



Gaines Bend POA Newsletter

Gaines Bend POA
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Inside this Issue

- 1 Welcome
- 1 GBPOA Board & Committee News
- 2 Reserve at Gaines Bend
- 3 Architectural Control Committee
- 3 Full –timers Social Club
- 3 Announcements
- 4 Reminders
- 5 In Closing
- 6 Appendix

Welcome to the Newsletter

The Board of Directors of the Gaines Bend Property Owners Association (GBPOA) publishes this newsletter to keep property owners informed with relevant and timely information about the Gaines Bend community.

In an effort to control mailing costs, issues of this newsletter will no longer be mailed but will be provided digitally via email, [Nextdoor](#), our [GBPOA Facebook Page](#) and the [GBPOA Website](#).

See the Appendix to reference the latest governing documents available on our [GBPOA Website](#).

GBPOA Board & Committee News

The Annual Gaines Bend POA Members Meeting is scheduled for October 26th, 2024. All POA Members are invited and encouraged to attend. The meeting will be held at 10:30 am at the Land+Patterson Possum Kingdom Family Health Clinic Building located at 55 FM 2353.

Brian and Kevin Schoolcraft with PMI Metroplex, our property management partner, will be attending this year's Annual Meeting for a Q&A session.

As outlined in the POA Bylaws, nominations (4) for Board Members with expiring terms are accepted before and up to the meeting time above. Each year a portion of the POA Board Members are up for re-election for an additional 2-year term. Board Members up for re-election this year are Mary Hill, Micky Holmes, Jim Switzer and Bill Moss.

In addition to the re-election Nominees, this is also an opportunity for POA Members to nominate other candidates for the Board. If you wish to nominate a new board candidate, please complete the Petition that has been mailed to you. If you did not receive a Petition, one can be printed using the link in the Appendix.

If submitting a nomination, ensure the Petition is delivered by mail to Gaines Bend POA, 1000 Lakeshore Loop, Graford, TX 76449, in person prior to the 10:30a.m. POA Meeting on October 26th, 2024 or by returning the Petition form to our [GBPOA eMail](#).

Board nominations, including current board members up for re-election, will be identified at the Annual Meeting. If an election is required, the election ballot including instructions and

time line for voting will be mailed to all POA Members following the Meeting. The 2025 GBPOA Board will be announced in January 2025.

ONGOING PROJECTS

- 1) Road repair and maintenance
- 2) Trash System access, repair and maintenance
- 3) Front Gate access, repair and maintenance
- 4) Sign repair, replacement and maintenance
- 5) Mail Center management
- 6) Grounds maintenance
- 7) Accounting and Budgeting
- 8) GBPOA Funds management / Investment
- 9) Yearly donation to Volunteer Fire Department
- 10) Periodic GBPOA Work Days for community cleanup. Please volunteer when available.
- 11) Creating/repairing personal address signs on request. Mark Vinson has agreed to provide this service. Contact Mark at (806) 789-8549 or mvinson4473@gmail.com for more details and cost.

MAJOR PROJECTS COMPLETED FOR 2024

- 1) Held Annual Fish Fry in May facilitated by the Volunteer Fire Department
- 2) Refurbished the GBPOA Office. We will announce an

Open House once the finishing touches are completed.

- 3) Completed the Signage Project
- 4) Completed, recorded and distributed the Short Term Rental Policy & Guidelines
- 5) Completed Violation Letter template for use when property owners need to be notified of non-compliance
- 6) Completed multi-lot analysis for GBPOA record keeping
- 7) If you haven't already, please join our new [GBPOA Facebook Page](#).

MAJOR PROJECTS PLANNED FOR 2025 (all underway)

- 1) Complete exterior landscaping and hold an Open House for the GBPOA Office
- 2) Invest in IT data management software and security enhancements for the Trash System and Front Gate
- 3) Improve property sales/resales/closing processes for working with PMI, Palo Pinto County, realtors and title companies
- 4) Develop Fire Evacuation Plan for Gaines Bend Community
- 5) Cross-train GBPOA Board members on POA operations and systems
- 6) Improve processes for records retention and data management
- 7) Reconcile access codes, cards, and toll tag entry database to

improve our ability to monitor and control access into Gaines Bend

- 8) Hold periodic GBPOA Work Days
- 9) Work with manager of Neeley's Slough boat launch and slips (maintenance needs, lighting improvements and emergency contacts for slip leases)
- 10) Conduct an updated Reserve Study

Reserve at Gaines Bend (RGB)

The Shared Facilities agreement applies to the 86 single-family lots and common areas platted for Reserve Phase I Property. You can access the full Shared Services Agreement from the Appendix or our [GBPOA Website](#).

The development of Phase 1 of the Reserve at Gaines Bend is complete. There are no plans for further lot sales by the Reserve.

Architectural Control Committee

The committee was formed by the Gaines Bend POA board to ensure Conformance to the neighborhood Covenants and Restrictions (CCRs) and adherence to community building standards.

Construction permits are required before building and a fee is often collected to compensate for road

damage caused by construction equipment. Prior to starting any construction on your Gaines Bend lot please contact the Gaines Bend Architectural Control Committee regardless of whether it's a new build, remodel, addition, pool etc. The Architectural Control Committee (ACC) will manage construction permits as required by the Gaines Bend POA CCRs and ACC Guidelines.

Information for permits, fees, and contacts for the people on the ACC can be found in the Appendix and on our [GBPOA Website](#).

Gaines Bend Full-Timers Social Club

Amy Springer and Barbara Vinson willingly donate their time and energy to both create and schedule activities for full-time Gaines Bend residents. Part time residents are also welcome and encouraged to participate.

An upcoming event will be an Open House for the Gaines Bend POA Office. Date and time will be announced once it is scheduled.

Amy and Barbara also provide welcome packets to new property owners. These packets include the most recent editions of:

- Property Owners Welcome Guide
- PKCC Visitors Guide
- PK Lake Magazine

- Gaines Bend Directory of Homeowner Services
- GBPOA Newsletter
- Restaurant List

Please contact [Amy Springer](#) if you:

- would like to be listed in the Directory of Homeowner Services
- are an existing property owner and would like a welcome packet
- have any ideas for social club activities
- would like to help out with social gatherings

Announcements

Annual Assessments:

Please note the change in due date from prior years

The annual assessment(s) are due January 1, 2025. Please note any balance that is pre-paid or past due, if applicable, will also be reflected on this statement. Unlike previous years, payments received after January 31, 2025 will be considered late and subject to fees and interest.

If mailing a check to the PO Box in Lewisville, please allow ample mailing time to avoid late fees

Homeowners can register to access our homeowner portal on the [PMI Website](#). Online payment options are available on the portal. If you have

questions, email them at [PMI Support](#) or call them during office hours at 817-952-9009 x1 (M-F 9am-5pm).

Abilene Affluent Discharge into PK Lake: At the request of Glen Rogers, our state representative, a public hearing hosted by the Texas Commission on Environmental Quality (TCEQ) and the City of Abilene was held at the Possum Kingdom Chamber of Commerce on June 18th . This meeting provided PK property owners and others the opportunity to express their concerns about the effects on water quality, wildlife, and human safety of Abilene's disposing RO effluent into PK.

The meeting was well attended with an estimated 200 or more attendees and comments were numerous and profound. PK was well represented and the TCEQ was made aware that there are many good reasons why they should reconsider their preliminary approval of the City of Abilene's permit to dispose their RO effluent into PK. The TCEQ has not as yet responded.

The PKLA is not in agreement with the current plan and is working diligently to protect the best interests of the PK Lake Community and ensure we have a voice. Check out the [PKLA Website](#) for more information.

Annual Fish Fry: The 2025 Annual Fish Fry is being scheduled for the May timeframe next year. Fish, fries, tea and condiments will be provided Bring a side dish or dessert and your favorite beverage. A number of

tables/chairs will be available but you may want to bring your own lawn chairs. The event is a great chance to meet your neighbors.

Gaines Bend Workday: The GBPOA Board will be scheduling community cleanup workdays to do general cleanup inside Gaines Bend. Watch for announcements on Nextdoor and the GBPOA website. Come join us!

Facebook: Please join our Gaines Bend POA Facebook Group, **Gaines Bend POA at PK**, managed by Barbara Vinson.

Reminders

Construction Site & Roadside

Trash: Our community continues to see increased construction that contributes to increased trash on or near construction sites and litter along our roadways. Sustained winds just compound the issue.

Please ensure your builders and contractors are mindful to maintain a clean work site and properly contain and remove their trash. Report any violations you witness by sending an email to gainesbendpoa.com.

The designated drop off area for Appliances is for "Appliances-Only". Mattresses and furniture are not appliances. There is a County Dump available to dispose of these items. Also do not dispose of hazardous materials, like paint, oil and other chemicals in the Trash facility. All actions are being recorded.

Trash Cards: A Trash card not only provides access to the gates

at the trash facility but will also open the front entrance by waving the card in front of the keypad reader. Key chain fobs are available as an alternative to the cards.

Nextdoor: It is recommended you join the popular Possum Kingdom community social network, [Nextdoor](#).

You and others can share and communicate not only with your neighbors within Gaines Bend but with other neighboring community members that are also registered with Nextdoor like Sportsman's World and The Cliffs. Nextdoor is available in a mobile app.

Portable Generators: Please refrain from operating portable generators on RVs.

Boat Trailer Parking & Enclosed Storage: Homeowners with interests in renting a storage unit and/or approved boat trailer spot 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 emailing [David Fox](#) or by phone at 832.492.1161.

Signs: Creating/repairing personal address signs are available on request. Mark Vinson has agreed to provide this service. Contact Mark at (806) 789-8549 or [Barbara Vinson](#) for more details and cost.

ATV/UTVs, 4-Wheelers & Motorcycles: All non-paved roads are private ranch property and are off-limits. Please observe posted speeds, insure drivers are of age, and only drive on hardtop roads. Remember children, walkers, bikers and wildlife share these roads with normal vehicle traffic. Also please be mindful not to trample wildflower areas.

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.

Your contact information: If you are unsure whether we have your correct information or if you recently changed your mailing address, email, phone number, etc please update your pmihoa.com profile and email us at our [GBPOA eMail](#).

When you create/update your profile you have the option to share this with other property owners that have access to this site. We encourage you to share access on to this site since it acts as your contact directory.

Brush Pile: Please help us manage this area more effectively by dumping grass clippings to the left side of the brush pile to keep them separate from brush on the right. A lot of these clippings can be reused for compost. We also ask that owners and contractors do not bag these clippings when disposing of them at the brush pile.

AirMedCare: Should you have any medical emergency in the Gaines Bend area, call 911 and you will be connected to the nearest available emergency unit. Located in Graford near the intersection of HWY 36 and FM 2353, the Land Patterson medical facility has 24 hr emergency service for the PK Lake area attached to it.

If the emergency requires life flight transportation, a helicopter will be dispatched and could land on the helipad in Gaines Bend to provide quick evacuation to the appropriate medical care facilities.

The Gaines Bend POA board is not advertising or endorsing AirMedCare or similar services but wants to make residents aware that these services are available. For more information contact [Rhonda Dean](#) with AirMedCare or call her at 817-887-5192.

In Closing...

There are approximately 370 unique and varied properties within Gaines Bend. With the addition of RGB we are now a nearly 30% larger community than we were 5 years ago. Around 25% of our property owners are full-time residents.

We need and encourage all property owners to get more involved in helping maintain and preserve the unique character and natural beauty that brought you to Gaines Bend.

The GBPOA has a variety of committees referenced in the Appendix that need and welcome your participation. WE ARE GLAD YOU ARE HERE!

Please provide any feedback on how you would like to see this newsletter changed or improved to our [GBPOA eMail](#).

APPENDIX

2024 BOARD OF DIRECTORS

CONTACT INFORMATION

Bill Moss (President)

General Fund: RGB Liaison & Special Activities

Road Fund: Signage & Wildflowers

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)

General Fund: Accounting & PMI

987 E. Hells Gate Drive, Graford, TX 76449

214.454.4332 (cell)

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Bret Jordan

Road Fund: Pavement & Grounds

1001 E Sumac Ln, Graford, TX 76449

817.304.3145(cell)

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Mert Fewell

General Fund: Data Management

Road Fund: Front Gate, IT Systems & Data

Trash Fund: Trash

1007 Redbud Point, Graford, TX 76449

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pkishome@hotmail.com

David Fox

*General Fund: Membership, Mail Center,
ACC Liaison, Signs*

1001 Agarita Circle, Graford, TX 76449

832.492.1161(cell)

drfoxpkl@gmail.com

Micky Holmes

General Fund: Communications & PMI Liaison

1002 Cedar Drive, Graford, TX 76449

214.502.6048 (cell)

mickylholmes@gmail.com

SPECIAL APPOINTEES (not elected board members):

Jackie Fewell (Recording Secretary)

940.445.7622 (cell)

jackie@ponderapk.com

Barbara Vinson (Contracted Administrator)

940.445.9208 (cell)

gainesbendpoa@gmail.com

ARCHITECTURAL CONTROL COMMITTEE - ACC

Road Fund: Construction & Road Use Permits

Per Texas Law, Board Members cannot serve on the Architectural Control Committee

Rick Laske

817.807.8955

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Heath Allen

432.788.8328

heath@go-vip.com

Dr. Bill Dubois

972.342.7401

WTD1015@yahoo.com

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	GBPOA Construction Rules
Construction Permit Request	ACC Permit Request	n/a	ACC Permit Request	ACC Permit Request	ACC Permit Request
Toll Tag Access Request	Toll Tag Request	Toll Tag Request	Toll Tag Request	Toll Tag Request	Toll Tag Request
Shared Facilities Agreement	Shared Facilities Agreement	Shared Facilities Agreement	Shared Facilities Agreement	Shared Facilities Agreement	Shared Facilities Agreement
Board Nomination Form	Board Nomination Form	Board Nomination Form	Board Nomination Form	Board Nomination Form	n/a