



COPPELL GREENS HOMEOWNER'S ASSOCIATION NEWSLETTER

Annual HOA Meeting

We will be holding our Annual HOA Meeting on **Tuesday, March 29th** starting at 7 pm at Vista Ridge United Methodist Church. If you can't attend, please send in your proxy. Biju Mathews, who lives in Coppell Greens and is on the Coppell City Council, will be our guest speaker.

HOA Board Positions

We will be voting on filling three Board members at the annual meeting. It is very important that we have homeowners serve on the Board to help run the community. While our property manager does a great deal of work for us, there are many things that only the Board can do. If you would like to serve and help maintain our great neighborhood, please submit an application.



Pond Dredging

Dredging of the pond began back before Thanksgiving and has been progressing slowly due to the cold weather and other factors. About 900 cubic yards of water and muck has been pumped into the large bags surrounding the pond and all of the cattails have been removed. After all of the water bleeds out of the bags, the remaining 450 cubic yards will be hauled off, hopefully by May. After we are done, we will install a fountain in the pond. The Board recognizes that it is unsightly and is an inconvenience to have the sidewalk by the pond blocked. However, we want to remove as much material as possible now so that we don't have to do it again for a decade or more in the future. Your patience is greatly appreciated, especially those living by the pond.



Mullrany Timber Walls

At the end of March, the HOA will be having the failing timber walls behind 867 & 871 Mullrany replaced with milsap stone walls. The plans for Coppell Greens state that it is the HOA's responsibility to maintain all walls within Coppell Greens. With the building of the SRINI development to our south, it has become imperative that we get the work done now before access to the area is restricted.

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 send an e-mail to us at: 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. That includes changing the style, height, or location of your fence.

Dead Bushes & Trees

In February of last year, the Big Freeze severely damaged or killed many trees and bushes throughout Coppell Greens. If you have not pruned or removed them, please do so soon. If they are not corrected, SpectrumAM will start issuing notices. In order to maintain the value of our homes, it is important to keep them looking nice.

Getting Back To Normal

We hope to be announcing our Spring Fling and National Night Out events soon. Stay tuned.



Wood Fences

Have you ever driven through a neighborhood with fences which are not straight, with boards missing, or which need to be stained? Poorly built and maintained wood fences have a huge detrimental impact on the overall appearance of a neighborhood and its property values. Learn more by looking at the fence Standards page on www.coppellgreens.com



Metal Fences

If you have a metal fence in your backyard, it is your responsibility to maintain it. There is a misconception by some that, because it is adjacent to a greenbelt, that it is therefore the HOA's responsibility. After 20 years, many have started to rust. Scraping, sanding and then spraying the fence with Rustoleum paint can help save it.

Pickup After Your Dog



There are three dog stations which the Coppell Greens HOA installed with free bags. Please put bags with poop in **YOUR** trash, not by someone else's curb or on their lawn. Thank you Jim Prince for keeping them stocked with bags.

Inflation



The Board is doing its best to not raise your HOA dues despite rising costs for fuel, electricity, water and management fees. Additionally, we have spent a significant portion of our reserves recently on dredging the pond and repairing the Mullrany walls.

At some point we may have to raise HOA dues, but we are doing our best not to.

- 2000: \$720/year
- 3/2003: \$225 special assessment
- 4/2004: \$225 special assessment
- 12/2006: Old Board resigned
- 8/2007: reduced to \$660/year
- 1/2008: reduced to \$600/year
- 1/2018: raised to \$700/year
- 3/2022: maintained at \$700/year



Blowin' In The Wind

Please firmly close the lid on your recycle container and make sure that anything placed next to it won't blow away. We've had boxes blow into the middle of the street and jugs and paper littering an entire block. Please take a minute to break down any large boxes. Styrofoam or plastic bags must go into the trash. The recycle will not take it.

Political Signs

Our by-laws address political signs and state that you are allowed to place them in your yard with certain restrictions. However, you are not



allowed to place them on HOA property or easements which includes at the entrance islands, flower beds, in front of the brick panel walls along Denton Tap, or in the greenbelts.

Coppell PD Wants Us to Call



The Coppell PD encourages us to call if we see anything suspicious. If it is an emergency, call 911. If not, call the non-emergency number at: 972-304-3600. Alerting them allows them to increase patrols and react if similar incidents are occurring in other subdivisions in Coppell.