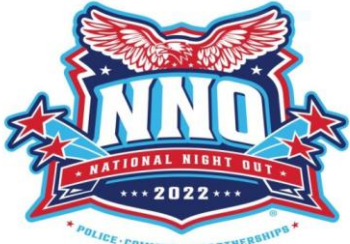




COPPELL GREENS HOMEOWNER'S ASSOCIATION NEWSLETTER



National Night Out

Come join us for our National Night Out celebration. The fun will start at **6 pm** at the end of Kilbridge Court on **Tuesday, October 4th**. There will be free pizza and activities for the kids. The Coppell police and fire department will be there, too.

Why an HOA?

Our homeowners association was established to enforce our bylaws and other governing documents, to promote the interests of its property owners, and to enhance the value of the affected lots as a part of a "harmonious, high quality residential subdivision." With the increase in value of our homes, it has become even more important for us to maintain our quality standards. A few homes with poorly maintained lawns, fences and/or trees can negatively impact the entire subdivision. The enforcement of our bylaws and the issuance of fines is our collective way of maintaining our standards and property values.

For more info, see the Standards pages on coppellgreens.com which provide pictures and details about lawns, fences, trees, trash bins and other items.

Lawns

Please keep your lawn mowed and weed free. Consider a company like TrueGreen or Gecko Green for weed control if you don't do it yourself. Note that it is your responsibility to mow:

- The strip of grass between the sidewalk and the curb.
- If you live on a corner lot, the side of your lot.
- The use easement up to your neighbor's driveway, not just to your property line.

Fences

All fence replacements now require an approved ACC request BEFORE the work is done. Fences need:

- To have pickets which are board-on-board, not side-by-side.
- A 4" horizontal top trim board.
- A natural or earth tone stain.

Fences may not be relocated or the height changed without approval.

Trees

You do not need approval to cut down a dead tree in your front yard. However, it needs to be replaced with one at least 6' tall from our approved list. Removal of a live tree needs ACC approval.

Trash/Recycle Cans

Trash and recycle bins placed in front of garage doors or on the side of the house are unsightly. The ACC is writing a supplemental bulletin to require that they be stored inside your garage or completely out of view from the street.

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.

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.

Political Signs

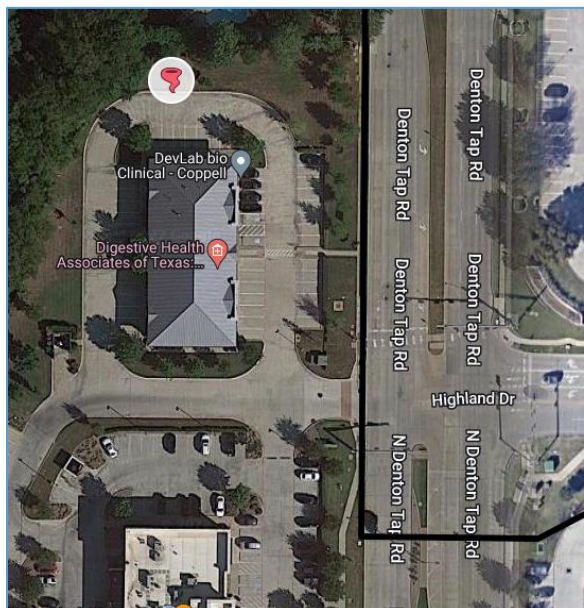
You are allowed to place them in your yard, but you are not allowed to place them on HOA property or easements which includes at the entrance islands, flower beds, in front of the brick panel walls along Denton Tap, or in the greenbelts.

The Pond

The dredging of the pond is now complete. We will be reseeding the disturbed areas. PondMedics will be periodically treating the pond to help control any growth.

Mullrany Walls

The replacement of the deteriorated wood timber walls along the south side of Mullrany was completed. The contractor did a great job of installing the new milsap stone walls. The replacement of the wood timber walls along the southwest end of Lairds will occur when we build our reserves back up.



Outdoor Warning Siren

The City is in the process of installing additional outdoor warning sirens around town. They contacted us about placing one just south of 109 Turnberry just north of the ENT for Childrens medical office building. After we expressed our concern, they decided not to locate it there and are considering other locations.

Street Lights on Denton Tap

The City will soon be installing street lights in the median of Denton Tap near our Fallkirk and Turnberry entrances. It should help entering and exiting Coppell Greens at night.

Developments

The SRINI development to our south is nearing completion. It is unknown when they will begin the next phase which will be south of 819 to 831 Mullrany.

The Feathers Smash badminton/pickleball facility to our west is completing installation of site utilities and will be pouring the concrete foundation and parking soon.

The Northwest Gateway Plaza development to our southwest behind 210 to 222 Lairds appears to be on hold.

Intense Heat

Due to the months of hot weather and lack of rain, we had a few trees in the greenbelts not survive. We will soon be cutting them down and replanting them when it gets cooler.



Solar Panels

Due to high AC usage during the hot weather, some neighbors reported electricity bills in excess of \$500/month. Is installing solar panels to reduce your electricity bill worth it? Because we live in an electrical coop (CoServ), homes with solar panels use net metering. At the end of the month, they are billed for any electricity used in excess of the amount that they produced. They are billed at the standard rate of 14.4 cents/kWh and don't get the reduced rate for using electricity at off-peak hours like regular customers. Also, if they overproduce, they get nothing for the excess that goes back into the grid. CoServ also hits them with a \$10/month distributed generation fee. Here is an example of a house with 26 panels. After federal tax credits, the system cost \$23.5K. On sunny days, the system produces 40 to 50 kWh per day = \$5.75 to \$7.20/day (about \$200/month). However, on overcast days, that goes down significantly. From 1/1/22 to 9/20/22, it produced 10,700 kWh = \$1,540. In the summer, it helped with the high bills. In the winter, they use electric heaters to reduce their Atmos gas bill. Here are some tips. Financing the system can make it harder to sell your house. Some real estate agents say your house value does not increase, but that depends on who you talk to. Solar panels need ACC approval before installation. The above discussion is for information only. You need to do your research and decide what is best for you.