



COPPELL GREENS HOMEOWNER'S ASSOCIATION NEWSLETTER

Annual HOA Meeting

We will be holding our Annual HOA Meeting on **Wednesday, July 14th** starting at 7 pm at Vista Ridge United Methodist Church. If you can't attend, please send in your proxy. Both the City and the Police Department will be talking to us about current events.

HOA Board Position

We will be electing one new Board member at the annual meeting. It is very important that we have people serve on the Board to help run the community. If you would like to serve, please submit an application.

Pond Dredging

We are having a silt survey done on the pond to determine the amount of dredging required. We will then put the work out for bid and determine if we can afford it and when to start work. The pond was dredged 11 years ago. The pond is currently too shallow to operate a fountain to keep the water aerated and prevent algae from growing. Aesthetically, it would be nice to have a fountain operating again, too.

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.

Denton Tap Streetlights

We have contacted both the City of Coppell and Lewisville about having streetlights installed on Denton Tap and both the Fallkirk and Turnberry entrances. Since the median is in Lewisville, it will be their project. They are trying to determine if they have funding to do it this year.

Open Enrollment

Open enrollment applications for new students or returning students to Coppell ISD are due on July 9th. Here is a link to the info: <https://www.coppellisd.com/Page/1364>

National Night Out

Our National Night Out event will be held on October 5th this year. Stay tuned for more info.

Let us know

If you see something that needs attention or is of a concern, please let us know. If it is an emergency situation that requires the police or fire department, please do not put a post on NextDoor or the Coppell Greens Facebook page and expect something to happen. If you don't think it is serious enough to call 911, the non-emergency number for the police department is: 469-289-3270, or *247 on your cell phone. The police department also has an app. You can contact our property manager, Mikaela Taylor, at contact@spectrumam.com or 972-992-3444, or us at board@coppellgreens.com.

Yard of the Month

Congratulations to the homeowners at 143 Fallkirk Drive for winning the yard of the month award and gift card. Your house looks spectacular!



Current Market Analysis

A summary of the 90 day CMA is provided below by Cilia Frappier with Better Homes & Gardens, Winans. For the detailed analysis, please contact her at: 214-228-7144 or cilia.frappier@winansbhg.com

Coppell Greens - 90 CMA			
Price	Min	Max	Average
List (\$)	399,900	458,000	434,486
Sold (\$)	440,000	447,000	443,500

Dead Bushes & Trees

During the big freeze in February, many plants and trees died. If your bushes or trees have not come back to life by now, they may need to be either severely cut back to allow for regrowth, or removed. If you have questions, we suggest that you consult with an arborist. Here are some examples. **Figure A** shows a tree where all of the branches are dead. **Figure B** is a tree that had all of its major branches cut back last year and has regrown since. **Figure C** is a tree that was cut down; however, it was not cut to the ground and the stump was not ground up so that a new tree could be planted. **Figure D** is a line of bushes with dead branches. **Figure E** is an Indian Hawthorne with leaves and branches that are dead. **Figure F** is an Indian Hawthorn that was cut to the ground and has started to regrow.

When the weather cools in the fall, it will be a great time to trim back or replant. The Board will review the issue later in the fall and may ask SpectrumAM to start sending out notices if no action is taken.



Figure A



Figure B



Figure C



Figure D



Figure E



Figure F