



# COPPELL GREENS HOMEOWNER'S ASSOCIATION NEWSLETTER

**MARCH, 2018**

## *Spring Fling*

We will be holding our Spring Fling event on Friday, May 4<sup>th</sup> starting at 6 pm at the end of Kilbridge Court. We will provide food and refreshments. You are welcome to BYOB if you wish. It is a great opportunity to talk to your neighbors and for the kids to have some fun. See you then!

## *Annual HOA Meeting*

Our annual HOA meeting will be held on Tuesday, April 3<sup>rd</sup> at Vista Ridge United Methodist Church. Doors will open at 6:45 pm and the meeting will start at 7:00 pm sharp.

## *HOA Board Open Positions*

We need new Board members. We are hoping that some of you who have lived in the neighborhood for years but have never volunteered for the Board or a committee will finally do so. Perhaps some of our newcomers would like to volunteer, too. Our HOA was established with the fundamental belief that we can govern ourselves. Unfortunately, out of our 222 homes, it has only been a handful of people who have volunteered over the years to help run our community. Your current Board President (Phil) has been on the Board for 12 years and is finally stepping down. Please send an e-mail to [board@coppellgreens.com](mailto:board@coppellgreens.com) if you would like to get involved. The consequence of the Board being dissolved due to lack of participation is quite serious.

## *May 5<sup>th</sup> City Council Vote*

FYI, one of Coppell Greens homeowners, Biju Mathew, is running for City Council. Get out and vote! Early voting is April 23<sup>rd</sup> to May 1<sup>st</sup>.

## *Trash & Recycle Bins*

The online survey that many of you completed showed that the majority of people thought that trash/recycle receptacles should NOT be stored in public view. It is now up to the Board to take appropriate action by way of writing a supplementary bulletin to amend the by-laws and, if needed, issue fines when our fining policy is put in place. Also, please breakdown your boxes and make sure that your recycle material is placed in the container with the lid shut. On windy days it gets blown around the neighborhood.

## *Block Parties*

In our past newsletters, we mentioned that the Board would contribute \$100 towards block parties; however, few people have taken advantage of it. We want to reimburse you \$100 to get to know your immediate neighbors so that the community is safer. Please take advantage of it!

## *Fines for Violations*

We are in the process of reviewing drafts of a policy for issuing fines and anticipate that we will be implementing it soon. While most people respect the by-laws and respond promptly to violation notices, there are some people who have "blown off" the notices. The only remedy the Board has left is to file a lien which is a costly and a slow process. Fines would help resolve most of these issues.

## *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 and e-mail address to: [list@coppellgreens.com](mailto:list@coppellgreens.com). Renters are welcome to subscribe.

## *To Our South*

Work has finally started on the LA Fitness to our south. It is unclear if the Carl's Jr. is going to be built at the same time or not. Of the possible businesses that could have been put on that property, LA Fitness is not a bad deal. They will be providing an opening through their brick panel wall to allow us to access our south spillway. They will also be planting some trees and using parking lot lights with hoods to prevent light from bleeding over into our neighborhood.

## *Denton Tap Wall*

Work was completed on repairs to the Denton Tap wall. Hopefully this will do it for the next 10 to 12 years.

## *North Spillway Drainage*

Unfortunately we have had to go back to the drawing board because of the cost of this project. We think we have a solution that will resolve the flooding issues and not empty our reserves at the same time. Plans should be going to the City this week with hopes of doing the work in April.

## *Entrances*

The "puppy track" curved stripes painted on the road on Denton Tap at the Fallkirk & Turnberry entrances are now in place. They are helping to eliminate confusion and prevent head on collisions with people exiting Ballantyne Apartments and The Preserve and us. With regard to traffic on Denton Tap and our difficulties entering and exiting our subdivision during rush hours, we did not win the battle for a traffic light.

The traffic studies that the City had performed and the few accidents with written police reports didn't warrant it in the view of the City. If there had been more documented accidents and there had been a large community campaign for it, we might have gotten one.

## *Fountain at Pond*

We have repaired the fountain at the pond which aerates the water and eliminates the growth of lilies. This time it broke because it clogged with pine needles from the nearby trees. The pond is also too shallow due to silt & mud which came down during construction of Highpoint Oaks. We last dredged the pond 8 years ago and at some point will need to do it again. The bright side is now that the property to our north is fully developed, once we dredge it at some point in the future we shouldn't have to do it for quite a long time.

## *Our High Standards*

It is up to us to maintain the standards in our neighborhood and preserve the value of our homes. With the development of expensive homes all around us and the building of the Mary Kay facility nearby, our homes are very desirable and affordable, but they won't be if Coppell Greens isn't maintained. Our houses are now, however, aging and need to be kept up with. Painting the trim on your house and the replacement of roofing, AC system, water heater, and tree replacement are some of the things that many people have done or will need to soon. With our property values going up, consider investing in your house by fixing it up. Note: ACC approval is required if you are modifying the exterior of your house!

## *Water Leaks Fixed*

After the City was called, the water leaks on Kilbridge, Kilmichael and Dalmalley have been fixed.