

Coppell Greens Newsletter

PRINCIPAL MANAGEMENT GROUP— AN ASSOCIA MEMBER COMPANY

Coppell Greens Homeowners Association

November 2009



Veteran's Day

Coppell Greens HOA would like to thank all veterans who have or are currently serving in the armed forces. We appreciate the sacrifices of all the soldiers and their families. Kudos to the southern side of Kilbridge Lane, who made quite a showing of their support for the day with flags lining the entire street!

Lavish Lawns

Congratulations to our July, August, and September Yard of the Month winners! Each victor received a \$25 gift certificate to Calloway's Nursery and a month's bragging rights with the Yard of the Month sign displayed on their front lawn. These are awarded April through September every year and we hope to see more homeowners putting forth their best efforts to be the next foliage front-runner!

Latest Improvements

The HOA has been busy maintaining and improving our grounds to ensure Coppell Greens stays as one of the nicest looking neighborhoods in the area. Our landscape company, 1,000 Oaks, has recently changed out our fall colors for the entrance beds. You may have noticed that they also planted hundreds of Asian jasmine along Denton Tap. These will eventually grow together into beds that form a dual purpose: first, it covers up the unsightly bare soil due to grass being unable to grow because of the shade from the evergreen trees and secondly, it works as a runoff barrier to help soil stay in place and help prevent the wall from moving. The next project you will see is the planting of roses around the duck pond railings. We believe this will be a prettier and more natural barrier to the pond, while still providing an area of safety.

Fall Festival

This year's annual National Night Out was cancelled due to impending rain and high winds; however, the event was rescheduled as a Fall Festival on October 24th. Neighbors dined on pizza while the kids bounced in a bounce house, flew down an inflatable slide, and fawned over a real live petting zoo! Very special thanks to the neighbors who helped set-up and clean-up the event! We also thank our wonderful landscaping company, Thousand Oaks, who generously donated \$200 to sponsor the event! You can see fabulous pictures taken by Lois LaBerge at our community website: www.coppellgreens.com. The weather and fellowship for the day was perfect! Our next two neighborhood-wide events will be our annual meeting in March and our End-of-School Year Social in May.



Holiday Decorations



For the past two years, Coppell Greens has held a decorations contest and given awards to the top three participants. We are looking for the best holiday decorations and would love to see our entire neighborhood participate. It is hard not to get in the holiday spirit when you drive into a neighborhood completely lit with decorative lights! The winners will be selected the week before the Christmas holiday and are awarded a \$50 American Express

gift card for 1st place, \$35 for 2nd place, and \$15 for 3rd place.

Our neighborhood will be decorated with greens and lights to make our neighborhood look festive for the holidays. Some HOA's hire a company to decorate their entrances, but Coppell Greens depends on a few dedicated homeowners and members of the board to make the transformation happen. If multiple homeowners help, the task gets done even faster. Please mark the first Saturday in December in your calendar to meet at the north entrance at 9:00am to help decorating.

Vista Ridge United Methodist Church

Vista Ridge is gracious enough to allow us to use their facilities for all our HOA meetings each year. We appreciate their hospitality and their offer to include us in their holiday festivities! The church is offering a free photo with Santa on Saturday December 5th 10:30a.m.-11:30a.m. Avoid long lines at the mall and let your child visit with Santa at Vista Ridge UMC this year! They are located on the corner of Denton Tap and Highland behind Market Street. Come join them for treats, crafts and a photo with Santa taken by a professional photographer.



Housing Market

Did you know one of your neighbors serving on the board is a real estate agent? Thornton Goetting works with Keller Williams Realty and, when asked, provided a snapshot of how our little corner of Coppell has been doing in the housing market. Since May of 2009, nine properties have been sold/bought for an average sale price of \$92.50 per square foot and they averaged 89 days on the market before being sold.

CMA From 1/1/2009 to present actives/sold

Comparative Market Analysis

Property Type: Single Family Status: Active

Subject Property													
Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
852 Mullrany DR	Coppell	4	2.0	2/0/2	2,356	0.167	2000	N	94	230,000	95.49	224,977	98
137 Turnberry LN	Coppell	3	2.1	2/0/2	2,662	0.161	1999	N	145	244,900	92.00	244,900	100
842 Dalmalley LN	Coppell	4	3.0	2/0/2	2,910	0.169	2000	N	136	274,900	91.03	264,900	96
Min		3	2.0	2/0/2	2,356	0.161	1999		94	230,000	91.03	224,977	96
Max		4	3.0	2/0/2	2,910	0.169	2000		145	274,900	95.49	264,900	100
Average		4	2.4	2/0/2	2,643	0.170	2000		125	249,933	92.84	244,926	98
Number of Properties: 3													
Average (ListPrice / SqFt) : \$92.84													

Property Type: Single Family Status: Sold

Subject Property															
Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	List Price	SP %LP	Sold Date	\$/ SqFt	Sale Price	
859 Kilbridge LN	Coppell	3	2.0	2/0/2	1,833	0.126	2001	N	43	212,000	98	7/23/2009	113.20	207,500	
156 Falkirk DR	Coppell	4	2.0	2/0/2	2,392	0.174	1999	N	185	219,929	100	9/24/2009	91.97	220,000	
833 Daimalley LN	Coppell	4	3.0	2/0/2	2,960	0.189	2000	N	176	221,000	103	5/01/2009	76.69	227,000	
740 Kilbridge LN	Coppell	3	2.1	2/0/2	2,390	0.187	2001	N	0	225,000	100	6/12/2009	94.14	225,000	
150 Kilmichael DR	Coppell	4	2.0	2/0/2	2,465	0.177	1999	N	103	234,900	99	6/03/2009	94.12	232,000	
834 Applecross CT	Coppell	4	2.0	2/0/2	2,442	0.173	1999	N	29	234,900	99	5/29/2009	94.80	231,500	
146 Kilmichael DR	Coppell	4	2.0	2/0/0	2,392	0.181	1999	N	1	240,000	102	5/26/2009	102.42	245,000	
155 Falkirk DR	Coppell	4	2.1	2/0/2	3,052	0.173	1999	N	11	246,000	98	6/19/2009	78.64	240,000	
213 Turnberry LN	Coppell	4	2.1	2/0/2	2,866	0.186	2001	N	160	248,000	100	9/25/2009	86.53	248,000	
Min		3	2.0	2/0/0	1,833	0.126	1999		1	212,000	98		76.69	207,500	
Max		4	3.0	2/0/2	3,052	0.189	2001		185	248,000	103		113.20	248,000	
Average		4	2.1	2/0/2	2,532	0.170	2000		89	231,303	100		92.50	230,667	
Number of Properties: 9															
Average (SalePrice / SqFt) : \$92.50															

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