



COPPELL GREENS HOMEOWNER'S ASSOCIATION NEWSLETTER

HOA Annual Meeting

Our Coppell Greens Annual HOA Meeting will be held on **Tuesday, March 17th**. **The meeting will** be held at Vista Ridge United Methodist Church on Denton Tap **and start promptly at 7:00 pm.**

SpectrumAM

Our new property management company is Spectrum Association Management. They came highly recommended by the head of the Coppell HOA Presidents Council. They officially took over from Principal Management on February 1st. Since they took over, we have noticed a dramatically better level of service and communication while their fee is less than Principal's. They also promise to return calls to homeowners within a day.

Please note that your April 1st HOA dues must be sent to SpectrumAM and not Principal.

If you had auto bank drafting setup with Principal, you need to set it up with SpectrumAM. You should be receiving your statement in the mail sometime around March 1st. For instruction on paying online, see: www.coppellgreens.com

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Spring Fling

The Spring Fling this year will be held on **Friday, May 8th** starting at 6:30 pm at Kilbridge Court. We will have lots of good food and things for the kids to do. We hope to see you then!

Trees in Front Yard

After a number of storms blew through last year and knocked down trees in Coppell Greens, we gave affected homeowners a reprieve until cooler weather. It is now time to plant. Unless you have submitted an ACC request and been given a variance, a tree is required. If you live on a cul-de-sac and have a small front yard, please submit an ACC request. Don't wait until it starts getting hot!

City Update

The grand opening of the Coppell Arts Center will be on May 14th – 17th. For more info, see: <https://www.coppellartscenter.org/>

The City has been in the process of replacing sidewalks in Coppell Greens and raising utility manholes.

Development Updates

Feathers Smash: To the west of Lairds, plans have been approved and work is to start soon. Opening probably in the late summer or fall.

SRINI Office & Retail Project. To the south of Mullrany. Plans are in progress. The Board has met with the developer. Probably opening in late fall or winter.

Hat Creek Burgers: To our south between Rosa's and LA Fitness. Under construction and opening soon.

Projects

Denton Tap Wall: In December, a couple of panels and columns at the Fallkirk entrance were rebuilt and cracks along the wall repaired.

Cost ~ \$7k

Concrete Flume: a 300' x 2' wide concrete drainage flume was installed in the greenbelt behind 106 to 114 Turnberry to fix drainage problems. Drainage pipes and inlets were placed along the 12' tall millsap stone wall to prevent further movement. Cost ~ \$12k

New Security Cameras

Last year the Coppell Police Department gave a presentation about a new security system that reads license plates. If a plate is read that is on their hot list, it will send a notice to the police cars that are on patrol. The Board approved purchase of the system and is in the process of having it installed. As compared to the cameras that we currently have that just record plates to an SD card and are only of use after an incident occurs, the new system is real-time and will help catch criminals in the act. It will provide a much better level of security. Cost: the 4 camera system cost \$8k and there is an annual \$3k system cost.

2020 Census

In mid-March, you should receive an invitation to complete the 2020 Census. It is tremendously important that you do so. Why is it important?

- *The 2020 Census will determine congressional representation, impact hundreds of billions in federal funding, and provide data that will affect communities for the next decade.*
- *School lunches. Plans for highways. Support for firefighters and families in need. Census results affect your community every day.*
- *For more info see:*
www.2020census.gov

Tips

- Consider installing a smart irrigation controller. It can save you a lot of money in water costs and is good for the environment. A popular one is Rachio and costs \$218 on Amazon. There are many others.
- By far, your largest utility cost is for your electricity and your A/C system is the biggest user. If you need to replace your system, consider a high SEER system with a two stage compressor. It can have a significant impact on your bill.
- Monitor your water usage. See: <http://www.coppelltx.gov/h2o> It monitors how much you use and can send you an e-mail alert if you have a water leak.
- Monitor your electrical usage: As of January, CoServ assigned new account numbers. You will need that to access their SmartHub to monitor your electrical usage. See www.coserv.com

Thank You

For those walking around the neighborhood picking up trash, it does make a difference. Thank you!

Renters

Some where between 10% to 15% of the houses in Coppell Greens are being rented out. Want to learn more? Come to our annual meeting on the 17th and our neighbors Nancy Jackson and Alan Hubble will explain more.

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. Renters are welcome to subscribe.

Want to volunteer on the Board or a committee?

E-mail: board@coppellgreens.com