

McKinney Greens HOA

COMMUNITY UPDATE

COMMON QUESTIONS

Q: When is the next HOA board meeting?

April TBD, 2025 @ 6:00 PM-
Zoom

Exact day is TBD

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:

[McKinney Greens HOA](#)

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

SBB Management website:

[SBB Management Company](#)

GREETINGS

January 2025

Greetings and Happy New Year 2025 to each homeowner or resident of McKinney Greens and we hope this update finds you well. Below are ongoing items that may be of interest. Please let the HOA board know if there were topics you would like included in future updates.

COMMUNITY NEWS

MCKINNEY GREENS HOA 2025 BUDGET

The McKinney Greens Board of Directors approved the 2025 budget on Tuesday, October 8, 2024, during a Board of Directors Meeting.

The assessment rate for homeowners is \$691.20 per home annually; \$345.60 Semi-annually. There have been several homeowners who paid only \$345.00 and did not include the \$.60 in their payment. For whatever reason, the Credit card system SBB uses will not accept any amount less than \$1.00 so when homeowners try to pay the additional \$.60, they are unable to do so. The HOA board will investigate this oversight during our next budget meeting and discuss changing the dues to an even dollar amount.

Please remember that if your account is set up to auto-pay, this is a fixed allocation and must be updated annually. You must log in to the homeowner portal, go to your payments, and edit your annually fixed allocated amount to reflect the newly updated assessment fees.
SBB Homeowner

Portal: https://owner.sbbmanagement.com/home_v2/Login

NEIGHBORHOOD SAFETY REMINDER

As mentioned on various social media platforms, there have been recent reports of car break-ins and suspicious individuals walking through our neighborhood, soliciting products and services. Please be reminded that soliciting is not permitted in the McKinney Greens neighborhood.

Stay vigilant and, if you see anything unusual, do not hesitate to report it to the authorities. Together, we can help keep our neighborhood safe.

Below are some websites you can refer to for better situational awareness of our surroundings.

<https://communitycrimemap.com/>

<https://mckinney.policetocitizen.com/EventMap>

<https://www.mckinneytexas.org/457/Burglary-Prevention>

<https://www.mckinneytexas.org/460/National-Night-Out>

<https://www.mckinneytexas.org/477/Vacation-House-Watch-Request>

SIDEWALK SAFETY AND REPAIR UPDATE

Since the last HOA update, the HOA Board of Directors, with the assistance of many homeowners, has compiled a list of properties where sidewalk repairs are necessary. This list has been submitted to Angie Beene, our HOA Manager at SBB Management, who then forwarded it to the City of McKinney.

The City of McKinney replied that repairs will take place 10-12 months after the complaint was filed so please be patient. With this being said, as soon as we receive any updates on the repair schedule, we will promptly send an E-blast to the community.

LANDSCAPING

We are currently in negotiations with Complete Landscaping to thin out the trees at both entrances and west of the bridge. We will advise the homeowners the final \$\$ numbers and keep everyone advised as to when the tree thinning will take place. Also, our aging sprinkler system is in need of repair and updating. Complete landscaping provided us with a quote, and we are currently negotiating with Complete landscaping the irrigation system repairs as well.

BOARD OF DIRECTORS ELECTION

The HOA Board is in the process of planning the 2025 annual meeting. As part of the preparations, we want to inform homeowners that two (2) board of director positions will be open this year due to the expiration of two (2) terms. Communications with further details, including a candidacy application for those interested in serving, will be sent out in the coming weeks.

VIOLATIONS

Our SBB inspector visits the community twice a month, violations are issued for several things, but we are seeing fences that need 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.

15 ACRES WEST OF MCKINNEY GREENS HOA (FORMER GOLF COURSE)

To date, SBB and the Board have not been in contact with the owner of the 15-acre area west of our HOA. As soon as we find out what is going on with that parcel of land, the Board will have SBB send out an E-blast letting the community know what we have found out.

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 Beene.

UPDATE ON MCKINNEY GREENS PARK AND TRAILS CONSTRUCTION

As many of you may already know, construction work has officially begun on the new McKinney Greens Park and Trail. In a recent update, April Butler, McKinney Parks' construction planner, provided insight into the project and shared some important information. One key highlight is the ongoing waterline relocation project, which is currently taking place along HWY 5 and Stewart Road. This work is integral to the park's development and may cause some temporary disruptions in the area. The timeline for replacing the grass at the Eldorado Entrance is currently TBD. April's comments are shown below.

"The water department has successfully completed the installation of the water meter at the corner of Barranca Way and Eldorado as of yesterday. We are making great progress on the Wilson Creek Greens trail project and anticipate its completion by early spring. Additionally, the McKinney Greens Park is moving forward smoothly, and if the weather cooperates, we look forward to opening the park this summer."





10 HIKE AND BIKE TRAILS IN MCKINNEY

In case you missed it, below is an excerpt taken from the Community Impact dated 27 January 2025

Looking for a new outdoor adventure or a spot to ride a bike in nature? Here are details on 10 hike and bike trails in McKinney. This list is not comprehensive.

1. Bonnie Wenk Trails: Located within the city's most popular park, the trail features multiple loops that provide access to multiple activities.

- Length: 3.4 miles
- Surface: Paved
- Adjacent amenities: Dog park trail loop, fitness court, restrooms, parking, playgrounds
- 2996 Virginia Parkway, McKinney

2. Erwin Park Mountain Bike Trails: The trails, located within Erwin Park, offer a chance for visitors to mountain bike in McKinney. The park also features a mountain bike skills course as well as two mountain bike repair stations equipped with a bike stand, an air pump and tools.

- Length: 10 miles
- Surface: Natural
- Adjacent amenities: Multiple loops, mountain bike skills course, parking, restrooms, tent camping
- 4300 CR 1006, McKinney

3. Finch Park Trails: The trails at Finch Park include a looped trail as well as the Storybook Trail. Parkgoers can read a book along the Storybook Trail, with a new reading selection added monthly. The book selection for February is "Ice Cream Man: How Augustus Made a Sweet Treat Better" by Glenda Armand.

- Length: 1 mile

- Surface: Paved
- Adjacent amenities: Basketball courts, lighted trail, multiple loops, parking, playground, restrooms, splash pad
- 301 Standifer St., McKinney

4. Gray Branch Hiking and Nature Trails: The trails, located within Gray Branch Park, offer scenic views of McKinney, including the seasonal wildflowers that can be found within the park.

- Length: 3.2 miles
- Surface: Natural
- Adjacent amenities: Bird watching, multiple loops, open space, parking
- 1299 Gray Branch Road, McKinney

5. Mary Will Craig Park Trail: The half-mile looped trail located within Mary Will Craig Park encircles a playground and basketball court.

- Length: 0.5 miles
- Surface: Paved
- Adjacent amenities: All-accessible playground, parking, skate spot
- 2701 Bois D'Arc Road, McKinney

6. Prestwyck Park Trail: The looped trail within Prestwyck Park features an interactive theme focused around science, technology, engineering, art and math.

- Length: 0.6 miles
- Surface: Hard surface
- Adjacent amenities: Fitness stations, parking, playground, splash pad, restrooms
- 1651 Prestwick Hollow Drive, McKinney

7. Rowlett Creek Trail: The scenic trail runs through Rowlett Creek Park and is located along Rowlett Creek. The linear trail features views of limestone formations along the creek bank. It is part of the Six Cities Trail project and, following completion of the trail, the McKinney portion will connect to the city of Allen.

- Length: 2.9 miles
- Surface: Paved
- Adjacent amenities: Parking, playground
- 4300 Big Fork Trail, McKinney

8. Towne Lake Park Trail: The lighted and looped trail is located within Towne Lake Park.

- Length: 1.2 miles
- Surface: Paved
- Adjacent amenities: Fishing, kayaking, parking, restrooms, sand volleyball
- 1405 Wilson Creek Parkway, McKinney

9. Wilson Creek Nature Trail: The nature trail features some of the oldest and largest trees in Collin County, and gives parkgoers access to a meditation garden.

- Length: 1 mile
- Surface: Natural
- Adjacent amenities: Multiple loops, parking
- Near the Recreation Center at Towne Lake, 2001 Central Expressway, McKinney

10. Wilson Creek Trails: The interconnected trails link multiple parks and pieces of parkland throughout McKinney, including Towne Lake Park and Bonnie Wenk Park. The linear trail received a national designation in 2023.

- Length: 9.95 miles
- Surface: Paved
- Adjacent amenities: Parking, restrooms
- Access from Towne Lake Park, 1405 Wilson Creek Parkway, McKinney

For more details on these and other trails in McKinney, visit the [city's parks and trails online map](#).



SUNSET AMPHITHEATER

The City of McKinney has reached an agreement with VENU (formerly Notes Live) for the development of a 20,000-seat open-air amphitheater located on 46 acres at the northeast corner of U.S. 75 and S.H. 121. This project – called the Sunset Amphitheater – represents a potential investment in the community in excess of \$220 million. It is estimated to bring over 1,300 direct and indirect jobs to the community and an economic impact of roughly \$3 billion to the area over the first ten years. Bringing this world-class venue to McKinney was a joint effort by the city, the [McKinney Economic Development Corporation](#), and the [McKinney Community Development Corporation](#).

The Sunset Amphitheater will serve as the flagship music venue for VENU and represents the largest venue among its locations. The venue will be designed to host major touring artists, focusing on creating an exceptional fan experience through upscale hospitality, crystal-clear sound quality, and spectacular outdoor views. The amphitheater will include approximately 300 luxury fire pit suites, a reserved seating area, and a landscaped grass berm, all under an iconic roof structure. Construction is projected to begin in late 2024, and VENU anticipates the project will be complete for the 2026 touring season.

For information on VENU, or investment opportunities, please visit the [VENU Sunset Amphitheater site](#).

NATIONAL PREPAREDNESS

Our Spring severe weather season is just around the corner and we encourage you to prepare your homes for the severe weather and gather supplies for everyone living in your home.

Some items to include in your emergency kit:

- Water (one gallon per person per day for at least three days)
- Non-perishable food/can opener
- Solar/battery-powered/hand crank radio and a NOAA weather radio
- Flashlight
- First aid kit
- Important documents in a waterproof, portable container
- Extra cash
- Extra change of clothes for each family member
- Physical copies of local and state maps

[Build your kit.](#)