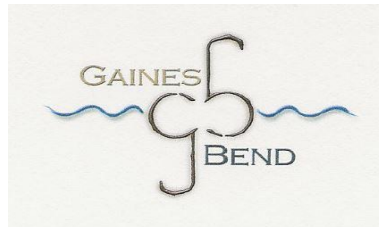


Sept 2020
Volume 1, Issue 2

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Welcome to the Q4 2020 Newsletter

The Board of Directors of the Gaines Bend Property Owners Association (GBPOA) publishes a periodic newsletter to provide relevant and



Updating Your Contact Information

townsq.io to view the status of your POA account and view posts about the community. There is also a Possum Kingdom community social network, Nextdoor at nextdoor.com that you and others can access. Links to these sites are in our GBPOA website <http://www.gainesbendpoa.com> under the HOMEOWNERS tab.

Our Annual General Membership Meeting will be held at the PK Chamber of Commerce ballroom on Saturday, October 24 at 10 a.m. We'll report on our finances and exchange ideas about goals and expectations for our community. This is also the time of year that we nominate Members for open board positions.

Three Board positions will be open for nominations. A written petition nominating a Member in good standing and signed by three Members will be accepted for a nomination. Only one signature is allowed per lot (per membership).

Mail nominations to:

Gaines Bend POA Secretary at 1000 Lakeshore Loop, Graford TX 76449, or deliver to the Secretary at the Annual Meeting before the meeting begins. Oral nominations at the meeting seconded by two other members will also be accepted. The attached form may be used for nomination.

Trash Talk

The compactor equipment at the junction of Gaines Bend Drive and Lakeshore Loop is designed to receive household trash and other non-hazardous waste. Please break up items that are too large prior to placing them in the bins to prevent jams. Three lights indicate the status of each compactor. A green light means the compactor is ready, and your trash card will open the powered gate. A red light means out-of-service; use the other side. The red light blinking with green means the last user did not completely close the inner, manual door, but you can still use that compactor. A yellow blinking light means the unit is compacting and will be ready for use in a couple of minutes.

The area marked for appliances is for items containing significant amounts of metal. We have a person who picks up those items for recycling. Please don't leave other things that we have to pay to have removed and to clean up after. It is not a dumping area. If your discard has value, it would be better to take it to a charity than to leave it in the weather.

If you clear trees or brush, take the waste to the burn pile off the East side of Gaines Bend Drive between Gibson Drive and the horse corral. Absolutely no construction or demolition waste or other trash should be dumped there.

Reserve at Gaines Bend

The GBPOA Board continues to work on the Shared Facilities Agreement with the Reserve at Gaines Bend (RGB). This agreement defines how the two POA CCRs (Regulations) will interface. GBPOA has approved the agreement and final details are being negotiated.

Agreement has been reached to incorporate the Rawhide Vista Homes and recently sold Rawhide Vista Lots into GBPOA.

In the coming months you will notice activities for utilities installation in

support of Reserve Phase I. This will include:

- Above and underground electrical
- Additional water lines
- Additional pump capacity
- Extension of sewer lines
- Treatment plant upgrades.

These utilities are required for Phase 1 before final approval and sale of Phase 2 lots.

Following these utilities installations upgrades including expanded shoulders and pavement repair are planned by the Reserve for the Rawhide Road extension added in 2019.

Contact the GBPOA if you have additional questions concerning RGB. We will continue to keep the POA members informed on the Project.

Announcements

- **Fish Fry** - Unfortunately we continue to need to delay the Fish Fry due to Covid-19 concerns. We hope to be able to plan a Fish Fry once life returns to normal.
- **Hogs** – To date, 28+ hogs have been successfully trapped and removed. Efforts are continuing so please do not disturb traps.
- **Toll Tag Reader** – The Toll Tag Reader at the front gate is currently being repaired after being damaged by lightning. We will let you know as soon as the Toll Tag Reader is operational again. Please use your keypad code or trash card in the meantime.
- **Finance** – The Board continues to be highly focused on collecting Delinquent Assessment dues. The GBPOA, working in conjunction with PMG and our collection's attorneys are very happy to report that we have successfully collected almost half of the outstanding

delinquent dues so far this year. We will continue to focus on this process to collect the remaining outstanding delinquencies.

2020 BOARD OF DIRECTORS
CONTACT INFORMATION

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Finance Committee
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Board Member #7 (Vacancy)

SPECIAL APPOINTEES (not required to be Board members):

Monty Phillips (Treasurer)

Jackie Fewell (Secretary)
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Bobbie Martin (Secretary/Admin Assistant)
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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	

*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.