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

# Gaines Bend POA Newsletter

# Welcome to the Q2 2021 Newsletter

The Board of Directors of the Gaines Bend Property Owners Association (GBPOA) publish 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 a significant amount of change and future growth that presents 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).

## Property Owner Responsibilities

We want everyone to enjoy their time here at Gaines Bend. As our population grows we are seeing increased incidents of dangerous and inconsiderate behavior. It is critical that property owners and visitors respect the established rules and guidance set forth in the CCRs to ensure everyone has the opportunity to have a relaxed, enjoyable experience at Gaines Bend. Please exercise personal responsibility.

## Pets

Pets are required to be on a leash or inside your fenced area when outside. We want everyone to be able to have a safe and pleasant experience.

### Speed Limits

Gaines Bend has a lot of traffic during the summer and our reduced speed limits are intended to keep everyone safe. Be alert for deer and other wildlife that may dart in front of you, particularly at night.

### Off-Road Vehicles (ORVs)

Be especially careful when operating UTVs, ATVs and other off-road vehicles on the roads. Our rules require operators to be at least 16 years of age, to maintain their speed of 20 mph or less, and to give way to licensed vehicles. These short-wheelbase vehicles are not designed for paved roads, so please be careful.

## Fireworks

During burn bans, established by Palo Pinto County, we will post signs stating that the discharging of fireworks is not allowed.

## No Overnight Parking or Camping

No overnight parking or camping is permitted on Gaines Bend Roads or on the right-of-way. Daytime parking along roads should be well clear of the pavement to allow for two-way traffic. A referendum to consider whether to allow short term rentals for GBPOA property owners was included in the ballot this year. A 2:1 majority of the votes placed were to prohibit short term rentals, if possible. The Board will research current Texas Law and determine what we can legally enforce as a POA. Updates will be provided during this process. Formal updates to the CCRs will be required.

## Firearms

The discharging of firearms is prohibited on Gaines Bend property.

## Road Trash

Trash continually accumulates on the sides of the roads, particularly on Gaines Bend Drive. If you have a contractor with an open-bed pickup please remind them not to drive with loose trash in the bed of their truck.

## Boat Ramps

Please do not block the boat ramp from use by other property owners.

# Disposal of Refuse

We are fortunate to have a trash compactor on site to dispose of our refuse. However, 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. There are cameras installed around the trash compactor

& violators may become subject to a monetary fine.

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 of 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.

**Tree Limbs and Brush:** Take it to the burn pile which is East of Gaines Bend Drive about 100 yards south of Gibson drive. No lumber, construction waste, or trash allowed.

# GBPOA Board & Committee News

Monty Phillips is no longer a property owner at Gaines Bend and will be retiring as a board member and as Treasurer. Monty did some incredible work for the board and he will be missed. We are currently looking for a replacement board member and treasurer. The treasurer does not have to be a board member. If you have an interest in serving as a board member or as the Treasurer for GBPOA please contact a board member.

## Finance - TBD

- Typical Treasurer's duties including accounting, payments, budgeting
- Manage the Chart of Accounts
- Manage the process to recover delinquent assessments
- Manage relationship with PMG
- Interface with RGB lot owners

# Announcements

- **Fish Fry** – We are planning on having a fish fry set up for the fall, likely in September. Stay tuned for dates/times. The Fish Fry will take place at the old boat ramp off Lantana at the end of Gaines Bend Drive.

# Reminders

- **Yearly Assessments** –Yearly Assessments for GBPOA are invoiced on Jan 1<sup>st</sup> of each calendar year and must be received within 90 days. This includes assessments for the RGB lot owners in support of the GBPOA Road Fund. Late charges are assessed beginning on April 1st.
- **TownSquare-** GBPOA members are encouraged to join the community 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 or the GBPOA Construction & Road Use Permits Committee chair.
- **Construction Site & Roadside Trash** – Our community has seen an increase in construction. As a result we have seen increased trash on or near construction sites and litter along our roadways. Please ensure your builders and contractors are mindful of maintaining a clean work site and properly containing and removing their trash. The POA will continue its efforts to manage litter control but would 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 the GBPOA Mail Center & Insurance Committee chair.
- **Gaines Bend Utilities** – Homeowners needing sewage service should contact Gaines Bend Utilities (Shawn Gibson), the owner of the facility that provides sewage management for this area.
- **Brush Pile** - Use of the Brush Pile area is allowed for Gaines Bend property owners through an agreement with Shawn Gibson. When using the area it’s important to follow the rules and regulations. The Brush Pile is intended for “Brush Only”. No dumping of lumber, building materials, trash, appliances, paint, etc is allowed. When unloading brush please do so as near the center of the pile as possible to avoid blocking access for others.

# 2021 BOARD OF DIRECTORS CONTACT INFORMATION

**Rick Laske (President)**

*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)**

*Signage, Legal & RGB*  
1001 Briar Circle  
Graford, TX 76449  
713.857.4320 (cell)  
[Wmdmoss@gmail.com](mailto:Wmdmoss@gmail.com)

**Mert Fewell**

*Security, Gate, Trash & IT*  
1007 Redbud Point  
Graford, TX 76449  
940.445.1318 (cell)  
[pkishome@hotmail.com](mailto:pkishome@hotmail.com)

**Micky Holmes**

*Communications*  
1002 Cedar Drive  
Graford, Tx 76449  
214.502.6048 (cell)  
[mickylholmes@gmail.com](mailto:mickylholmes@gmail.com)

**Bret Jordan**

*Pavement & Grounds*  
1001 E Sumac Ln  
Graford, Tx 76449  
817.304.3145 (cell)  
[CBJordan1@SBCGlobal.net](mailto:CBJordan1@SBCGlobal.net)

**TBD**

*Finance & PMG*

**Jim Switzer**

*Mail & Insurance*  
1019 Robin Lane  
Graford, Tx 76449  
972-979-4503 (cell)  
[jamesrswitzer98@gmail.com](mailto:jamesrswitzer98@gmail.com)

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

**TBD**

*Treasurer*

**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

