



COPPELL GREENS HOMEOWNER'S ASSOCIATION NEWSLETTER

MARCH, 2017

Annual HOA Meeting

Our annual Coppell Greens HOA meeting will be held on Tuesday, March 21st at Vista Ridge United Methodist Church. Sign-in will start at 6:30 pm and the meeting will start at 7:00 pm. The church is located at the corner of Denton Tap and Highland Drive. We have some very important issues to discuss and your attendance and input is vital.

HOA Dues

In August, 2007* the Board reduced the HOA dues from \$720/year to \$660/year. In January, 2008 the Board again reduced the fees to \$600/year. For the last 9 years, the dues have remained the same and we have run a balanced budget. At the annual meeting we will be having a frank discussion about our HOA dues. We urge you to attend.

What is an HOA and why is it important?

A Homeowner's Association is an organization in a subdivision that makes and enforces rules for the properties within its jurisdiction. The purchase of a property automatically makes the homeowner a member of the HOA and dues are required. It is governed by a Board of elected homeowners.

When you purchased your house in Coppell Greens, you received a thick packet of information that included our by-laws. The documents go into great detail defining terms, property rights, the association, Board of Directors, committees and a lot of other things. What it doesn't do, however, is describe why a home owner's association like ours is so important and how it differs from a

community that doesn't have one.

Our HOA allows us to govern ourselves and do the following:

- control the architectural standards and appearance of homes in our community to insure that our property values are not negatively impacted;
- hold events to bring the neighborhood together and foster security;
- manage the landscaping and maintenance of the greenbelts, spillways, pond and walls;
- communicate with the City, and the neighborhoods and developments being built around us, and
- enforce the by-laws and set dues.

In a community that is not an HOA, homeowners simply don't have a say in important issues that have an impact on the value of their homes and the quality of their life.

It Ain't Included

The by-laws assume that some percentage of people in the community care enough about it to volunteer their time to serve on the Board and Committees. While there have been a handful of people over the years who have volunteered and we have accomplished some really great things, the vast majority of you haven't made any effort to get involved short of showing up for the annual HOA meeting or the community events. Sorry to be so blunt about the subject, but it is true. For some reason you think it is included in their HOA dues. Well, it's not and it needs to change. We need people to volunteer or we are going to have to pay others to govern for us. That will result in having to raise your HOA dues. At our annual meeting, we will be electing three members to the Board. We also need

people to volunteer on the ACC, cleanup, crime, landscape and website committees. If you would like to do your part and volunteer to help, simply send an e-mail to committees@coppellgreens.com



Thank You Jennings!

For over a decade, Jennings was the driving force behind our Spring Fling and National Night Out events. She tirelessly volunteered her time to arrange and put on the events. Unfortunately for us, in February Jennings & Josh found a house in Coppell that they wanted to fix up and they sold their house in Coppell Greens. It is a great loss. Thank you Jennings for your years of arranging those events and serving on the Board!

Community Events

After asking many of the HOA presidents from other subdivisions about how many community events they hold a year, almost all of them responded that they hold just one event, either Halloween or National Night Out. Now with Jennings' departure, the Board has decided to scale our events back to just the NNO event. If there are those in the community who would like to take charge of planning and running the Spring Fling, the Board might consider bringing it back. We can discuss it at the annual meeting and go into more detail.

Block Parties

In an effort to foster camaraderie and home security by bringing neighbors together to get to know each other and help look after each other, the Board wants to continue to support and encourage the holding of block parties. The only requirements are that you hold a party and that neighbors from 6 homes around you participate. You will need to provide a list of your neighbors who attended and submit a receipt for food and beverages purchased. We will reimburse you for up to \$100. Depending on how popular the program becomes, the Board has the right to discontinue it, so....first come, first serve.

City Council Election

The City of Coppell will be holding elections on May 6th for 4 seats. The only contested one is Place-7 between Mark Hill and Maggie Lucas. Your Coppell Greens HOA Board endorses Mark Hill based on his service on the City Council and his efforts to prevent the development of mixed use/high density housing in our city.

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If you are NOT on our e-mail list and are not receiving our periodic e-mail blasts, please send your name, address, e-mail address and phone number (if you wish) to list@coppellgreens.com. Renters are also welcome to subscribe to learn up-to-date information regarding Coppell Greens.

* Erratum: this date was corrected from the version put in the mail.