



COPPELL GREENS HOMEOWNER'S ASSOCIATION NEWSLETTER

HOA Annual Meeting

We will be holding our Annual HOA Meeting on **Tuesday, April 8th starting at 7 pm at Vista Ridge United Methodist Church**. The doors will open at 6:30 pm. If you can't attend, please send in your proxy. It is urgent that you either attend or submit a proxy so that we can reach a quorum. You should have received an email and copy of it in the mail. We will be voting on two open Board member positions. Our guest speaker will be Captain Eric Louderback with the Coppell Police Department.

New Property Manager



Starting on April 9th, Olivia Copley will be our new property manager replacing Jaime Tijerina. Jaime has done an outstanding for us and has always gone out of her way to help and support our community. We owe her a debt of gratitude and are looking forward to working with Olivia. Olivia was born and raised in Denver, Colorado and moved to Texas 1.5 years ago. She has two dogs named Blu and Kygo. Olivia has over 6 years of property management experience.

\$309 Ticket



If you get a ticket for rolling through or running a stop sign in Coppell Greens, the cost is \$309 per the [Coppell Municipal Court Fine List](#). Per the PD, if you have any priors, it can go up to as much as \$500 and will probably impact your car insurance premium. Has the Coppell PD ticketed people in Coppell Greens? **Yes, and they will do so in the future unless people stop running the stop signs.**

March 4th Storms

On the morning of March 4th, a very strong storm front hit Coppell Greens and uprooted or broke many trees, knocked over fences, blew off roof shingles and damaged houses. Many thanks to those who volunteered and helped deal with the aftermath. A special thanks goes to Biju Mathew

on the City Council who helped get the City to send a claw-truck from Republic Services to pick up debris not once, but three times. Had it not been for the volunteers and the City, the Board would have been forced to do about a \$100/home special assessment.

New Developments

[Indoor Pickleball X](#) will be building an indoor pickleball facility directly to the south of the homes at the end of Turnberry Lane on the Hwy 121 frontage road. It will be on the lot between LA Fitness and the Children's Dental Care building. To the west of the Children's Dental Care building, a developer is considering purchasing the land to build two buildings similar to the SRINI buildings to the west. Also, to the west of the existing [Vistara Sports](#) indoor pickleball facility on Vista Ridge Mall Drive, they will be clearing a lot on the west side of their building to build outdoor pickleball courts. On all of these projects, we have met with the owners and reviewed and approved the plans.

Standards

One of the principal roles of the HOA is to assure that properties within Coppell Greens maintain a "high level of taste and design standards" so as to preserve and protect our property values. On our [coppellgreens.com](#) website we have provided a Standards tab which provides example of: [fences](#), [trees](#), [tree rings & planters](#), [lawns](#), [trash and recycle bins](#), [basketball goals](#), [paint colors](#), and [roofing](#).

If you are replacing or repairing one of those items with the exact same size, shape, color and location, you do not need to submit an Architectural Control Committee (ACC) form for approval. However, anything else, you do. You can either do it online at the [SpectrumAM.com](#) website or [fill out this form](#) and submit it.

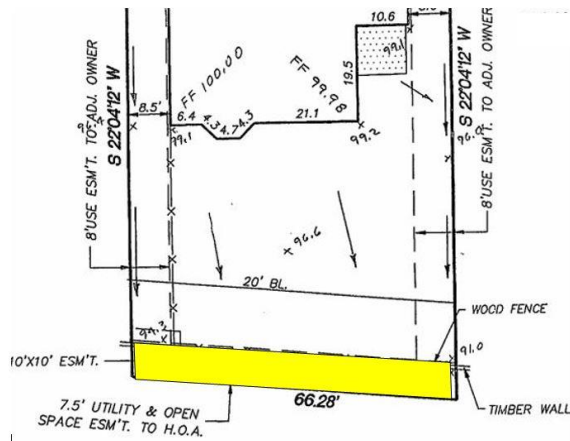
Go-Karts



Operating gas-powered go-karts or minibikes on streets, sidewalks or greenbelts in Coppell Greens is illegal per the City code. Also, our by-laws state that "No vehicles, trailers, implements or apparatus may be driven or parked in the

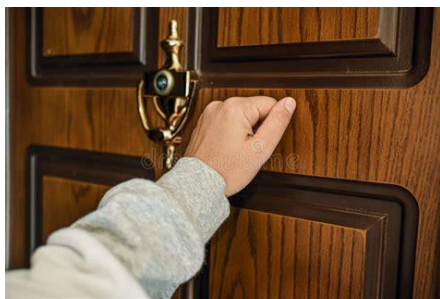
Common Maintenance Area, Common Area or on any easement.” Please feel free to walk, play and gather in the greenbelts; however, don’t do things that would be an annoyance to the neighbors. At our April annual meeting, Officer Eric Louderback will provide us with clarification about the use of electric scooters, electric go-karts for kids, and electric bikes.

Mullrany Easement



line of homes along the south side of Mullrany Drive is located 7.5 feet south of their fence line. Now that the SRINI development has been completed and has a 6’ tall brick panel wall, homeowners who back up to it (at 847 to 867 Mullrany) are free to move their fence 7.5’ south to make use of that land which they own. It is not HOA property and they might as well use it; however, they do need to submit an ACC request. When the property east of the SRINI project is developed and the brick panel wall built, homeowners who back up to it (at 815 to 843 Mullrany) will be able to do the same. If you have questions, please contact the Board.

Solicitors Knocking



on your door or placing flyers or business cards on it needs to have a City solicitors permit. With the recent storms, this has become a real problem with the number of people descending on our neighborhood knocking on doors at all hours. What should you do if it happens? Per Mike Land, our City Manager:

Call PD and let the PD know they are out and about and where they are working.

Get a description. If there is a vehicle, a description. If they have a card or drop a leaflet, save it to give the PD.

The Coppell Police non-emergency phone number is: 469-289-3270.

Do not be afraid to call it. They want us to call and report these things.

Coppell Greens Volunteers



Coppell Greens is a great place to live because of the great people who volunteer to make it that way. They do lots of things like cut down tree limbs, manage projects, replace the light bulbs at the entrance monuments signs, replace the doggie bags at the dog stations, pick up trash, and interact with the City. However, we need more people to pitch in and help. If you would like to help, send an email to board@coppellgreens.com. We will add you to our volunteer distribution list to let you know what we are working on and find out how you can help. It is a great way to help improve the neighborhood, make friends, and get some exercise.

Blowing in the Wind



Don’t let your recycle bin contents blow in the wind for others to pick up. [Buy an 18” bungee cord with hooks](#). Cut off one end, feed it through the center hole in the container and tie a knot. Latch the hook to the handles on the closed lid depending on how much you have in it.

Oh Rats!

With the clearing of the site for the warehouses to our west, much of the wildlife living in the woods fled into Coppell Greens. You may have noticed a lot more rats recently. How do you get rid of them? It is hard to catch them with traps. Also, first-generation anticoagulant bait does not work. They just eat it and don’t die. What does seem to work well is [d-CON bait pellets](#). See warning instructions for use. If you place it in a [rat bait station](#), it will keep any pets from eating it.