chosen to step down as President but will remain active on the board during 2022 as called for in the GBPOA By-Laws. Officers for 2022 will be determined during our first Board meeting in January. Rick did an outstanding job as President and his contributions to the board over the years are most appreciated.

### First Board Meeting for 2022

The Board will meet in January of 2022 to select officers. The date and location will be posted in [gainesbendpoa.com](http://gainesbendpoa.com) and announced on Nextdoor and TownSquare.

## New Treasurer – Mary Hill

- Typical Treasurer's duties including accounting, payments, and budgeting
- Manage the Chart of Accounts
- Manage the process to recover delinquent assessments
- Manage relationship with PMG
- Interface with RGB lot owners
- Not required to be a board member

Mary Hill has agreed to fill the Treasurer position previously held by Monty Phillips. We feel incredibly fortunate to have Mary in this role and she is already delivering value to the POA. Mary is a Gaines Bend property owner who will become a full-time resident once their home completes sometime in December. You can find Mary's contact information in the Board of Director's Contact Information later in this Newsletter.

## Major Projects Completed in 2021

### **Road Repairs and Improvements:**

- 1) Removed and rebuilt damaged section of roadway near Agarita Circle
- 2) Rebuilt and widened curve in roadway near Standing Cypress
- 3) Gaines Bend Drive road repair near Agarita Circle and Redbud, Lakeshore Loop, and Lakeshore/Robin Lane intersection
- 4) Repaired major road failures and widened entire outside shoulders
- 5) Chip sealed all of Gaines Bend Drive
- 6) Patched backside of new concrete at East Hell's Gate Drive
- 7) Patched road where new utility trench was installed at intersection of Lakeshore Loop and Mockingbird, also patched nearby holes as needed
- 9) Swallow Cliffs Trail chip and seal
- 10) Possum Point rebuild and re-grade

11) Patched assorted areas throughout Gaines Bend

12) Repaired 3 utility trenches that were cut across roadway.

13) New concrete entrance at front gate

**Landscaping:** Refreshed landscaping at front gate and trash compactor area

**Began Rawhide Cleanup:** Removed concrete curb and landscaping at entrances to Rawhide Ridge, replaced with new concrete entry, replaced street signs

## Major Projects Proposed for 2022

- 1) Ongoing Road Repairs and Improvements
- 2) Completion of Rawhide Cleanup and ongoing maintenance
- 3) Deforest the low-level crossing to improve visibility
- 4) Make improvements to signage
- 5) Invest in IT software for the Trash System, Front Gate Security and Video Surveillance.
- 6) Integrate and Update Data management and security data.
- 7) Develop policy for updating gate codes. Existing gate codes will be replaced with new codes.
- 8) Update front gate operating system

## **Disposal of Refuse**

Again, we are fortunate to have a trash compactor on site to dispose of our refuse. If for some reason the compactor is not working, it is your responsibility to dispose of your refuse in an appropriate offsite waste receptacle (TAKE IT WITH YOU). Throwing your refuse over the cage fence and leaving it for others to clean up is not acceptable. Neither is leaving it at the Appliance-only pickup area or the brush pile.

There are cameras installed around the trash compactors. All activity is recorded and the POA will be fining offenders if this behavior continues. If you have visitors using your property make sure they understand and follow the rules.

Here again are some reminders on how to dispose of refuse at Gaines Bend. See the Welcome Guide for more detailed information.

**Household Waste:** The trash compactors will accept any normal household waste, but do not dispose of hazardous waste like oils or volatile chemicals. Please break down large cardboard boxes and break up longer items into four-foot sections to avoid jamming the compactor.

The lights outside the compactors indicate:

**Green Light** – Ready for use. Park your vehicle over the pavement loop to keep the compactor entrance gate open. Wave your trash card over the sensor to open compactor entrance gate. Slide the compactor door open, deposit your trash and slide the compactor door fully closed. The compactor entrance gate will close automatically after you drive off the loop.

**Red Light** – Out of Service, use the other side.

**Blinking Red Light** – Ready for Use, but somebody neglected to close the compactor door all the way. Use your code to open the compactor entrance gate, open the compactor door, and, if your trash will fit, deposit your trash, and make sure you fully close the compactor door (red light is no longer flashing). Otherwise, consult more detailed instructions on [gainesbendpoa.com](http://gainesbendpoa.com). If you do not fully close the compactor door the compactor will not compact.

**Yellow Light** – The Compactor Entrance Gate to the Compactor is Open

**Flashing Yellow Light** – The compactor is operating, the compactor entrance gate will not open for a couple of minutes. If the

yellow light flashes for more than a few minutes contact a GBPOA board member.

**Hazardous Waste:** Dispose at an appropriate site off Gaines Bend Property.

**Appliances:** The area inside the compactor area marked for appliances is for heavy metal that a contractor picks up for recycling. Please don't dump furniture, old TVs, carpet, or mattresses.

**Items of value:** If you want to dispose of something reusable, please take it to a charity.

## Disposal of Trees, Limbs and Brush

If you've driven down Gaines Bend Drive, you've probably noticed the sign for the Gaines Bend Brush Pile. It's located east of Gaines Bend Drive about 100 yards south of Gibson drive. Shawn Gibson, the owner of the Gaines Bend ranch, has graciously provided and continues to maintain this space so residents of Gaines Bend can conveniently dispose of unwanted tree limbs, shrubs, and other organic yard waste.

If guidelines and rules are not followed, this privilege could be lost. When using this brush pile, please dispose of your limbs and shrubs by placing the material as close to the existing pile as possible. This will help us keep the pile compact and maintain open access for trucks and trailers. Please **DO NOT** dump other trash or unwanted material such as old mattresses, unwanted furniture, or discarded barbecue grills. As this photo shows, these items are beginning to accumulate at the brush pile site and may lead to future restrictions for all residents and we could very well lose this privilege.



Unwanted trash that cannot be broken down and disposed of in the trash compactors can be hauled to the Brazos River Authority's solid waste site. The BRA maintains a convenient site where residents enter with a vehicle and trailer to dump large waste or construction material. Here is the link to the BRA website which shows times where residents can dispose of large solid waste material:

<https://brazos.org/About-Us/Reservoirs/Possam-Kingdom-Lake/Living-Lakeside-at-PK/Solid-Waste-Convenience-Station>.

The station nearest Gaines Bend is the Lange station which accepts cash, checks, and credit cards. From Gaines Bend, take Hwy 16 left out of our neighborhood, then left on FM 2353. Take another left on Hwy 16 (like you're heading to Graham), then left on Elm Creek Rd. (PK Sports Bar is located on the corner). Take an immediate right onto Rock Creek Loop and drive 0.5 miles to the BRA Lange station (on your right). Warning: the BRA site is only open on certain days, so check the website before you go, and know they don't take brush at this facility. Some GPS systems will take you to the wrong place so trust these directions over what the GPS is telling you.

By following the guidelines for the GB brush pile, all residents can continue to enjoy the convenience of a short trip to dispose of those unwanted tree limbs!

## Announcements

**Annual GB POA Assessments will increase in 2023:** The POA has managed to hold annual assessments steady since 2004 and Annual Assessments will remain the same for 2022. But our community continues to grow and it is costing more each and every year to maintain the same level of service to our property owners. The goal is for a modest increase. We will communicate more on this later in 2022.

**Gaines Bend Spotlight:** We've added a new section to the Newsletter. In this and future editions we'll spotlight a Gaines Bend Board Member or property owner so we can all learn more about those we are fortunate to call our neighbors in the Gaines Bend community.

**Fish Fry:** We recently had our 1<sup>st</sup> Fish Fry since the onset of Covid-19. We plan to revert back to having our Annual Fish Fry during late spring/early summer starting in 2022. Stay tuned for dates/times.

**Membership Directory:** The GBPOA is putting together a membership directory that will be made available to Gaines Bend POA and RGB property owners in the near future.

**Full-timers Social Club:** The Communication Committee is considering creating a "social club" for folks that live at Gaines Bend full and/or part time. Stay tuned.

# Reminders

**Yearly Assessments:** Yearly Assessments for GBPOA are invoiced on Jan 1<sup>st</sup> of each calendar year and must be paid within 90 days. This includes assessments for RGB lot owners to support the GBPOA Road Fund and shared facilities. Late charges are assessed beginning on April 1st. If you are currently delinquent, you will be receiving a reminder letter on Assessments.

**TownSquare:** GBPOA members are encouraged to join the community account management database, TownSquare, at [townsq.io](http://townsq.io) to view the status of your POA account and view posts about the community. TownSquare has a mobile app.

**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 has a mobile app

**Building Permits:** Building Permits are required prior to the construction of any home or structure in the Gaines Bend community. Building Plans must be submitted and approved by your respective POA and all applicable fees must be paid in order to obtain an approved Building Permit. Please consult your CCRs to ensure you are following all the requirements to avoid delays and fees. All CCRs can be accessed from the References Appendix in this newsletter or from the GBPOA website. Any questions concerning the process or requirements should be directed to your POA.

## Construction Site & Roadside Trash:

Our community has seen an increase in construction. As a result we continue to see increased trash on or near construction sites and litter along our roadways. Please ensure your builders and contractors are mindful to maintain a clean work site and properly contain and remove their trash. The POA will continue its efforts to manage litter control but appreciate anything property owners can do to assist.

## 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.

**Mailboxes:** Permanent residents can apply for a USPS mailbox by contacting a Board Member for information.

**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.



## GAINES BEND SPOTLIGHT



**Micky Holmes**  
1002 Cedar Drive  
214.502.6048 (cell)  
[mickylholmes@gmail.com](mailto:mickylholmes@gmail.com)

I grew up with my younger sister, Lisa, in a small town in southeastern Alabama called Ozark, close to the Alabama state line border with Georgia and Florida. Ozark is adjacent to Ft. Rucker, where a lot of the Army helicopter pilot training still takes place today. Dad was a career helicopter mechanic/test pilot there. Hunting, fishing, boating and camping are big recreational activities there so growing up I spent lots of time in the woods and on the lakes.

I went to Tech School nearby then came to Dallas as an Electronic Technician for Texas Instruments (TI) in '78. The software industry was just getting started and TI later sponsored me for a BSCS at UT Dallas. I spent 22 years in Defense at TI creating classified software for Military Fire Control and Surveillance Systems. In 2000 I decided to move into Software Technical Sales and became a Software Consultant working out of my home office supporting Software Sales Teams. I am still in that role for Broadcom but hoping to retire sometime next year.

I had always heard about Possum Kingdom Lake but had never been here until one of my Dallas neighbors built their lake house on the West side in 2005. I fell in love with the landscape and how clear the water was. From that point on every weekend I could manage was spent out here looking for the right place. I discovered Gaines Bend and knew this was where I wanted to be. In 2007 we purchased lot 265 at the end of Cedar Drive.

We lost the original lake house in April of 2011 to one of the four Possum Kingdom area fires. These fires lasted for 14 days and consumed 126,734 acres which included 90% of Possum Kingdom State Park. During that time the fires destroyed 164 homes, 124 out-buildings and 2 churches. Jackie Fewell, one of our neighbors and GBPOA Secretary, played a key role keeping everyone informed during that awful time. I doubt she realizes what a lifeline she was to those of us that suffered losses. Needless to say it was heartbreaking but we were insured and were able to rebuild. In 2013, following my second (and last) divorce I moved out here full-time. There is a short paperback called "The Burning Beast" by Kim A. Talbert where she tells her story about the fires. See [www.theburningbeast.com](http://www.theburningbeast.com) or <https://www.amazon.com/Burning-Beast-Kim-Talbert/dp/0984919708>.

About 5 years ago I wanted to get to know more of our neighbors and give back to this community so I became a Gaines Bend POA board member. I work with some great volunteers whose goals are looking out for the interests of the property owners of Gaines Bend and helping to preserve this community. I manage our website and the Nextdoor and Townsquare apps. I also publish our Welcome Guide and this Newsletter. I spend most of my spare time just enjoying the lake, entertaining visitors and fixing my place up. I have 2 daughters and 3 granddaughters in Dallas that come out whenever they can and almost always bring a group of friends. It's their favorite getaway and I love introducing folks to Gaines Bend and to Possum Kingdom Lake.

I'm still in love with this area and I feel fortunate for each and every day I get to enjoy here. If you're ever on Cedar Drive come say hello!

Micky

## REFERENCE APPENDIX

### 2021 BOARD OF DIRECTORS CONTACT INFORMATION

*This will be updated following the January 2022 Board Meeting*

**Rick Laske (President)**

*General Fund: Mail & Short Term Rentals  
Road Fund: Construction & Road Use Permits*  
1001 Oak Hill Lane  
Graford, TX 76449  
817.807.8955 (cell)  
[pawesome.laske@gmail.com](mailto:pawesome.laske@gmail.com)

**Bill Moss (Vice President)**

*General Fund: RGB Liaison & Special Activities  
Road Fund: Signage*  
1001 Briar Circle  
Graford, TX 76449  
713.857.4320 (cell)  
[Wmdmoss@gmail.com](mailto:Wmdmoss@gmail.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](mailto:pkishome@hotmail.com)

**Micky Holmes**

*General Fund: Communications & PMG Liaison*  
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)  
[CBJordan1@SBCGlobal.net](mailto:CBJordan1@SBCGlobal.net)

**David Fox**

*General Fund: Membership*  
1001 Agarita Circle  
Graford, Tx 76449  
832.492.1161 (cell)  
[drfox7@comcast.net](mailto:drfox7@comcast.net)

**Jim Switzer**

*General Fund: Risk Management, Delinquents & Collections*  
1019 Robin Lane  
Graford, Tx 76449  
972-979-4503 (cell)  
[jamesrswitzer98@gmail.com](mailto:jamesrswitzer98@gmail.com)

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

**Mary Hill (Treasurer)**

987 E. Hell's Gate Drive  
Graford, TX 76449  
214-454-4332 (cell)  
[marythill@sbcglobal.net](mailto:marythill@sbcglobal.net)

**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)

## 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.ppgh.com">www.ppgh.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>	
Construction Permit Request	<a href="#">GBPOA Permit Request</a>	n/a	<a href="#">GBPOA Permit Request</a>	<a href="#">GBPOA Permit Request</a>	<a href="#">GBPOA 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>	n/a

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

# Gaines Bend Community Properties

