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Gaines Bend POA Newsletter

Welcome to the Q1 2021 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. Please provide any feedback on how you would like to see this newsletter changed or improved to gainesbendpoa@gmail.com.

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 have added a Governing Documents index and a Community Map to the Reference Appendix at the end of this newsletter and upgraded our website at <http://www.gainesbendpoa.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 change your mailing address, email, phone number, etc please let us know at gainesbendpoa@gmail.com.

Election of Board Members

Our Annual General Membership Meeting was held on October 24, 2020. Based on the results of the property owner votes, Jim Switzer was elected to the board. Bill Moss and Micky Holmes were each also re-elected for another term. Thanks to everyone for their participation in this process and to those willing to serve.

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.

For 2021, Rick Laske will serve as President, Bill Moss will serve as Vice President and Monty Phillips will serve as Treasurer.

Committees and Their Chairs

Finance – Monty Phillips

- 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

Pavement & Grounds – Bret Jordan

- Pavement, shoulders and drainage
- Culverts, end walls, retaining walls and guardrails
- Mowing and trimming of right-of-ways
- Tree removal and trimming
- Litter Control
- Lantana Park, Boat Ramp and Dock
- Planting beds
- Wildlife Response

Communications – Micky Holmes

- Electronic Media
- Newsletters
- Temporary Information Signage
- Welcome information for new members

Mail Center & Insurance – Jim

Switzer

- Mail Center facility
- Mail Center membership
- Insurance Policies

Construction & Road Use Permits –

Rick Laske

- Architectural Standards
- Permits

Security, Gate, Trash & IT – Mert

Fewell

- Front gate equipment and gate house
- Operation and maintenance of access and security
- Enhanced access systems (Cards and Toll Tags)
- Waste Disposal
- Operation and maintenance of compactors and control systems
- Trash site custodial and grounds
- Recycling
- Trash site pavement, fencing and other infrastructure

Signage & Legal – Bill Moss

- Directional and regulatory road signs
- Permanent information signage
- Flags
- Seasonal decoration
- Manage relations with the RGB
- Liaise on other legal issues

Reserve at Gaines Bend

Reserve at Gaines Bend (RGB) property owners fall under the RGB CCRs and are governed by the RGB POA. The RGB CCRs can be accessed from the Reference Appendix of this newsletter or the GBPOA website.

These CCRs identify Building Requirements and responsibility for submitting the owner's Building Plans to the RGB POA and Road Fund payment to GBPOA. Any questions concerning the process or requirements should be directed to your RGB POA contact or the GBPOA Construction & Road Use Permits Committee chair.

The Bylaws governing the RGB POA can also be accessed from the Reference Appendix of this newsletter or the GBPOA website. The GBPOA strongly urges all RGB property owners to study the RGB CCRs and POA bylaws and become active in your POA. A functioning, owner-driven POA is necessary to ensure that CCR restrictions are enforced. Otherwise, property values and the quality of life at Gaines Bend could both suffer.

Utility construction (electrical, water and sewer) continues in support of the RGB Phase 1. Progress has been slow; equipment issues and weather have affected the schedule. The GBPOA will continue to interface with the contractors on schedule, contract specifications and final road repairs until the installations are complete.

GBPOA will continue to keep the Gaines Bend Community informed on the progress of these activities..

Rawhide Vistas

Rawhide Vistas was founded by Gaines Bend Development (GBD). It consists of Block 3 and Block 5 of the Gaines Bend Subdivision. Block 3, an area east of Gaines Bend Drive near the water tower, consists of 24 lots (lots 2 through 25). Block 5, along the Hell's Gate cliff line, consists of 4 lots (lots 1 through 4).

Block 3 Rawhide Vista lots are organized under the Rawhide Vistas CCRs which established a governing property owners association named Block 3 Association. Block 3 Rawhide Vista lots are also members of GBPOA, which is the parent POA. All Block 5 lots are members of GBPOA.

By 2019, five Block 3 lots had been sold and developed (lots 12, 13, 14, 16, and 23). GBD then sold the 19 undeveloped Block 3 lots to RGB. Declarant rights (management) of the Block 3 Association were assigned to RGB in that sale. Block 5 lots were sold to a private individual with Declarant rights assigned to GBPOA.

Rawhide Vista Block 3 owners who want to build on their lots are required by their CCRs to submit plans for approval to the Block 3 Association, which is technically managed by the RGB and then submitted to the GBPOA. The Block 3 Association reviews plans to ensure they conform to Block 3 deed restrictions. The GBPOA approves construction and collects a road use permit fee.

Rawhide Vista Block 5 owners who want to build on their lots are required by their CCRs to submit plans for approval directly to the GBPOA. The GBPOA reviews plans to ensure they conform to GBPOA deed restrictions. The GBPOA approves construction and collects a road use permit fee.

Permit fees, which apply to all Gaines Bend Community property owners, compensates the GBPOA Road Fund for wear and tear caused by heavy construction traffic during building.

The GBPOA is negotiating with RGB to return the Block 3 Association to local POA management. Until this agreement is finalized RGB Owners should contact RGB concerning your building plans. Jim Deal deal@premierland.com. Contact GBPOA directly if you experience issues with this process and we will coordinate with Block 3 Association

The CCRs for Rawhide Vista and the GBPOA can be found in the Reference Appendix of this newsletter and on the GBPOA website.

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.
- **Gaines Bend Ranch Foremen** - GBPOA would like to recognize the ongoing support of the Ranch Foremen. Gary and Joe assist our homeowners in a number of areas in addition to their ranch management responsibilities. To name a few; front gate maintenance, burning of the brush pile, sewer installation for Gaines Bend Utilities and wildlife management.

Reminders

- **Yearly Assessments** –Yearly Assessments for GBPOA are invoiced on Jan 1st 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 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 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.
- **Prior Newsletters** – Prior newsletters can be accessed on the GBPOA Website under the NEWSLETTERS tab.

2021 BOARD OF DIRECTORS CONTACT INFORMATION

Rick Laske (President)
Construction & Road Use Permits
1001 Oak Hill Lane
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Mert Fewell
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Finance & PMG
1025 Laredo Street
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Jim Switzer
Mail & Insurance
1019 Robin Lane
Graford, Tx 76449
972-979-4503 (cell)
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SPECIAL APPOINTEES (not elected board members):

Monty Phillips
Treasurer

Jackie Fewell
Recording Secretary
1007 Redbud Point
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jackie@ponderapk.com

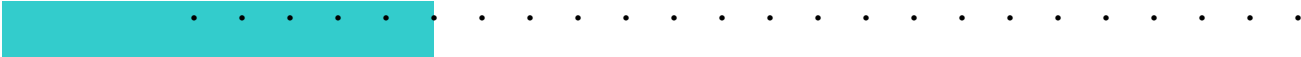
Bobbie Martin
Contracted Administrator
1009 Possum Trail
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bobbie@nsb-pklake.com



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	

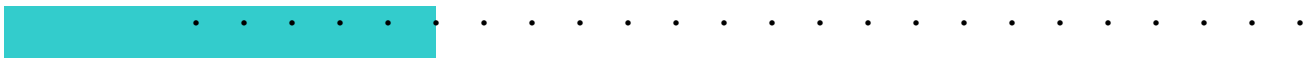
***The Helipad is dedicated to Emergency Air Evacuation and private use is prohibited by law. Also, ensure you do not park near or obstruct the Helipad area.**



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 Amendent	Rawhide Vista CCRs Block 5 Amendent	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	GBPOA Permit Request	n/a	GBPOA Permit Request	GBPOA Permit Request	GBPOA Permit Request
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

