



COPPELL GREENS HOMEOWNER'S ASSOCIATION NEWSLETTER

SEPTEMBER, 2017

National Night Out

We will be holding our National Night Out event on Tuesday, October 3rd starting at 6 pm at the end of Kilbridge Court. We will be having both BBQ and Asian food this year to meet everyone's taste. We will also have lots of fun things for the kids to do.

HOA Board Open Positions

We currently only have three members on our Board and need two more. We have some very important issues on our agenda and need more Board members to help make those decisions and ensure that our community continues to maintain the same standards that it has over the years. Please send an e-mail to board@coppellgreens.com if you would like to get involved.

Trash & Recycle Bins

The issue of people leaving their trash and recycle bins parked in front of their house and in public view continues to be an issue for our neighborhood. It didn't use to be such a problem when recycle was collected on Thursdays at the same time as trash. Instead of 2 pickups a week, we now have 3, and some people don't make the effort to place them in their garage or out of sight. The results of a survey that was e-mailed out to homeowners on our e-mail list came back as follows:

- It is OK to store trash/recycle receptacles in public view like the photo above or on the side of the house. 26.92% 14 votes

- It is NOT OK to store trash/recycle receptacles in public view. Repeat violators SHOULD NOT be fined. 13.46% 7 votes
- It is NOT OK to store trash/recycle receptacles in public view. Repeat violators SHOULD be fined. 59.62% 31 votes
- Total: 52 votes so far.

If you haven't taken the survey, please do by visiting www.coppellgreens.com

While we understand that this is not an official vote, it gives us an idea of the general sentiment of the community. The Board now needs to determine what the policy should be. The City does not require that the bins be stored out of public view and there is nothing specific in our by-laws addressing it. The Board does, however, have the right to issue a Supplemental Bulletin to the by-laws requiring that they be stored out of public view.

Block Parties

In our past newsletter, we mentioned that the Board would contribute \$100 towards block parties held by groups of neighbors to better acquaint themselves and strengthen their block. Alan (JJ) Jackson at the south end of Kilbridge took us up on the offer and had a great block party. If you would like to have a block party with a specific theme, you can do that, too (aka Indian, Asian, Mexican, or whatever). All that is required is that you show that 6 homes around you participated. Have fun!

Fines for Violations

Unfortunately, it has come down to this. Our management company, Associa, routinely drives through the neighborhood to do inspections. They then issue violation letters for infractions that they see such as lawns that haven't been mowed, trailers parked in front of houses, fences in need of repair and other items that are violations of our by-laws. Unfortunately, many homeowners are just disregarding the violation letters. The only recourse that the Board has is the file a lien on the property which costs over \$600 and requires the involvement of our lawyer. That is only something that we have done in the worst of cases. The Board has also received many angry e-mails from homeowners because they feel that the by-laws are not being enforced. In the past, the Board has considered implementing fines which it has the right to do according to our bylaws. Associa says that over 90% of communities issue fines and that we are in the minority. The Board has considered this in the past but was reluctant to do so because of the headache that it creates with appeals, filing liens for those who do not pay the fines, and the general animosity that it creates. Additionally, in the wrong hands, fines can be abused by a Board that is overbearing and willing to issue them for the most minor of infractions. The Board has created a draft of our fining policy and is considering whether or not to implement it.

E-Mail List



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.

To Our South

The property to our south that is west of Rosa's will soon be developed. Carl's Jr. was approved last year but has been slow to get built. We expect to see construction for that to start soon. We had pushed the City to force them to put air cleaners on the kitchen hoods, but the City wouldn't support us. So, I hope you like the smell of burgers and fries. On a happier note, LA Fitness is going to build a facility and take up much of the property. We think they will be great neighbor.

Denton Tap Wall

The wall which was built 10 years ago is having repair work done on it and it should be done soon.

North Spillway Drainage

Plans for the installation of a drainage system on the north end of our spillway have been reviewed and approved by the City. We are now receiving bids from contractors and hope to start work soon.

Fallkirk Entrance

Directional arrows and signs were placed at the Fallkirk entrance by the City. They were also supposed to place a curved dotted line at the median to prevent drivers exiting from Coppell Greens & Ballantyne Apt at the same time from running head-on into each other. Unfortunately, the Coppell & Lewisville need to sign an agreement to do that....which is taking forever.

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Past newsletters, by-laws, maps, forms, photos and much more info are available to you at coppellgreens.com