

Coppell Greens Newsletter



PRINCIPAL MANAGEMENT GROUP— AN ASSOCIATE MEMBER COMPANY

Coppell Greens Homeowners Association

February 2007

Service to Your Community

Based on the expressed opinions of surveyed homeowners, the 2007 Coppell Greens Board will be establishing six new committees to enable neighbors to become involved in issues/projects they feel passionate about. These committees will be discussed in further detail at the annual meeting. The committees are as follows: Land-

scaping & Architectural Control Committee (ACC), Social Committee, Denton Tap Wall Committee, Neighborhood Watch Program, Communication/Newsletter Committee, and School District Committee. If you are interested in being involved in these committees, please give your name and specific interest(s) to Stephanie Harrington at sharrington@principal-

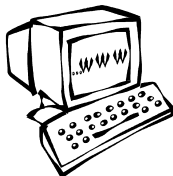


mgmt.com. Once the committees are formed, you will be contacted again with further details. Remember: "if we all do a little, we won't have to do a lot."

In the Works....

There are several projects that the board is currently working on and gathering information about:

- **Website** – Getting it up and running and making the site relevant, informative, and user-friendly.
- **Management Company** – Coppell Greens hired a new management company and are still working to make the transition a smooth one.
- **Bids** – The board is collecting bids for landscape, insurance, and wall repair to ensure we are getting competitive and quality services.
- **Committees** – Homeowners are being organized on committees in an effort to help us being more accountable and effective as a community.
- **Newsletter** – A newsletter (like this one!) will be sent to every homeowner in an effort to improve communication.
- **Budget** - The board is researching the pos-



sibility of having a reserve study done. This will allow us to determine if our dues are at an appropriate level. We are looking to see where costs can be cut and money saved.



- **Streetlights** – Coppell Greens is not a well-lit community and we are researching the possibility of obtaining more streetlights throughout the neighborhood.
- **Street signs** - We have been working with the city to repair broken or missing signs on various streets.
- **Entryway Lighting** – The southern entryway lighting is not working. The board is researching brighter lights via hardwiring or higher quality solar lighting to brighten both the northern and southern entrance signs.
- **Playground** – The board is looking to add a playground to our neighborhood. This addition is pending the final costs of the wall replacement.

OFFICIAL NOTICE OF 2007 COPPELL GREENS ANNUAL MEETING

All homeowners are invited and encouraged to attend this year's annual meeting to be held on March 22nd at 7:00pm. The meetings' location will be at Vista Ridge United Church located across Denton Tap [2901 Denton Tap Road]. The board will address several topics and elections will be held for three board positions. Interested candidates should submit their names and a brief bio to Coppell Green's property manager, Stephanie Harrington at sharrington@principal-mgmt.com by March 16th, 2007. Please join us as we work together to make Coppell Greens a wonderful place to live!

Coppell Greens Website

Principal management and the board have been working to create a new and improved website for all homeowners to access valuable information. We are in the beginning stages, so aspects of the site may be tweaked in the future, but we will keep you updated on all changes. The website is available at www.coppellgreens.org and will soon have information like who the board members are and who the committee chairs will be. This is a valuable tool we will be highlighting in future emails in an effort to improve communications between homeowners.

Assessments—Various Ways to Submit Payment

Bank Lockbox: Payments can be mailed to our bank lockbox. Please include the coupons or statement stub with your check, money order, or cashier's check. Also reference your 9 digit account number on your payment.

Coppell Greens
Homeowner's Association
c/o Principal Management
Group,
PO Box 60518
Phoenix, AZ 85082-0518

Payments can be also mailed directly to our office. Please send your check, money order, or cashier's check with your coupon or statement stub, and reference your 9 digit account number on your payment.

Credit Card Online: You may go online to our website to pay online with a credit card, www.principal-mgmt.com. Once you have entered the website, click on pay online in the upper right corner. *Please note a convenience fee will be charged for the processing of the credit card payment.

Springtime Sprucing

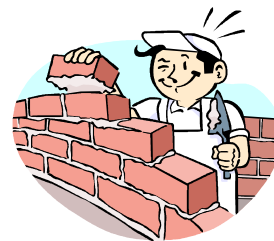
We are almost done with winter and here are a few tips that might help you ready for sunnier skies:

- Remove dead or wilted plants from flowerbeds.
- Clean windows dirtied from recent rains.
- Remove holiday decorations (lights, wreaths, doormats, etc.)
- Clean gutters—they get a workout during the rainy season and will need to be cleaned of winter debris so they can effectively do their job.
- Fascia and Soffit- examine them while you are up looking at your gutters. Replace any pieces that are rotting or soft, otherwise water could seep into your attic.
- Make sure your downspouts are sloping out and carrying water at least five feet from your foundation.
- Check concrete surfaces—if any cracks appeared in sidewalks or driveway during the winter, repair them because the wet spring weather will allow water to get under the concrete—which could lead to more buckling.
- Examine window and door flashings, seals or weatherstripping. If sealants around those openings are no longer pliable and continuous, reseal and caulk them.
- Early spring is a good time to consider any upgrades you'd like to make. Plans for pools or patios should be submitted to the board for approval, prior to any construction.



Denton Tap Wall Update

The board has been actively collecting bids to determine the best course of action for this wall. The wall was poorly constructed and the past repairs have not held. The wall will need to be replaced and then will be insured to prevent further costs, such as this one. We are hoping to bring the final bid selection to the annual meeting for a review by all homeowners. A committee will be formed to oversee the actual construction and keep in close touch with those houses that will be affected. When the bid selection and the committee are completed, we can move forward with the project. A new wall will help make our neighborhood look more attractive to potential homebuyers and can be enjoyed by our own community.



Spring Tips & Guidelines for Your Lawn Care

SPRING CLEANUP

Give your lawn a light spring rake-out to remove any debris from the fall such as leaves. Avoid giving your lawn a heavy raking early in the growing season (before mid-May), as it may damage the crowns on new grass.



If you have any fallen leaves still on the lawn, it is important to remove them. This will improve air circulation and assist recovery from winter injury. Leaf cover, combined with wet Spring weather, can increase disease activity in your lawn.

Spring raking will not pick up pellets from a granular fertilizing treatment.

SPRING MOWING

Mowing is important to your lawn's health. Here are some things you should know:

How Often: Your lawn requires weekly mowing during the cool weather.

Mowing Height: Your mower blades should be set to 2 1/2 - 3" during the Spring.

The 1/3 Rule: Mow off only 1/3 of the grass blade each mowing. More than 1/3 is hard on the plant and it takes weeks to recover. Lawns mowed like this experience problems with thinning out, weeds, crabgrass and diseases. If you have been away and have left your lawn to grow for 2-3 weeks in the Spring, raise your mower blades as high as they go. Mow it once at that height, then 3-4 days later mow again at the proper height.

Mowing Patterns: Change the direction of your mowing pattern each week.

Mower Blades: Have your mower blade sharpened at a local garden centre 3 times a year.

Mowing Times: Mow early in the day during dry conditions. This allows the grass to "heal" before dark, helping to avoid turf diseases.

