



Coppell Greens Homeowners Association Newsletter

February, 2015

Coppell Greens Annual Meeting

Our annual HOA meeting will be held on **Wednesday, March 18** at Vista Ridge United Methodist Church located at the corner of Denton Tap and Highland Drive. The meeting will start at 6:30 pm. When you receive a proxy in the mail, please complete and return it. The proxy will help insure that we reach the 25% quorum at the meeting and can vote on issues. In the past we have struggled to reach a quorum. It is vital that you return the form.

Volunteers Needed

Volunteers are needed to be on the HOA Board and on committees to help with:

- **ACC** (Architectural Control Committee): to help maintain architectural standards within Coppell Greens by reviewing ACC requests and responding to violations. This is critical to maintain our standards and property values;
- **Landscaping**: to interface with our landscaper regarding landscape maintenance issues in our common areas (like bag worms in trees or weed control) and for making needed improvements (like the photinias which were planted at the north and south of the development or planting decorative grasses along the spillway to reduce the sediment in the pond) Members would also know how to shut-off sprinkler lines in the event of break;
- **Security**: to periodically check on our security cameras, interface with the police when there are issues and communicate with residents. They would also arrange for speakers at our HOA meetings to talk about security;
- **Cleanup**: to help pick up trash in the neighborhood and along Denton Tap, and keep our greenbelts clean. They would also arrange an annual earth day cleanup of the neighborhood;
- **Schools**: to interface with Coppell ISD regarding Open Enrollment, notify residents about key dates, and interface with LISD;
- **Web Site**: to maintain and update the Coppellgreens.com web site. They would also maintain and update our e-mail list;
- **Newsletter**: to write a newsletter (like this one) with important information about our neighborhood.
- **Engineering**: to take charge on issues like:
 - flooding of property and noise caused by construction of the M/I Homes project to our north
 - dredging the pond & making sure the fountain is working properly.
 - requesting street and sidewalk repairs
 - replacing the light bulbs at the monument signs when they burn out
 - Denton Tap wall and stone wall repairs & maintenance
 - getting the Coppell Greens monument signs repainted.
- **Events**: to schedule, arrange and run our Spring Fling and National Night Out events.

We need people to run each one of these committees. Please volunteer!



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What Happens If Nobody Volunteers?

Apathy is truly our worst enemy. Year after year, a small group of people have volunteered their time to be on the Board and address issues like the ones above to make Coppell Greens a great place to live. When the majority of homeowners, however, fail to come to our Annual Meeting or don't volunteer to be on the Board or a committee, it is not only unfair to those who have volunteered in the past, but may lead to something far worse.

If the HOA Board is unable to get people to serve on the Board and committees and the current Board members refuse to continue serving beyond their current term, their final act would be to petition the court for receivership. This is something we DO NOT want to have happen. The court would then appoint our existing management company or someone else who is on their list of receivers. That receiver would then raise HOA dues to cover the cost of their employee(s) acting as the receiver plus their fee for doing so. Our HOA dues would skyrocket as a result of it. Additionally, the receiver would only answer to the court and not the homeowners.

This is something that can be avoided if people simply volunteered and got involved. Please e-mail board@coppellgreens.com if you would like to volunteer.

Traffic Light

As I am sure you have noticed, traffic on Denton Tap has gotten significantly worse lately with the construction which is being done to widen Hwy 121. Because of gridlock

at the Denton Tap & Hwy 121 traffic light, traffic backs all the way up Denton Tap past Turnberry and Fallkirk making it difficult to get in and out. The City of Coppell is going to install Do Not Block Intersection signs. We are also pushing to them to put pavement markings down, too.

Unfortunately, regarding a traffic light at the Fallkirk entrance, we are no closer than we were 7 years ago to getting one. Despite the fact that traffic counter strips have shown 3 times that a light is needed, the intersection is shared by Coppell & Lewisville and neither side wants to pay for it. They are currently at odds with each other over a joint traffic light at Lake Vista & MacArthur which was installed.

The Board has contacted Ballantyne Apartments and The Preserves and hopes to work together as a team with them to force a meeting with the two cities and get something done.

M/I Homes Development

On the property to our north, the worst of the earthwork and site development is behind us. Many of the lots are now sold and within the next 3 months most of the houses will be built. While we have resolved many of the problems we had with the construction so far, making sure that the lots are fenced and prevent easy access of their residents onto our property will be our next big challenge.

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.