



COPPELL GREENS HOMEOWNER'S ASSOCIATION NEWSLETTER

Upcoming Elections

Coppell Mayor and City Council Places 2, 4 & 6 are up for election as well as LISD Places 1 & 2. **Early voting is from 4/19 to 4/27** at Flower Mound Community Center, 1200 Gerault Road. **Election day is May 1st** and voting is at Victorious Life Church, 2671 MacArthur Boulevard in Lewisville. Coppell Greens resident Biju Matheu is running for re-election to Place 6. For more info, see: <https://www.coppelltx.gov/203/Election-Information> Please get out and vote. Every vote counts!

Annual HOA Meeting

Due to the pandemic, we repeatedly postponed our annual meeting and have been holding quarterly HOA Board meetings by Zoom. If things continue to improve, we will schedule our in-person Annual Meeting for **Wednesday, July 14th** at Vista Ridge United Methodist Church. We'll let you know more as we get closer. If you would like to serve on the Board or Committees, please contact us at: Board@coppellgreens.com

Landscaping Issues

During the big freeze in February, many plants and trees were damaged or killed. In the next month, it should become evident if they are going to come back to life or not. If plants are dead, they will need to be removed. You can find a helpful monthly lawn & garden checklist here: <http://www.coppellgreens.com/Documents/Landscaping/MonthlyLawnAndGardenChecklist.pdf> Starting this month, we will be continuing with our *Yard of the Month* program. Winners will receive a gift card to Calloway's Nursery.

ACC Requests

If you plan on modifying your home, please make sure to submit an ACC request before you start work. You can do it online through the SpectrumAM.com website. If you have any questions, please e-mail: acc@coppellgreens.com. If work is not approved and does not conform to the by-laws and community standards, you will be forced to remove it.

Trash & Recycle Bins

On non-collection days, trash and recycle bins need to be stored out of view, either in your garage or behind your fence. You should not place them against your garage door or in plain sight.

Recycle Blowing in Wind

Please don't let the boxes, milk jugs, and other recycling that you put out on Tuesday evening blow away in the wind. Always completely close the lid on the recycle container. If it looks like it is going to be windy, make sure that anything placed on the ground next to it is bundled so it doesn't blow away.

Water Shut-off Valve

Do you need to turn off the water to your house because of a leak or because you need to do repairs? You will need a water meter lid key which can be purchased at either Ace Hardware or Home Depot for about \$13. Insert the key in the hole of the lid and turn it counter-clockwise to open. Then turn the valve at the bottom 90 degrees to turn the water off.



You can easily monitor your water usage by signing-in to the City of Coppell customer portal called *Get To Know Your H2O* at:

<https://my-cppll.sensus-analytics.com/>

You can also setup alerts that will notify you if your consumption exceeds certain amounts which you can define. The HOA now uses the site to monitor the seven water meters for the greenbelts which helps us to understand our water consumption and respond to any sprinkler line water leaks.

National Night Out

Our National Night Out event is usually held at the beginning of October. We are hoping that by then life will have returned to normal and that we will be able to hold the event. Stay tuned.

SRINI Office Building

Clearing and mass grading of the site to the south of Coppell Greens along the Hwy 121 frontage road for Phase 1 of the SRINI Office Building has begun. Phase I is a 12,267 s.f. office building. Phase II will be a 13,081 s.f. building directly to its west.

Here is a link to the civil engineering plans:

www.coppellgreens.com/Documents/Developments/SRINI-Civils.zip

Contractor Signs

The Coppell City Code states that contractor signs (such as roofers, home repair companies, etc.) may only displayed in a yard **while the work is being performed.** We have noticed some roofing signs which have become permanent fixtures in a number of front yards which need to be removed.

Security Cameras

Our new security cameras which read license plates have been accurately and consistently recording around 1,800 plates per day (night and day). We are still working with the Coppell Police Department to have their system automatically alert patrol cars if someone on their hot list enters the neighborhood. We hope that will be done soon.

Do you know me?

I live in Coppell Greens and I am an Eastern Cottontail rabbit. Despite the extremely cold weather we had this winter, I survived because of my furry coat and my fluffy white tail, and I am doing well. I love to nibble on your lawn and I actually chew more than 120 times per minute. I weigh between 2 and 4 lbs. If you chase me, I can run up to 20 mph in a zigzag pattern.



**Note: this newsletter will be posted on
www.coppellgreens.com**

New Site Manager

We have a new site manager with SpectrumAM who will be doing our monthly drive-by inspections. His name is **Joey Pena**. His first inspection was on April 7th and he will be doing them monthly. Our property manager, Mikaela Taylor, remains the same. Here is the current contact info:

Spectrum Association Management
– Mikaela Taylor – Community Manager
– Joey Pena – Site Manager
– Pati Reyes – ACC Coordinator

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Plano, TX 75024
contact@spectrumam.com
Phone: 972-992-3444
Website: www.spectrumam.com

Contact The Coppell Greens HOA Board
board@coppellgreens.com

President : Phil LaBerge
Vice-President: Pete Cotting
Secretary: Nancy Jackson
Treasurer: Karen Goetting
Member at large: Phillip Easton

Walking in the Street

We would like to encourage people NOT to walk in the middle of the street. It can be very dangerous. With more and more electric cars on the road, it is impossible to hear them approaching behind you. Please use the sidewalks.

Paint Colors

Here is a link to paint colors that the Board has approved:

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/coppell/tx/coppell-greens/>

Understanding Easements

Over the years, there has been much confusion by homeowners over property lines and easements. The attached article on the subject was written by HOA Board member Phillip Easton and helps clarify what different types of easements there are within Coppell Greens and how they impact you. It is also posted at:

www.coppellgreens.com/Documents/Bylaws/UnderstandingEasements.pdf

Understanding Easements

Coppell Greens by-laws and Declaration of Covenants, Conditions, and Restrictions (CCR) define several different types of easements in the neighborhood and are designed for different purposes. An easement is a legal situation in which the title to a specific piece of land remains with the landowner, but another person or organization is given the right to use that land for a distinct purpose. Easements are typically used for utilities or to grant access to common areas.

Utility Easement

A utility easement is an easement that allows a utility the right to use and access specific area of another's property for laying gas, electric, water, and sewer lines. Typically, permanent structures are not allowed to be built in Utility Easements. Utility easements tend to run along the back of the property, (See Figure 1). Remember, before digging call 811 to have your utility lines marked on your property to prevent possible injury, damage to property, and service outages.

Open Space Easement

Most properties in the neighborhood also have Open Space Easements. These properties typically border the green belts in the neighborhood. These easements were put in place allow these properties to have unobstructed views of the open spaces adjacent to the properties. The properties with these Open Space Easements have open metal fencing to allow these views and cannot be converted to a privacy fence. Another restriction is the owner is prohibited from constructing or erecting any permanent or temporary above ground improvement or structure in the Open Space Easement except for open metal fences, again to maintain the open view of the space. The green belts in our neighborhood are a unique and desirable feature of our neighborhood not found in many locations. These open easements help to maximize your and your neighbor's enjoyment of these open spaces.



Figure 1 Combination of Utility and Open Space Easements

Owner's Use Easement

One type of easement defined in the CCR that homeowners may not fully understand is Owner's Use Easements. Most of the houses in Coppell Greens have this type of easement and so every home owner should understand the ramifications of having one on their property. These easements tend to run along either side of the house and can have an affect your interactions with your neighbors, so they are important to understand. These types of easements are a little more complex and so the rest of this article will be devoted to discussing them.

The Owner's Use Easements were probably established to give homeowners in the neighborhood access to more usable yard space. Instead of having a fence running between the houses giving the homeowner a narrow strip of land on each side of the house, the owner now has the use of one wider strip of land on one side of the house.

How do you know where your Owner's Use Easement is located? A quick way would be to step out to your side yard. If you see the wall of the neighbor's house and no fence separating the two houses you

have an Owner's Use Easement. Your neighbor on the other side of your house has the same view of the wall of your house. Of course, to be certain you should consult your survey or plat for your property.

The Coppell Greens CCR defines the owners of each easement as thus:

The Owner to whom the Use Easement is granted is referred to herein as the "Owner of the Dominate Estate" and the Owner who's Affected Lot is subject to the Use Easement is referred to herein as the "Owner of the Servient Estate".

This means the house owner of the servient estate owns the land but the owner of the dominate estate gets to use it, (see Figure 2). This includes things like landscaping the area, putting up a fence and installing a sprinkler system.

The CCR does grant the servient owners access rights to the neighbor's yard. Importantly the owner of the servient estate is allowed access to the yard to do emergency repairs to their house. In nonemergent situations they should notify the dominate estate owner about wanting access but must be allowed access for maintenance or repairs to their house.

Coppell Greens has two sizes of use easements depending upon the location of the house. Some properties will have an easement extending 8 feet from the neighbor's house. Others will have an easement extending 5 feet from the neighbor's house.

The CCR does restrict activities in the use easement design primarily to protect your neighbor's house. You cannot build permanent structures in the easements or attachment anything to your neighbor's outside wall. You cannot excavate, change the grade or drainage patterns or do anything to compromise the foundation of the neighbor's house. These restrictions are not only designed to protect your neighbor's house but to protect your house from your other neighbor's actions as well.

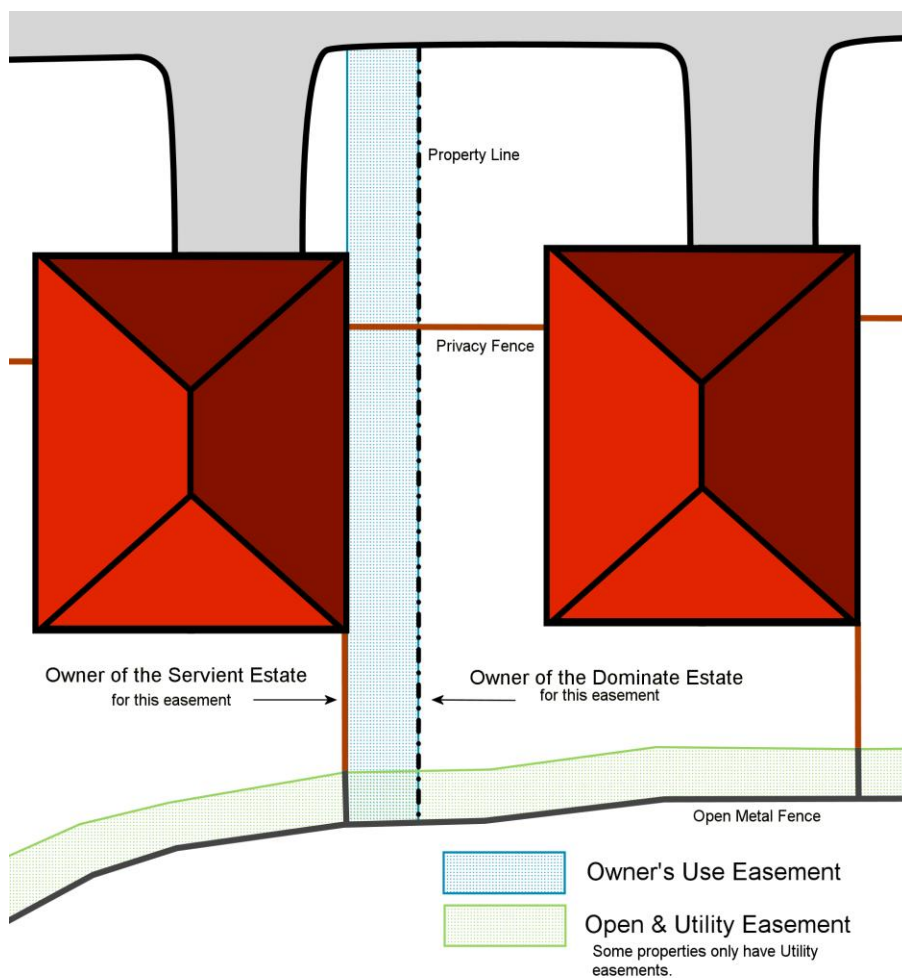


Figure 2 - Typical layout of Utility, Open Space, and Owner's Use Easements.

Conclusion

This article is presented as an overview of use easements and is not intended as supplement or override of the current by-laws or CCR. If needing specific information on easements consult Coppell Greens CCR Article V.