

McKinney Greens HOA

COMMUNITY UPDATE

COMMON QUESTIONS

Q: When is the next HOA board meeting?

July 17, 2024 @ 6:00 PM-Zoom

Q: When do I need ACC approval?

Any addition or change to your exterior property. Forms can be found on HOA website.

Q: When is trash/recycle pickup?

Normally Friday, unless delayed because of a Holiday then Saturday.

Q: When can we water lawns?

Friday and Monday -Before 10am or After 6pm

Q: Where can I ask a question or give my feedback to the Board?

Email:

boardofdirectors@mckinneygreenshoa.com

Website:

www.mckinneygreenshoa.com

Go to "Contact Us" and leave a comment or ques9on.

GREETINGS

July 2024

Greetings to each homeowner or resident of McKinney Greens. I hope this update finds you well. Below are ongoing items that may be of interest. Please let the HOA board know if there are topics you would like included in these updates.

COMMUNITY NEWS

HOA BOARD MEMBER ELECTION AND ANNUAL MEETING

Thank you to all the homeowners that participated in our annual election of board members on May 21, 2024. The following Members were reelected for another term on the HOA board.

Cliff Shaw – President
Christine Foreman – Vice President
Chiwilla Mumba-Black – Secretary
Linda Hooper – Treasurer
Jason Waters – At Large

On June 6, 2024, we had an Annual HOA meeting get together at the "Bridge". We had about 22 neighbors show up to enjoy hot dogs, drinks and socialize.



3rd ANNUAL 4TH OF July “Kids Bike Parade”

The McKinney Greens neighbors held the 3rd annual 4th of July kids bike parade on Saturday June 2024. Thanks to Michelle and Dustin Bade for coordinating and making this event happen. We counted about 35 adults and 25 children that participated in the parade. The Lumbermans led the parade in their beautiful 1999 shiny Red Corvette and then we all met up at the Bades for coffee, donuts, and sweet treats.



SIDEWALK SAFETY

As our community ages, our sidewalks and roads age too. The HOA board is aware of several sidewalks in our neighborhood that are cracked, uneven and have become a potential trip hazard. We are going to compile a list of homes that have sidewalks in need of repair and submit it to the city in order to have them repaired. We need for each homeowner to please look at the sidewalk in front of their homes and let us know whether your sidewalk needs to be repaired. Our goal is to submit the list to the city by August 1 and please take pictures of the area in need of repair (close up and at distance to determine location) and submit to Angie @ SBB to assist us in making a thorough list of repairs needed.

BRIDGE WALL MAINTENANCE UPDATE

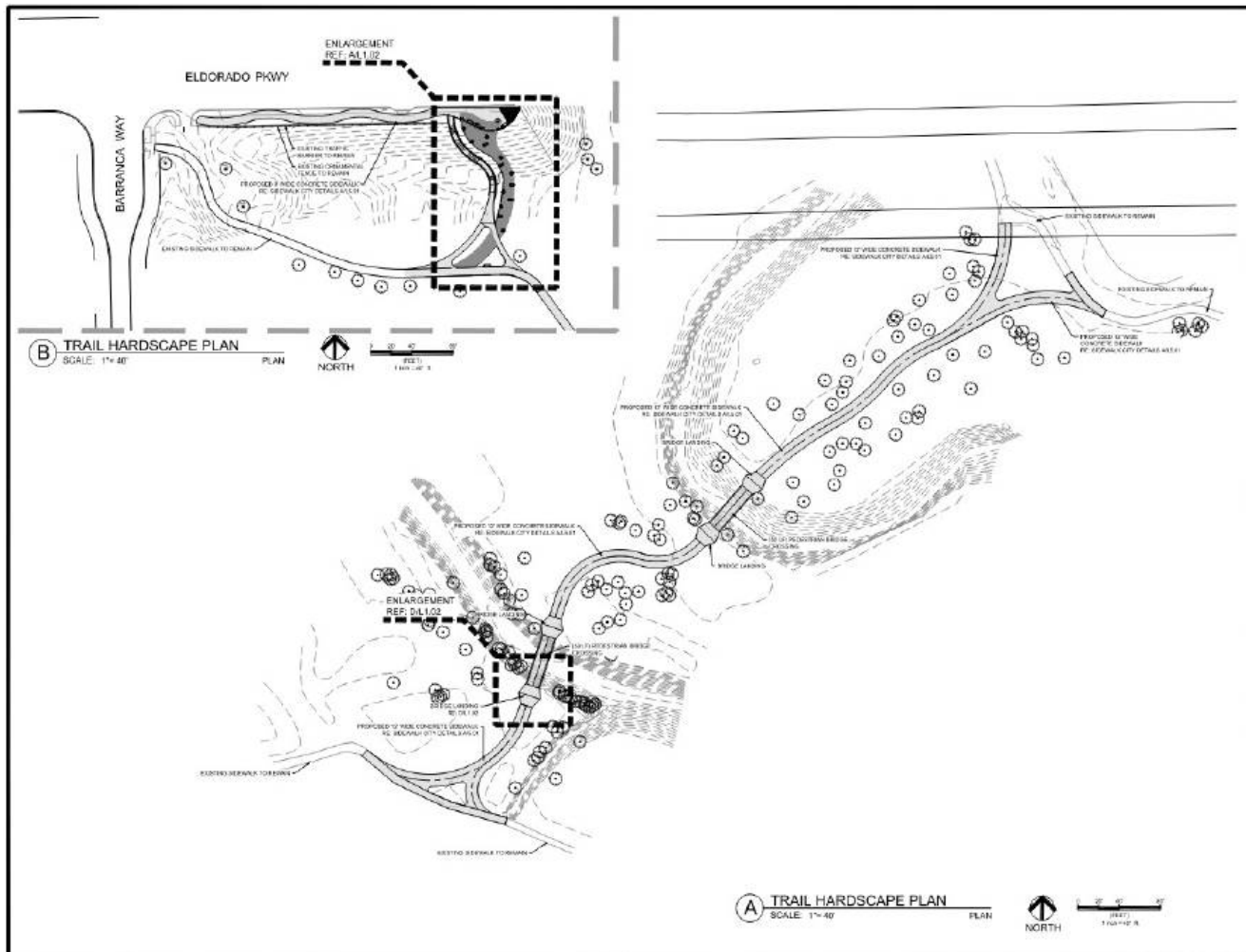
Many homeowners have questioned the continued work on the mortar repair at the bridge/common area. We have met with the contractors on several occasions to discuss our expectations, the work should be finalized to meet our expectations this month and final payment will be made to contractors.

BRIDGE WALL SAFETY

We have noticed an increase of people walking on top of the bridge wall. If you're an adult who walks the top of the wall, please stop. Also, please have conversations with your children as to not only the hazards associated with walking on top of the wall, but also the damage caused to the lighting. Our board has repaired four lights this year alone. Each one of those lights are very expensive and it will be difficult to replace just one light if it is damaged beyond repair.

VIOLATIONS

Our SBB inspector visits the community twice a month, violations are issued for a number of things, but we are seeing a lot of overgrown grass or weeds, fences that are in need of repair or stain, and trash cans that are left out or in sight after our trash pickup day. We encourage homeowners to read your CC&Rs that outline the rules of the community. If you receive a violation letter, please note you have two weeks to correct the issue, it is not an automatic fine. Reach out to Angie @SBB and communicate if you have an issue or a question regarding the letter, send pictures when the issue has been corrected so the violation can be closed. The CC&Rs are available on the HOA website, SBB website and you received a copy with your closing documents from the title company when you purchased your home.



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WILSON CREEK
 GREENS TRAIL
 MCKINNEY, TX

PROJECT NUMBER: 17-001
 SHEET NO. 17-001-01
 DATE: 08/12/21
 DESIGNER: [Signature]
 CHECKED BY: [Signature]
 TRAIL HARDSCAPE PLAN

L1.01

MCKINNEY GREENS PARK PROJECT

As you've probably noticed, the City of McKinney is beginning their work on the Park Project to improve and add trails and bridges to connect the green space east of the HOA to the existing hiking and biking trails north of El Dorado and beside Stix to our east. These added trails will bring more traffic and parking within our community and we have reached out to express our concerns and received the following response:

As shown above, this is the landscape plan for the McKinney Greens Park project. Per April Butler, the City of McKinney Parks Construction Planner, there are two parking lots planned for this project. Ms. Butlers email is as follows:

"The first will be included in the McKinney Greens Park project and will be located off of Stewart on the smaller tract of land. I have included a rendering of the master plan of the McKinney Greens Park for your reference, please note that some things did change during the course of the actual design. This project is expected to begin construction in the next three weeks.

The second parking lot will be located on the larger parcel of land and accessible off of Stewart Rd. This parking lot is part of the second phase of the trail project that we were meeting about yesterday. The second phase will pick up where we leave off on this first phase and provide an ADA accessible path through the property down to Stewart Rd. This second phase is currently in design and we are hoping to begin construction immediately after the first phase is complete this coming spring.

It is our intention that all visitors to the parkland will park in those lots and not your neighborhood. We will direct all visitors to the parking off of Stewart though maps, online information and signage. I have also included an exhibit that shows the trail alignment for this first phase of the trail project for your reference."

NEIGHBORHOOD WATCH

It has been brought to our attention that there is an interest in having a neighborhood watch team. If so, we will need a volunteer to lead this effort. We can provide you with more information if desired.

ASSESSMENT AUTOPAY UPDATE

We still have a number of homeowners with outstanding balances on their accounts. The SBB system will NOT automatically update your payment amount when the HOA has an increase in assessments, you must manually increase the amount. If you did not update the amount, the prior amount was paid and you still have a small balance due and have probably incurred penalty and interest fees. Several notices were sent out regarding this issue, so fees are not being waived as ample notice was given, invoices and reminders sent, please go on-line and pay these remaining balances to avoid additional fees being charged to your account.

15 ACRES WEST OF HOA (FORMER GOLF COURSE)

The 15 acre area west of our HOA is not owned by the City of McKinney, only the 5 acres on the north end (Stewart Road) is owned by the City and a Park will be developed on that property in the future (see the City Website for more details on development plans and schedule). There is an individual that owns the remaining 15 acres north of the City property. The property is for sale and there have been a number of interested parties from schools, churches, soccer fields, commercial buildings, apartments, etc. all of which will require the City to rezone the property as it is now zoned as Golf Course. The owner has met with the City, they are very interested in this property being developed and would like for it to be developed residential. The owner is considering re-zoning the property himself for residential use, as more details become available, we will send out notice.

SOCIAL MEDIA

The HOA does not monitor NextDoor or Facebook, nor will we respond to any posts on these platforms. Many homeowners send the board copies of these posts to make us aware of what is being said on these platforms as responses and comments are not always accurate. Angie is our SBB Manager, sending an email to her directly @ a.beene@sbbmanagement.com will generate a response within 24 to 48 business hours - emailing the SBB general line has a longer response time as these issues must be routed to Angie.

Thank you,

McKinney Greens Board of Directors
Professionally Managed by SBB Management Company
Main Office - 972-960-2800
Community Manager – Angie Beené, a.beene@sbbmanagement.com