

# Coppell Greens Newsletter




PRINCIPAL MANAGEMENT GROUP— AN ASSOCIATE MEMBER COMPANY

Coppell Greens Homeowners Association

June 2007

## Official Coppell Greens Website

The website is up and running! This website contains public & private pages. When you first type [www.coppellgreens.com](http://www.coppellgreens.com), it will take you to the public web page. The private pages are only visible to registered homeowners. If you are first time user, you will need to click on **Resident Login** and "Register" first to access the private web pages. You will need your account ID from your HOA statement to register. When entering your password, you must click the  icon next to it to enter the web site. Hitting 'enter' does not work. Once registered, when you log in, you will be directed to the Coppell Greens pages.

Once registered as a valid homeowner, you will be able to check account activity; pay association dues; access by-laws, ACC applications, newsletters & meeting minutes, get updated on projects and committees; get contact

info. for the board members & management company; check out our community directory and connect with your neighbors; check out latest events & see what's happening in the community; take a survey; and even post things for sale!! Once the majority of the neighborhood is registered, we can think about posting the newsletter solely on our site, instead of mailing it each time. This is a useful tool for our neighborhood and can be used to share a lot of information—so log on and play around until you become familiar with all the tools under quick links and available under the resident center. We have had occasional issues with the website, but board members check it daily and they are rectified quickly, so please be patient while we work out every little kink that pops up!



## Quarterly Meeting

You asked for it: More HOA meetings in order to communicate better! In addition to our annual meeting every March, homeowners at the last annual meeting asked to have meetings more frequently. Since our last HOA meeting was in March, our next one will be in July. Mark your calendars for **July 26th at 7pm** at the Vista Ridge United Methodist Church across the street. Since there will be no board election, we will have a lot more time to cover a lot more information! In March, the board presented several different ideas/issues it was working on and we are ready to share what we have done and learned. We hope the wall will have been completed at this point and look forward to hearing your reaction to its improvement! We will also have our reserve study completed and plan to reveal what was recommended for our community. There are currently several issues we would like to discuss: Presenting the results of the reserve study; report on the streetlights; the idea of installing permanent (not solar) lighting to our monument entryways; lowering our monthly dues. Any of these ideas sound interesting to you? Then be sure to answer the survey on our website about it and attend the meeting and make sure your opinion is heard! We

## Committees

The committees of Coppell Greens are up and running! The ACC committee has already met once and done a walk-through of the neighborhood. Their mission and meeting minutes are posted under Committee Pages on the website ([www.coppellgreens.com](http://www.coppellgreens.com)) The School Committee met once and communicated for weeks before making the decision to dissolve. Their discoveries and conclusions can also be found under the Committee Pages on the website. The Neighborhood Watch Committee had trouble getting organized and has been put on the back burner until someone steps forward to chair the group. The Denton Tap Wall Committee has been working for months and their findings can also be found on the web, along with pictures of the proposed brick selection. You have hopefully already attended the work of the Social Committee and can learn of their next planned social on the website as well. These committees are as involved as you want them to be and are on a volunteer time-commitment basis. Some things you might want to know:

- Renters are welcome to become involved.
- More than one household member can join committees.
- You can join more than one committee!!

If you'd like to become involved in one of these committees, please email Stephanie Ruzima at [sruzima@principal-mgmt.com](mailto:sruzima@principal-mgmt.com).

**Dues Education**  
We hope this will help some of the confusion since transferring to a new management company. Monthly dues are **due on the 10<sup>th</sup>** of every month. If not received by the 15<sup>th</sup>, they are considered late.

## Next Coppel Greens Social:



Mark your calendars for another fun night with your neighbors! Tuesday, August 7, 2007 is National Night Out. This will be the second National Night Out

for Coppel Greens. Approximately 100+ stopped by last year's event and we hope it will be all 222 homeowners this year! More information will be provided in the August newsletter. Coppel Police Department will sponsor many activities during the summer leading up to the big night August 7. This month, we are sponsoring a National Night Out Poster Contest. The contest is open to all Coppel kids. The categories are 7-under, 8-10, and 11-up. Contestants are asked to color a poster provided by the police department or create their own. The theme for creating your own poster is "Kids preventing Crime." Entries will be judged on neatness, color concept, and originality. Entry forms, rules, and posters can be picked up at the Coppel Police Department. All entries must be returned to the police department by Monday July 2. McGruff, the NNO Knight, and Mr. P.C. the police robot car will present the winners with cool prizes. If you would like to be involved with this particular social by donating a raffle prize or helping to plan it—please contact Jennings Rauschenbach at [JenningsR@verizon.net](mailto:JenningsR@verizon.net).

## Improvements

A few of you have shared your disappointment with the newly placed monument sign on the median half a mile down on Denton Tap Rd. This sign says, "Leaving Coppel, Drive Safely"—despite the fact that the city of Coppel actually ends with Lairds Dr., located a good half mile up the road. The monument, along with the sudden end to the decorated medians, gives the impression that we are not a part of the city, especially to potential homebuyers. With the help of homeowners, a letter from the board was drafted and sent on behalf of Coppel Greens to the City Council's office. The City responded quickly and positively by saying they planned to remove the part about "Leaving Coppel" in the next 10-14 days. They said that the placement of the monument could not be helped, as any of the other medians were either too close to the Lewisville sign or a safety hazard, as it created a visual block from oncoming traffic. They also reported that they had been discussing landscaping the medians with some plants and grasses indigenous to the area (similarly seen on Sandy Lake medians). He said that this is a possible project for future months, as planting season has already passed. We appreciate the City's response to this issue and the homeowners/board members that called to address it!

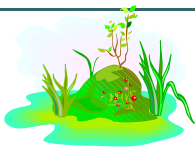
Some of you may have noticed a cable that was not buried at the end of Falkirk Dr. It was unsightly and could have been dangerous. Thanks to the efforts of our ACC Committee it has been buried appropriately!



## Denton Tap Wall Update

The wall has been selected and the brick has been ordered! If you'd like to see these selections, check them out on the Coppel Greens website! The wall committee offered to meet with the entire CG neighborhood to discuss their progress on May 1<sup>st</sup>. At this meeting, we shared with the homeowners who attended what we had learned and why we made the decision to replace the wall rather than repair it again. We also selected a brick that appeared to be the most popular and talked about accents for the wall to make it less plain. The brick has been ordered and is currently the only thing holding up construction of the wall. The company, Instone Construction, will soon be contacting wall-vicinity homeowners about the construction timeline and gaining temporary access to their backyards. We hope to have the wall completed within three to four weeks from the start of demolition. The price tag for a complete wall reconstruction from top to bottom along with aesthetic upgrades??-- \$126,100. All of which will be paid with from our reserve account—no special assessment needed! Please contact the committee via the website with any questions!

## LANDSCAPING TIP



Are you being a good neighbor and mowing your yard weekly? Why does it seem to be growing longer in certain spots after only two or three days?! Your yard may have what is called "Nut Grass" or Cyperus Rotundus. It has been called "the world's worst weed" as it is known as a weed in over 90 countries, and infests over 50 crops worldwide. Sometimes nut grass comes up in just a few spots and sometimes in concentrated spots throughout your yard. The rest of your grass will appear to be growing at a normal rate, while this "other grass" sprouts at twice the speed, leaving your lawn looking unkempt. If you only have a few spots, hand pulling this weed by the roots may allow you to maintain your once a week mowing. A more thorough approach may be to hire a company like Chemlawn to eradicate the weed through herbicides. If neither of those sound appealing, you might be left mowing two times a week to keep the nut grass from making your yard look unkempt.

## New Board Member

Due to a change in his employment that would require more travel, Board Member Nagendra Makenini was unable to complete his term on the HOA board. Another homeowner stepped forward and was unanimously welcomed him to the board:



**Sharad Patel**

Sharad Patel and his wife, Kiran have been married for sixteen years. They have two children: Frank (age 15); Eshan (age 5), who have resided in Coppel Greens since August 2000. His term as Member-at-Large will end in March 2009. Sharad holds a Masters degree in EE from University Of Illinois, Chicago. Kiran holds Masters in Computer Science. They are living in DFW area since 1997. Sharad and Kiran both are working as a software engineers and are active members at their temple near 635 and Web Chapel Rd. They enjoy traveling, company of friends, and any and all outdoor activities. His son Frank is in 10<sup>th</sup> grade and loves his drama class very much. They can be reached at [s\\_patel1@yahoo.com](mailto:s_patel1@yahoo.com)