

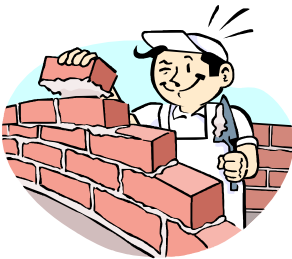
Coppell Greens Newsletter



PRINCIPAL MANAGEMENT GROUP— AN ASSOCIATION MEMBER COMPANY

Coppell Greens Homeowners Association

September 2007



Wall Report

Our perimeter wall is almost finished! As you can see, the main construction

has been completed and we are finalizing the finishing touches that need to be done. The board appreciates all the homeowners that have been keeping an eye on this project and reporting problems and successes along the way--this truly has been a community effort! A final walk-through has been scheduled with InStone to review the work and correct any aesthetic problems. A clean-up of the left-over bricks, construction materials, and left-over dirt/mortar are also to be expected.

The majority of the entryway holly bushes could not be maintained and allow accessible construction at the same time. The board is working to remove these bushes and, with the ACC Committee, is designing a new and improved entryway landscape to go with our new and improved wall! Keep your eyes open for the new look. If you have any opinions or suggestions on this subject, please feel free to join the ACC Committee--it is open to all Coppell Greens homeowners. You can find contact information for the committee on the website: www.coppellgreens.com.



Next Quarterly Meeting

ATTENTION!!! The next quarterly meeting will be October 18th at 7:00pm at the Vista Ridge United Methodist Church across the street. This meeting is to educate homeowners on the recent community projects and hear reports from the various committees. We would like to put two issues to vote at this meeting: the addition of a playground at the top of the "rock hill" in the 45X greenbelt and whether or not to approve the project to install permanent lighting to our two entryways.

Both of these issues will be outlined and described in detail, in order for the homeowners to have all available information before offering a vote. All homeowners are welcome to attend to further educate themselves about the community and homeowners in good standing will be allowed to vote--a quorum will be required, so please make an effort to attend this meeting if you have questions or opinions about these issues!! If you are unable to attend the meeting, please feel free to contact the board for more information about these issues and send in your proxy to have your opinion counted!

Reserve Study Report

For those that may have missed the July Quarterly meeting, we reviewed the results of the Reserve Study. This was a study completed on all the assets of Coppell Greens and a recommendation on the amount of income needed to sustain our community. HOA's are not allowed to be run at a "for-profit" rate and we were advised that our dues "more than, if not excessively funded our reserve fund needs". Given this information, the board decided to lower the \$60.00 monthly dues to \$55.00 per month beginning in October. After reviewing the budget and actual expenditures over the last four years, the board is looking to lower the dues another \$5.00 in January. Even after lowering the amount twice, the HOA is still saving for maintenance repairs to any of our capital assets, our general operating costs, AND funding the reserves at an amount slightly over what the reserve study recommended. The reserve study is available for anyone's review on our website. The board plans to do a presentation of the reserve study and our analysis of the last four years expenditures/income at the next annual meeting in March 2008.





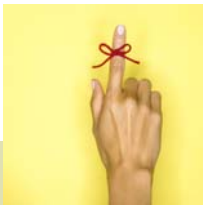
Social Events

Congratulations, Coppell Greens! For those that haven't heard, our 2nd annual National Night Out Block Party was named a winner of the 2007 NNO Block Party competition by the City of Coppell! It was a fun night and approximately 150 homeowners attended to meet with our local police and fire officials, eat, bounce, and win some generous door prizes! Our next event will be our Back-To-School Ice Cream Social to be held on September 14th from 6:30 to 7:45 at Lairds Dr. and Dalmalley. We look forward to another night of fun with a bounce house and ice cream to celebrate all our hard-working students in Coppell Greens!



Solicitors

There have been and probably always will be the problem of solicitors in our neighborhood. Some helpful hints in dealing with them? Ask to see their license--if they do not have one, advise that you will call the police if they do not leave the neighborhood immediately. The police have been helpful with this issue in the past and have come when called. If you do not want to be approached at all, another suggestion is to put a personal sign near your front door stating NO SOLICITORS--this sometimes diverts their efforts altogether.



COLLECTION FEE

JUST A REMINDER: DUES ARE LATE AFTER THE 10TH DAY OF THE QUARTER. THERE IS A \$15.00 LATE FINE, AS WELL AS A \$2.70 HANDLING FEE. IF YOU DO NOT WANT TO PAY THESE EXTRA COSTS...PLEASE PAY ON TIME!



Greenbelts

If you are a homeowner enjoying the added beauty of one of Coppell Greens greenbelts, "with great power comes great responsibility"...or something like that! On the greenbelt, you are responsible for ensuring that your bushes, trees, or other vegetation does not overgrow into the greenbelt area. Please take initiative on this and ensure your yard is properly pruned. You are also required to keep your wrought iron fences in good shape. If they are rusted or fading, please sand and paint them in order to improve their appearances and stay within HOA guidelines.