



# Coppell Greens Homeowners Association Newsletter

FEBRUARY 2013

## 2013 Annual HOA Meeting

The 2013 Annual Coppell Greens Homeowners Association Meeting will be held Tuesday, March 26<sup>th</sup> at 6:30pm. All residents are invited to attend the meeting and learn what we have accomplished over the past year. We will also discuss any issues on your mind or projects you would like to see happen. The annual budget will be provided for your review of annual expenditures.

There are two positions on the board that are open this year. If you are interested in running for a board position or would like to nominate another resident, please fill out the nomination form that will be mailed to each homeowner in the next few weeks.

If you are unable to attend the annual meeting, please take the time to fill out the proxy form and mail it back or send it to the meeting with a neighbor. Having your proxy will help us reach a voting quorum, if it isn't reached by homeowners in attendance.



Be sure to mark your calendars to attend **March 26<sup>th</sup> at 6:30pm.** The meeting will be held in the main sanctuary of the Vista Ridge United Methodist Church located across Denton Tap from Coppell Greens.

Check out information about Vista Ridge UMC and their preschool program at [vrume.org](http://vrume.org). Enrollment is going on now!

## EMAIL BLASTS

*Our HOA board collects emails of residents in an effort to keep you up-to-date on events, meetings, and alerts. We do not email often and we do not share your email with anyone. While our mailed newsletter guarantees every homeowner gets the current topics included, it is still a limiting method of communication. If you are a homeowner or renter, please email the board to ensure we have your email address. If you change your email address or would like us to add another one (you can have 2), please let us know by e-mailing the contact info to: [list@coppellgreens.com](mailto:list@coppellgreens.com)*

## BLOCK PARTY

Outside of the two annual social events put on by the Coppell Greens HOA, we encourage our neighbors to organize their own block parties. This is the perfect weather to invite your street or cul-de-sac and host a potluck in your driveway one evening. If you get ten or more of your neighbors to participate and send us pictures of the event, you could win a \$50 Visa gift card!

Congratulations to Tommy and Tanya Josey for hosting a potluck in November for the southern end of Kilbridge Lane.



## **National Night Out Update**

For those that may have missed it, we had a great time out our 2012 National Night Out in October. Our neighborhood later received a letter from Coppell Police Chief Mac Tristan which read, "Because of your participation, the National Association of Town Watch (the NNO



people) has awarded the City of Coppell the best NNO in Texas and the 3<sup>rd</sup> in the Nation. This is the 7<sup>th</sup> year in a row that Coppell has earned the top spot in Texas.

This is a great achievement for the citizen of this community." He asked for this news to be shared with the neighborhood and wanted to thank us for making National Night Out 2012 a great success!

## **Neighborly Tips:**

Below are a few issues that have been brought to the board in the past few months. These are all things that can be easily avoided if we simply take the time to be contentious of others and our neighborhood:

- Cars parking on opposite sides of the street, impeding two-way traffic.

*Coppell Greens homes have nice wide driveways that can accommodate two cars outside of the garage. Please utilize your driveway whenever possible and ask guests to do the same.*

- Speeding through the neighborhood.

*This is an ongoing problem that has been somewhat addressed with speed humps down part of Fallkirk Drive. There are still several instances of drivers speeding through the neighborhood, which is a hazard to pedestrians, small children, and pets. Please slow down!*

- Trash littering the common areas, green belts, and pond.

*Everyone knows it is against the law to litter. A lot of our neighborhood trash seems to come from accidental instances, such as items blowing out of trash or recycle bins. If you are walking a pet or drive by the same piece of trash, please take the time to pick it up and dispose of it. It only takes a few*

*seconds of time and helps keep our neighborhood looking beautiful. Please don't wait or assume someone else will do it—YOU be that person!*

## **Recent Coppell Greens Realty Numbers**

Special thanks to realtor Thornton Goetting for providing us with a few interesting numbers regarding our neighborhood's real estate. We only have a few homes active or pending sale right now, but the average listing price is \$97.11 per square foot. Of the homes that have recently sold in the past few months, the price per square foot has averaged \$89.67. Of the homes sold, the average of the days on the market was 43 days, which included one that went in five days! We take great pride in our property values at Coppell Greens and appreciate everyone's efforts to keep their homes in line with our HOA bylaws and maintaining attractive residences.



## *Spring*

## *Landscaping!*

### **SHAPE UP, TRIM, THIN!**

It's time to get in shape! Trim, thin out and shape up! Your plants will be happier with a good trim and thinning.

**Grasses:** remove dead plants, cut out dead and for some cut the plant in half discard or give away. Be careful grasses can be sharp.

**Crape Myrtles:** trim dead branches, open up the plant to improve air flow, remove crossing or rubbing branches completely, and suckers.

**Roses:** prune all dead canes, suckers, canes touching/crossing, and canes smaller than a pencil.

**Perennials:** remove yellowed, dead leaves, split older Iris and replant or give away.

I wait until there is a little green before trimming to keep from mixing my best plants up with undesirables.

**Liriope:** cut back to 3" - 6"