

Coppell Greens Newsletter



PRINCIPAL MANAGEMENT GROUP— AN ASSOCIA MEMBER COMPANY

Coppell Greens Homeowners Association

February 2008

Holiday Take-Down

Special thanks to Rex Gourley and Pete Cotting for taking down our front entrance holiday decorations. Also—thank you to Tiffany Franzoni for storing them all year for our neighborhood!



March Annual Meeting



The annual meeting is scheduled for March 25th at 7:00pm (6:30 sign-in) at the Vista Ridge United Methodist Church across the street. This is our primary meeting of the year where we discuss the HOA's finances and hold board elections. Please make an effort to attend or send in your proxy with a neighbor. Only

homeowners in good standing are allowed to vote—please get up to date on any delinquencies before the meeting! We offered four meetings to the HOA in 2007 in order to provide as much information and communication as possible about some of the improvements to our neighborhood. We do not have any large foreseeable projects on the horizon for 2008, so we will be offering three meetings this year, instead of four. We encourage homeowners to attend all three in order to be informed, share ideas, and socialize with neighbors in Coppell Greens.

Final Dues Reduction

The latest dues reduction will be going into effect the second quarter, which begins in April. According to the reserve study we had done by an outside source, our homeowners dues have been over estimated and could be lowered. The dues will be lowered another \$15.00 a quarter—bringing our total for monthly dues to \$50 a month. You will see this reflected in your February mailing. Bringing the dues to this level allows the HOA to cover all operating expenses while still saving a moderate amount every year for repairs and maintenance. This also brings Coppell Greens closer to being more in line with what other HOA's in the area are paying in dues. The board will continue to review the possibility of lowering the dues a third and final time.

Yards of the Month

Congratulations to Federico Garza of 149 Kilbridge Ct. for having the Yard of the Month in January! Ana Guevara of 115 Fallkirk Dr. has been voted Yard of the Month in February. Each of these homeowners received a \$25.00 gift card to a local nursery from the ACC Committee. Keep up the good work of keep your yards looking beautiful all year long! Spruce things up around your home-- it enhances the beauty of our neighborhood as well as puts you in the running to win Yard of the Month!



Board Positions

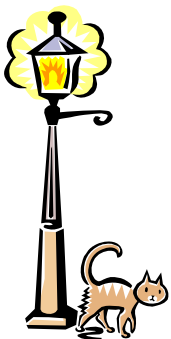
There are two board positions up for election this year. There are five positions total on the board and their elections are staggered, in order to prevent us from having an inexperienced board any one year. This year two positions are open and next year there will be three. If you are interested in running for a position on the board, please contact Stephanie Ruzima at sruzima@principal-mgmt.com so she can add your name to the ballot. All candidates must be current on their dues in order to run for a position.

Playground Issue

There will not be another vote on the playground issue this year. The vote was held in November and although the majority voted in favor of the installation of a playground, the board later learned that enough homeowners were not represented at the meeting and the vote therefore did not meet the requirement of 66% of the homeowners being in favor of it. Since such a strong interest was expressed, the issue will be addressed and possibly put for another vote next year. Please attend the annual meeting to learn further details about this issue.



Entryway Lighting



This was an issue that was put to a vote last fall and passed with an overwhelming majority. Now that the holidays are behind us, this project will soon begin. Be aware that there will be some construction near the entrances and keep that in mind when entering or exiting the neighborhood. Coming soon to Coppell Greens: a well-lit entrance!

MAIL MIX-UP

SEVERAL HOMEOWNERS HAVE COMPLAINED ABOUT THEIR MAIL BEING MIS-DELIVERED OR NOT BEING DELIVERED AT ALL. COMPLAINTS TO THE COPPELL POST OFFICE HAVE NOT SEEMED TO FIX THE PROBLEM. ANOTHER RESOURCE AVAILABLE TO HOMEOWNERS IS THE POST OFFICE CONSUMER AFFAIRS DEPARTMENT. IF YOU CONTINUE TO HAVE PROBLEMS WITH YOUR MAIL, PLEASE CONTACT 972-393-6755.



Committees

There are several committees in the neighborhood that are active and do not require a lot of your time. We have an ACC Committee who is charged with keeping our neighborhood looking beautiful and exploring ideas to making improvements. The Social Committee works to bring neighbors together by hosting three or four different social functions throughout the year. We have several homeowners interested in a School Committee, but are waiting for an individual to chair the committee. There are also several ideas for new committees, such as the Welcoming Committee. If any of these sound interesting to you—please participate and contact the board or Stephanie Ruzima to get on board!!



Be a Volunteer!