

### *We've Gone Digital*

Like most HOAs, we have finally decided to go digital with our newsletter and dispense with the cost of mailing out hard copies which many people unfortunately don't look at. It will continue to be e-mailed out by SpectrumAM and will also be posted on both the SpectrumAM and CoppellGreens.com websites.

### *HOA Board Zoom*

There will be a Coppell Greens HOA Board Zoom meeting on Wednesday, 12/20 starting at 6 p.m. A notice with a link to the meeting was sent out to all homeowners.

### *HOA Dues Increase*

You may have noticed on the quarterly bill from SpectrumAM that you received recently that your HOA dues have increased by \$10 to \$185/quarter. We were very reluctant to do so, but really had to in order to keep up with increasing costs. The alternative was to allow our reserves to be depleted. We would then have to levy a special assessment if we had an immediate cost like we had for repairing stone retaining walls back in 2003 & 2004. We really want to avoid special assessments. The HOA dues are now slightly higher than they were 20 years ago. Here is the history:

- 1/2003: \$720/year
- 8/2007: reduced to \$660/year
- 1/2008: reduced to \$600/year
- 1/2018: increased to \$700/year
- 12/2023: increased to \$740/year

If you have your HOA dues automatically bank drafted, there is no need to do anything.

### *Mowing Corner Lots*

If you live on a corner lot, it is your responsibility to mow the lawn along the sidewalk at the side of your house. It is not on HOA property and it is not mowed by Thousand Oaks.

### *Who mows what?*

Some homeowners are confused about what they need to mow. In most cases, you can find out simply by turning on your sprinklers. You are required to mow the lawn on your property including the use easement which extends to the side of your neighbor's house and driveway. To learn more, please see our [April, 2021 newsletter](#) in the Public Documents section of the Coppellgreens.com website.

### *Police Department Ticketing*

The Coppell Police Department has recently started ticketing cars parked in driveways which block the sidewalk. It is a violation of the Coppell City Code and ticketing is at the discretion of the patrolling officers. While we agree that homeowners should not block the sidewalk, the HOA has not contacted the PD about this matter. The fine is \$220.

Also, you are not allowed to park perpendicular to the curb at a cul-de-sac or in front of a fire hydrant. Motor homes, trailers and large delivery trucks are not allowed to be parked either in your driveway (per by-laws) or on the street (per City Code.)

### *National Night Out*

As usual, our National Night Out event was a lot of fun with an inflatable slide for the kids, food, and the PD showing up. Thank you Varadha and those who helped organize it.



Selfie of Varadha Sundaram with current Coppell Greens HOA president, Pete Cotting (L) and with City Council member & Coppell Greens resident Biju Mathew with 2007 Coppell Greens HOA president, Vijay Velamuri (R).

### *Christmas Lights at Entrance*

The companies which we have used in the past to install Christmas lights at the entrances increased their price to over \$5,000 which we simply can't afford unless we raise dues even more. We hired someone to install them this year for \$1,700 which did not include wrapping the crepe myrtles with lights. We may decide to have him wrap a few crepe myrtles next year, but really want to control our expenditures so that we don't need to cut back elsewhere.

### *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](mailto:acc@coppellgreens.com). **If work is not approved and does not conform to the by-laws and community standards, you may be forced to remove it.** That includes changing the style, height, or location of your fence.

## Trash & Recycle Bins

The Board has started placing door hangar notices on doors when homeowners leave their trash/recycle bins on the street longer than the day following pickup.



### HOA COURTESY NOTICE

The City of Coppell Code of Ordinances bans the storage of trash cans/recycle bins in your driveway or in front of your house. Bins are required to be placed behind the front line of the house and preferably in the garage or behind a fence where they cannot be seen from the street.

Bins may be placed at the curb for pickup no earlier than 7 p.m. the night before and must be removed no later than 7 a.m. the day after pickup. For more information, please see Section 3-5-9 of the Code of Ordinances of the City of Coppell.

In addition to making your property look neater, it will help maintain property values in Coppell Greens.

Thank you,

Your Coppell Greens HOA Board

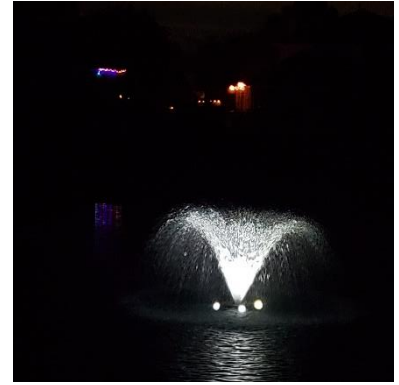


## Annual HOA Meeting

Our Coppell Greens Annual HOA Meeting will be held on March 12<sup>th</sup> starting at 7 p.m. at Vista Ridge United Methodist Church. Put it on your calendar.

## Happy Holidays!

Here are just a few photos of the amazing houses lit up in our neighborhood for the holidays.



## Wall Repairs

The HOA Board has authorized retaining wall repairs behind 222 Lairds and rebuilding some columns and brick panels at the Fallkirk entrance. Work should start early in 2024.

## Short Term Rentals (STRs)

The Coppell Greens HOA Board is against allowing short term rental of homes (aka AirBnB) in our neighborhood. In order to do so, a homeowner needs to get approval by the Coppell Planning & Zoning Board. The Coppell Greens Board does not support STRs because it creates a host of issues and sets a precedent.

## Vistara Sports

The Pickleball/Badminton facility to our west is now open. To learn more, see their website at: [Vistarasports.com](http://Vistarasports.com)

## Don't Trash It, Donate It

Rather than just putting things on the street for trash pickup, please consider calling a charitable organization to come pick it up and reuse it. Here are a few: [Donate2Impact](http://Donate2Impact), [Salvation Army](http://SalvationArmy).

