



Coppell Greens Homeowners Association Newsletter

October 2013

Neighborly Tips

Below are a few issues that have been brought to the board in the past few months.

- Do not park on opposite sides of the street, impeding two-way traffic.

Because our streets are only 3 cars wide, parking on both sides of the street allows only one car to pass. Please try to avoid that.

- Advertisements not allowed.

Remember that Coppell Greens homeowners and renters are not allowed to advertise in their yards!

- Do not plant in the greenbelt without first obtaining HOA approval.

While we always appreciate efforts to make our neighborhood more beautiful, the Board of Directors requests that homeowners contact us before planting trees, bushes, or flowers in the greenbelt: board@coppellgreens.com

Creek Maintenance Complete!

The work on the creek that is at the southeast corner of our property behind 732 to 752 Kilbridge is now complete. Until recently, the area had been largely neglected since our development was completed about 13 years ago. Since then trees and dense brush had grown up alongside and in the creek bed causing it to silt up and mosquito breeding ponds to form. The trees and brush have since been removed, the creek bed graded and a layer of stone rip-rap has been placed along with drainage pipe to prevent ponding.



Update on High Point Oaks Development

The Gehan Homes High Point Oaks development that will be located to our north will be breaking ground the first or second week of October. The project will take 7 to 8 months to complete. The clearing and excavation portion of that will take about 2 months. Work hours are what the City of Lewisville will allow. We believe it will be Mon – Fri: 7 am to 7 pm, Sat: 9am to 7pm, and no work on Sunday. The developer originally said that they would break ground in late June, so they are several months behind schedule. On September 9th, we were finally given a copy of the grading and drainage plans which were submitted for permit. Your Board is working with the Cities of Coppell and Lewisville to ensure that our concerns regarding the development's drainage are addressed. The development plans are posted at coppellgreens.com.



Adventure Guides

Looking for a way to bond with your son or daughter? The YMCA Adventure Guides Program is a great

way for fathers and their children to spend uninterrupted time together as a member of a larger group, building lifelong memories and bonds. For more information, visit http://www.ymcadallas.org/locations/coppell_family_ymca/programs/adventure_guides/

Email Blasts

Contact us at list@coppellgreens.com to be added to the HOA email distribution list. We do not email often and we do not share your email with anyone.



Discounts Available for Senior Citizens on Utilities and Taxes

Sometimes age has its advantages! For residents of the City of Coppell, this advantage can be hundreds of dollars saved annually on their City of Coppell water utility billing and their Denton County – City of Coppell property taxes.

Homeowners age 65 years and over can apply for a 10% discount on their water and sewage bill by providing a copy of their driver's license that lists their current address to the Utility Billing Department - City of Coppell offices. They are located at 255 Parkway Blvd. in Coppell. If you require further information contact the Utility Billing Department by telephone at 972-304-3695 or by email at H2Obills@coppelltx.gov.

Homeowners age 65 years and over can also qualify for a property tax exemption, which will reduce the assessed value on their City of Coppell home by \$75,000. To apply for this exemption, residents will need to provide a copy of their driver's license that lists their current address to the Denton Central Appraisal District's Exemption Department. If you had this exemption on your previous home, the Denton County Appraisal District will require a copy of the property tax statement on the previous home. This will allow an adjustment to be made between your previous home and your current home. For further information contact the Denton County Appraisal District at 972-434-2602 or 940-349-3800.



Black Walnut Café Update

Construction on the Black Walnut Café project that is planned next to the eye doctor's office was delayed, but should begin around November 1. We are all really looking forward to it opening! It should take 4 or 5 months to build. Plans for the job are available at coppellgreens.com

Recycle!

Know Before You Throw

Yard Trimmings make up an estimated 12% of the total residential waste stream in Coppell. In an effort to increase recycling in Coppell, yard trimmings, grass, leaves, and tree trimmings are collected and taken to a compost facility where they are a valuable resource for making compost and mulch, instead of being wasted and taking up valuable landfill space.



Recycling Basics:

- All acceptable recyclables can be mixed together in the recycling cart.
- Place blue recycling cart at the end of the driveway by 7:00 am on your recycle day (**Wednesday**).
- Missed pick up? Call Waste Management at 972.315.5400

To recycle Yard Trimmings:

- Place in lawn and leaf bag or open trash can. **NO PLASTIC BAGS!**
- Place at end of driveway by 7:00am on your recycle day (**Wednesday**)
- Use cotton string to tie tree trimmings in 5 foot bundles
- Lawn and leaf bags are found at local grocery and home improvements stores.

Go to <http://coppelltx.gov/ecocoppell-522.html> and click on trash/recycling for more information.