

April 10, 2003

Re: SPECIAL ASSESSMENT

Dear Homeowner:

The annual meeting of the Coppell Greens Homeowners Association ("Association") was held on March 11, 2003. If you attended the meeting, thank you for your participation and input.

One of the items discussed at the meeting was the state of the community's common areas. As you may know, the Association is required to maintain the common areas of the community, including the greenbelt areas, the pond and drainage areas, the brick privacy wall along Denton Tap, and many of the millstone retaining walls. These items typically have a long life span (e.g., a millstone retaining wall typically lasts 20 years or more before it needs a major repair or replacement).

Unfortunately, however, the property developer of our community used poor workmanship and/or substandard building materials in constructing the brick privacy wall and millstone retaining walls. The community also faces several drainage issues (namely the water flow from Highpoint Oaks through the pond located on Fallkirk Drive) where poor design by the developer and excess silt runoff caused by Highpoint Oaks (the adjacent property to our north) have caused problems. As a result, several parts of the common areas are in need of immediate repair.

For example, near the end of 2002, a homeowner notified the Association that a millstone retaining wall in the community was failing. Hydrostatic pressure caused by poor drainage construction had caused the wall to sink and crack, and sinkholes had begun to form along the edge of the wall in a homeowner's back yard. To avoid the complete collapse of the wall and the cost of potentially negative consequences to affected homeowners, the Association had to have the wall repaired. The cost of the repair was \$30,000.

The Association believes that the property developer and Highpoint Oaks are liable for repair costs for several problems in the community. Prior attempts to have these companies own up to their responsibility have not been productive, and the Association is assessing the possibility of legal action against them. In the meantime, however, the Association must bear the cost of the repairs, which have been estimated at nearly \$120,000. This situation is an unfortunate, but very real problem.

The current balance of Association funds and the current year assessments are not sufficient to cover the necessary repair costs. Therefore, to fund the cost of some of these

repairs and to avoid a current increase in Association dues, the Board of Directors of the Association recommended to the community at the annual meeting that a special assessment of \$225 per homeowner be levied effective April 1, 2003. Special assessments must be approved by vote of the community before they can be levied. A vote was taken at the meeting by ballot, and the proposal was overwhelmingly approved.

An assessment of \$225 is hereby levied on all homeowners of the community effective April 1, 2003. Each homeowner as of this date is liable for the full payment of this amount. However, to be sensitive to the economic conditions of homeowners in the community, the special assessment may be paid in \$75 increments over a three-month period. The enclosed statement details payment terms.

For the benefit of your neighbors in our community, please take the time to mail your payment in a timely fashion. Failure to make all payments in a timely manner will result in that assessment of late fees and possible further collection activities.

If you have any questions regarding the special assessment, please call Lora Compton of SBB Management Company at 972-960-2800.

Sincerely,

BOARD OF DIRECTORS  
COPPELL GREENS HOMEOWNERS ASSOCIATION

**PLEASE MAKE SPECIAL ASSESSMENT PAYMENTS ON A SEPARATE  
CHECK FROM ALL OTHER PAYMENTS TO THE ASSOCIATION.**