

Coppell Greens Newsletter



PRINCIPAL MANAGEMENT GROUP— AN ASSOCIATE MEMBER COMPANY

Coppell Greens Homeowners Association

September 2008

Coppell Greens Social Events

Unexpected weather caused our June social to be cancelled at the last minute. While disappointing, it still leaves us with our big National Night Out event to look forward to in October. Seeing as how we were chosen as one of the City of Coppell's recognized neighborhood block parties in 2007, we have a reputation to uphold this year! Mark your calendars for October 7th, 2008. It is the twenty-fifth anniversary of this nationwide event in which neighborhoods band together to heighten crime and drug prevention awareness; generate support for, and participation in, local anticrime programs; and strengthen neighborhood spirit and police-community partnerships. Nationally, the event is usually held in August, but Texas planners thankfully have moved it to October to hopefully give us a break from the heat! Plan to bring your family out to enjoy some pizza, beverages, prizes, and visits from Coppell's bravest fire and police personnel. Mark your calendars and keep your eyes open for reminders at both entryways!



Annual Meeting

The recalled annual meeting was a great success and was well-attended. Homeowners enjoyed hearing from three different City of Coppell officials who provided us with various pieces of information and ways to become more involved with our city. Four gift cards were given away to homeowners to be used at local restaurants or gas cards. Make sure you come to the next annual meeting in March and you could be the next recipient! To review what was specifically discussed in the meeting, go to our neighborhood's website at www.coppellgreens.com and click on the annual meeting minutes.

The Pond

The health and appearance of the pond off of Falkirk will be undergoing some "renovations" in the near future. The Coppell Greens pond is a detention pond designed to temporarily retain water while it continues down the spillway. Currently the pond is evaporating and has become clogged with silt carried down the spillway after rains. On a regular basis, a professional company comes to treat the growth of vegetation surrounding the pond that continually threatens to engulf it. Periodically, the board will need to authorize to have the silt in the pond removed, in order to prevent it from becoming too shallow and drying up completely. The plan is to have the silt removed within the next month. We apologize for the temporary unsightly appearance of our little pond and the possible smell of decaying vegetation while it dries out. Once completed, we will be able to enjoy several years of annually watching the ducks raise a family there every spring! Thank you for your patience while we try to get this project completed as soon as possible!



Erosion Projects

The city asked our neighborhood to provide a means of preventing the silt that was occurring in our 45X greenbelt (behind Kilbridge Lane and Lairds Drive). This erosion was apparently clogging up a stream and filtering into a neighboring pond. We hired a company to spray grass seed and place sod in that area. We believe that we have met the City's request. This was done to help prevent soil erosion and reduce movement along the wall, which will help stabilize the panels.

Potential Website Committee

Currently, our Coppell Greens website is being maintained by the board president, Phil LaBerge. It would be ideal for this low maintenance project to be handled by a small committee that would share in the role of maintaining and overseeing the website on behalf of our community. If you have website experience and would like to have a rotating responsibility in coordinating our website, please contact Phil LaBerge at cavalaire@hotmail.com.



Entryway Beds

There are plans underway for the improvement of the four beds at the Turnberry and Falkirk entrances to our neighborhood. The landscape committee has announced a three phase plan to install various Texas native plants that will provide various heights and color and make our neighborhood look attractive for its inhabitants, as well as the passerby. The project is scheduled to begin in October, when the heat is less severe and then hold until the primary planting season closer to spring. Board members, committee members, and homeowners will be doing the planting themselves and if you would like to be contacted regarding your participation on this project, please email Linda Els at Linda--_Els@verizon.net.

Watering Restrictions and Recycling Info.



Each year, the city of Coppell places into effect a water conservation and drought contingency plan from May 15 through September 15. The City has implemented watering restrictions for automatic spray irrigation systems and lawn sprinklers. NO outside watering will be allowed between the hours of 10 a.m. and 6 p.m. with the exception of the use of non-spray irrigation systems and hand watering.

Cardboard and paperboard (like cereal boxes) can be recycled in the residential curbside recycling bin on your recycle

day. Breakdown the boxes and place in the side or under the recycling bin. Boxes that food has touched, like a pizza box is NOT acceptable. The paper retrievers (yellow and green bin) at the local schools will no longer be accepting cardboard or paperboard.

To learn more information directly from the City of Coppell, go to www.ci.coppell.tx.us and click on My Coppell to subscribe to a weekly e-newsletter called Coppell Clips from the city.




Yards of the Month

Congratulations to our most recent three yard of the month winners! Each homeowner received a \$25.00 gift card to Calloway's Nursery and was selected by the landscape committee. The June Yard of the month was Kevin & Sylvia Bethea at 828 Kilbridge Lane. The July Yard of the month went to Shirley Moiles at 125 Turnberry Lane. The committee is taking a break for August, but will be scouting the neighborhood soon for their September selection. Congratulations to all the winners and thank you for contributing to the beauty of our neighborhood!

Budget

We hired a company to spray grass seed and place sod in that area. We believe that we have met the City's request. The bulk of our costs are associated with our landscape maintenance and water bill. Our decision to change landscapers was done with the intent of improving the quality of the service that we are provided while assuring that we utilize water as efficiently as possible. We will continue to monitor our budget to determine if a further reduction in HOA fees is warranted.



Landscape Company

After two years with Bill Kennedy's Landscaping, the board has voted to change landscaping companies. The new company, Thousand Oaks, will be thoroughly checking the sprinkler systems in an attempt to prevent the severe dry areas versus swampy areas we have been seeing in our greenbelts. It is hoped that this allows our sprinkler system or work more efficiently and cost-effectively in the future and provide us with a higher quality of landscaping for our neighborhood.