

CPVHOA NEWS

Spring 2026

May 1 - Sept 30 Water Two Days/Week

From May 1 to September 30, Coppell is in **Water Stage One**, limiting outdoor **watering to two days per week: EVEN-NUMBERED addresses** may water on **Tuesdays and Saturdays**, and **ODD-NUMBERED addresses** on **Wednesdays and Sundays**. On YOUR watering days, NO automatic sprinkler systems should run between 9 am and 6 pm. Hand-watering is allowed. **Violations could result in a fine of up to \$2,000**. More details at coppelltx.gov/604/Water-Conservation-Plan

CPVHOA 2026-2027 Officers

Your CPVHOA elected board of directors have chosen the following officers through March 2027:

- President: Tracy Fisher
- Vice President: Jean Carol Mosley
- Treasurer: Janet Hill
- Secretary: Mary Hudnall



Annual Meeting

(This is an overview of our 20 minute business meeting, there was also a concern raised that entailed a 20 minute discussion - see pg 2 for that info)

It was great seeing so many neighbors at this year's HOA meeting —especially in the Texas heat!

We're proud to share that, even with about 25% inflation since 2019, dues have stayed steady at \$302/year thanks to careful budgeting. A big highlight was the new fence project, approved by 86% of voters and completed at just two-thirds of the original estimate. Huge thanks to Himanshu Patel, Janet Hill, and our partnership with the neighboring church for helping make that happen.

Our water-wise landscaping continues to save money while keeping the neighborhood looking great, and programs like Yard of the Month show how much pride residents take in their

Fences, Painting, and Addition Projects

Many of us are considering home improvements, a good thing. Please ensure you know the Architectural Review Process for changes or additions to your property exterior. Include the following information: style, materials, dimensions, and color of the change or addition. You will see the new “fillable” form to use, where to send it and any supportive information.

Mind Your Alleys

Spring is here, and alleyway bushes are starting to grow. Please trim them back to maintain clear visibility and prevent scratches to passing vehicles. Homeowners are also responsible for addressing any alleyway repairs or damage caused by trash trucks by contacting the City or Republic Services, respectively. In addition, please ensure that any low-hanging tree limbs (under 14 feet) over alleyways and sidewalks are trimmed as needed. Thank you for helping keep our neighborhood safe and well-maintained.

Talk to Your Neighbors First

If you have concerns about a neighbor's trees or bushes growing onto or over your property, we encourage you to speak with them directly. Open communication often leads to the best outcomes. Also as an owner, you have the right to trim any branches that extend over your yard, home, or property line.

homes. Thanks as well to the volunteers who keep our entrances looking so welcoming.

Looking ahead, we'd love to see more neighbors get involved. It doesn't take a big time commitment—just a willingness to pitch in. Together, we're keeping our community strong, beautiful, and a great place to live.

Thank you all for your continued support in building a vibrant, welcoming community.

Happy Spring!



Annual Meeting Concern

At our annual HOA meeting, several neighbors raised concerns about someone in the area impersonating an HOA compliance officer and reporting supposed “violations.” Please remember: any official communication from the HOA will always come from coppellpecanvalleyHOA@gmail.com.

If you notice someone walking through alleys, taking photos, or otherwise monitoring properties, don't assume they represent the HOA—reach out to us at the email above to confirm. We also encourage everyone with security cameras to be mindful of privacy and avoid pointing cameras directly into neighbors' backyards.

As always, if you ever feel concerned about suspicious activity, please contact local law enforcement.

Staying informed and looking out for one another helps keep our neighborhood safe and respectful for everyone.