



Gaines Bend POA Newsletter

Gaines Bend POA

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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 keep our fellow property owners informed with relevant and timely information about the Gaines Bend community. We encourage you to get involved in helping maintain the unique character in Gaines Bend.

To help property owners understand their respective CCRs and ByLaws we include a Governing Documents index and a Community Map in the Reference Appendix. We also regularly upgrade our website
<http://www.gainesbendpoa.com>.

Please provide any feedback on how you would like to see this newsletter changed or improved to
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.

GBPOA Board & Committee News

The first 2022 GBPOA Board Meeting was held on Friday, January 14th at the PK Chamber of Commerce.

2022 Board Officers

The GBPOA Board met on Friday, January 14th to select officers and establish committees for 2022. The following Officers were elected:

- President, Bill Moss
- Vice President, Jim Switzer
- Treasurer, Mary Hill
- Recording Secretary, Jackie Fewell (non-board member)

The Appendix provides contact information for GBPOA Board Members and identifies the committees they lead. Please contact a committee lead if you would like to participate.

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 sections 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
- 8) Swallow Cliffs Trail chip and seal
- 9) Possum Point re-build and re-grade
- 10) Patched assorted areas throughout Gaines Bend
- 11) Repaired 3 utility trenches that were cut across roadway.
- 12) Completed new concrete entrance at front gate
- 13) Removed concrete curb and landscaping at entrances to Rawhide Ridge, replaced with new concrete entry, replaced street signs
- 14) Refreshed landscaping at front gate and trash compactor areas
- 15) Continued planting wildflowers at the mail center area.



Major Projects Proposed for 2022

- 1) Deforest at the low-level crossing to improve visibility (completed)
- 2) Ongoing Road Repairs and Improvements (began in March).
- 3) Formalize Gaines Bend Subdivision CCRs on short-term rentals (under way).

- 4) Update GBPOA Texas Law changes regarding POA rules for Architecture Review Committees (under way).
- 5) Integrate and Update Data management and security data (under way).
- 6) Completion of Rawhide Cleanup and ongoing maintenance
- 7) Improvements to signage
- 8) Invest in IT software to improve Trash System, Front Gate Security and Video Surveillance. Update the Front Gate operating system software.
- 9) Develop policy for updating gate codes. Existing gate codes will be replaced with new codes.

Short-term (VRBO) Rentals Policy at Gaines Bend

The latest GBPOA Board Meeting was held on Saturday, March 26th at the PK Chamber of Commerce. This meeting was followed with a general information session around a short-time (VRBO) rental policy for the original Gaines Bend Development covered by the Gaines Bend POA Covenants & Restrictions (CCRs). The relevant CCRs can be found in the Gaines Bend Governing Documents section in the Reference Appendix.

The meeting was well attended and a lot of healthy discussion was had around this issue. GBPOA Property Owners were mailed a ballot and instruction letter. Please review the information and voting instructions carefully. Return your ballot only if voting FOR the amendment.

The Bends Condominiums do not allow short-term rentals and do not need to vote. Property owners that fall under the Rawhide Vista and Reserve at Gaines

Bend CCRs allow short-term rentals and also do not need to vote.

RGB Shared Facilities Agreement

The GBPOA reached an agreement with the Reserve at Gaines Bend (RGB) for sharing in the maintenance and use of facilities provided by the GBPOA. This agreement was certified, filed and recorded on January 6, 2022. This agreement describes how RGB property owners will contribute equitably to the General, Road and Trash Funds in the same way GBPOA property owners do today. Trash Funds will not be accessed, nor will trash cards be issued, until an approved residence is constructed on an RGB property.

RGB Property Owners that complete the construction of an approved residence on their property and are current on their assessment payments are now entitled to a Trash Card and to Toll Tag Access. Please contact Bobbie Martin at 940.445.9208 to request a Trash Card. This card will also work on the keypad reader for entrance through the Front Gate. See the Gaines Bend POA website or the Reference Appendix for instructions on how to obtain Toll Tag Access for Front Gate access.

A recent decision has been communicated to the GBPOA that RGB will not be pursuing any further development in Gaines Bend. This does not mean however that undeveloped property might be sold to another developer in the future. Fortunately the GBPOA Board has learned a great deal from our experience with the RGB development and we are confidently in a better position to ensure Gaines Bend Property Owner interests are protected if and when further development is planned.

Gaines Bend Full-Timers Social Club

Amy Springer, a Gaines Bend property owner and soon-to-be full time resident has been creating and scheduling activities for full-time and part-time

residents at Gaines Bend. Non-full time residents are certainly welcome as well.

The 1st event was a Happy Hour at the PK General Store. This was well attended and was a great way to socialize with fellow Gaines Bend neighbors and meet the new owners of PK General Store.

The 2nd event, a tour of the Fish Hatchery down by the dam, was rescheduled at the last minute due to weather. Fortunately the Collier's offered to host a Happy Hour at their home and the tour of the Fish Hatchery took place the following week.

Be sure to participate when you can and thank Amy when you see her. She has invested a lot of her time and energy towards finding creative and fun ways to bring the community closer together. Watch for her posts on Nextdoor so you don't miss out on any future events. You can contact Amy at amyspringertx@gmail.com.

Architecture Committee

Approved Building Permits are required prior to the construction of any home or structure in the Gaines Bend community. A new Texas law now requires that the Architecture Committee does not include board members, relatives of a board member or anyone that resides with a board member.

The Architecture Committee with a minimum of 3-members will be appointed by the GBPOA Board. The board is establishing the standards and guidelines for review and approval by the committee. These are currently under revision.

Please contact David Fox at drfox7@comcast.net or 832.492.1161 if you are interested in serving on the Architecture Committee.

Announcements

GBPOA Annual Assessments were due by March 31: The annual assessments for GBPOA are considered past due if received after March 31st. The Property Management Group will begin assessing late fees to property owners that have not paid their assessments. Assessments funds are essential to maintain the roads, trash, gate, mail and other services for the Gaines Bend community.

Annual Fish Fry: The Annual Fish Fry will be held on September 17th, beginning at 5:00 pm, at the old boat ramp at the end of Gaines Bend Drive. Please bring a side dish and chairs. This is BYOB. GBPOA will provide fish, hush puppies, water, tea, condiments, plates, cups and utensils.

Gaines Bend Workday: The GBPOA will have a workday on Saturday, May 14th to do general cleanup inside Gaines Bend. If you'd like to participate please meet at the Mail Center at 9:00am.



Reminders

Yearly Assessments: Yearly Assessments for GBPOA are considered overdue as of March 31st. 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. Please make every effort to stay current on assessments and avoid accumulating late charges.

TownSquare: GBPOA members are encouraged to join the community account management database, TownSquare, at 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 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 is also available in a mobile app.

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. And steady sustained winds are compounding the issue. 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. No parking is allowed near the Emergency Helipad.

Mailboxes: Permanent residents can apply for a USPS mailbox by contacting David Fox at drfox7@comcast.net or 832.492.1161.

ATV/UTVs, 4-Wheelers &

Motorcycles: We are coming up on our busiest times of the year. Please observe posted speeds, insure drivers are of age, and only drive on hardtop roads. Also be mindful that children, walkers and bikers share these roads as well.

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.

REFERENCE 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)

987 E. Hell's Gate Drive, Graford, TX 76449

214.454.4332 (cell)

marythill@sbcglobal.net

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

Bret Jordan

Road Fund: Pavement & Grounds

1001 E Sumac Ln, Graford, Tx 76449

817.304.3145 (cell)

CBJordan1@SBCGlobal.net

David Fox

General Fund: Membership, Delinquents & Collections, Mail Center

1001 Agarita Circle, Graford, Tx 76449

832.492.1161 (cell)

drfox7@comcast.net

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

TBD (must be 3 non-board members)
Road Fund: Construction & Road Use Permits

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	
Construction Permit Request	TBD Architecture Committee	n/a	TBD Architecture Committee	TBD Architecture	TBD Architecture
Toll Tag Access Request	Toll Tag Request	Toll Tag Request	Toll Tag Request	Toll Tag Request	n/a

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

Gaines Bend Community Properties

