

# McKinney Greens HOA

## COMMUNITY UPDATE

May 2023

### COMMON QUESTIONS

#### **Q: When do I need ACC approval?**

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

#### **Q: When is trash/recycle pickup?**

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

Bulk pick-up is on the same day as trash pick-up. Leaves and yard debris should be placed in paper sacks beside the trash cans, limbs must be cut into 4-ft lengths and tied. Larger items require you to call and schedule with Waste Management 469-452-8000.

When can we water lawns:  
Friday and Monday before 10:00 am and after 6:00 pm

SHRED EVENT: June 17th  
Sheraton Hotel Parking Lot  
9:00 - 12:00 or until trucks are full - 4 boxes/household - ID with valid McKinney Address required.

Have a question or comment regarding the HOA? Go to [www.mckinneygreenshoa.com](http://www.mckinneygreenshoa.com) and leave a comment, the board and SBB Management will get your question and respond.

### GREETINGS

Now that COVID is behind us, we are getting the newsletter back up and running, we hope you will provide us with feedback and topics you'd like to see.

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### COMMUNITY NEWS

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#### ANNUAL MEETING RECAP

Our annual meeting was held on April 18th @ Stix Icehouse and was well attended. You might ask why we chose Stix as the location, well the board felt we needed to build a better relationship with the venue, the owners were there and expressed their desire to be a "good neighbor" and acknowledged the noise issue and what they are doing to contain and reduce the noise level. The wind direct is the main culprit but they have recently received permission to build a stage in the flood zone so the bands can set up and play towards the restaurant which should help. They also waived their room rental fee, provided free non-alcoholic drinks and bartender/servers which kept our costs down to just food.

The board consisting of Linda Hooper, President – Cliff Shaw, Vice President – Jason Waters, Vice President – Christine Foreman, Secretary and Chiwila Mumba-Black, Member at Large were re-elected by the board to the current positions for another year. Both Linda Hooper and Chiwila Mumba-Black's positions were up for re-election for 2023-2025 and both were re-elected.

Draft Minutes of the 2023 Annual Meeting have been posted to both the HOA and SBB websites for anyone who was unable to attend. Minutes will not be approved until the 2024 Annual Meeting.

Several comments have been posted to social media sites (which the HOA does not post or respond to) alleging the HOA did not follow protocols, the HOA retains a management company and legal counsel to direct the board in all matters relating to the HOA to ensure all rules, legislative changes and/or protocols are followed.

#### CALL FOR VOLUNTEERS

Homeowners have requested more social gatherings and communication to the community. We are requesting volunteers to serve on these committees. If you have an interest in becoming involved in your community and serving on either of these committees, please reach out via the HOA Website Comment submission or to [a.beene@sbbmanagement.com](mailto:a.beene@sbbmanagement.com) and we will forward the application to you for submission.

#### SPUR 399 EXPANSION – NOISE BARRIERS

TxDot established criteria for noise barriers and currently does not plan on putting one up behind McKinney Greens, however, homeowner input can influence their decision. We will need to form a committee to gather homeowner input to submit to TX-Dot during their workshops with residents in the affected areas. If you have an interest in being on the committee or signing a statement in favor of a noise barrier please reach out to us. We will need to recruit the Meridian HOA and homeowners in the Coventry neighborhood (no HOA) to participate as well.

### **Homeowner Directory – Register on HOA and SBB with your email so you receive your Eblast Updates**

Both [www.mckinneygreenshoa.com](http://www.mckinneygreenshoa.com) and [www.owner.sbbmanagement.com](http://www.owner.sbbmanagement.com) have homeowner directories when you register. You can hide your information from viewing by homeowners but this will provide us with your email address so you will receive the HOA Community Updates. They are posted on the website for archive purposes as well but can't be emailed to you unless you provide your email address. Your information cannot be loaded or changed by anyone but you for privacy reasons.

### **LEGAL COSTS**

What are the Legal Costs associated with issuing a Cease and Desist – due to several posts on social media which contained mis-information it was necessary for the HOA to issue a Cease and Desist recently. Homeowners inquired if there is a cost associated with this action, the answer is yes, legal fees are incurred when the Cease and Desist is issued and each time the homeowner engages/inquires during the Cease and Desist period which are paid for with HOA funds.

### **SIGNS at entrance to alert homeowners of Community Updates/Freeze Alerts/Lawn and Landscaping/Meetings, etc.**

You might have noticed our signs at both entrances recently to notify homeowners of Semi-Annual Dues and our Annual Meeting. We will be adding more signs periodically to help update homeowners. We have a lot of new homeowners in our community so we are trying to provide information that will assist them in the care of their new homes and lawns. Give us your feedback and ideas of what you want to see!

### **YARD OF THE MONTH/QUARTER**

With COVID, Snowmageddon and winter behind us we are going to attempt to revive the Yard of the Month program. Calloway's has reduced their sponsorship to four gift cards instead of twelve. There are rules that a homeowner can only win once within a twelve-month period. If you see a yard you'd like to nominate please let us know via the HOA Comments page or email. The board will review the neighborhood and nominations before a decision is made.

### **STREET PARKING**

Take CAUTION when parking on the street at night we have several curves on Dog Leg that make driving at night very dangerous when cars are parked on the street. Don't Park directly across from another vehicle on the street as our streets aren't wide enough for three cars to comfortably fit. If you park on the street, retract your side mirrors, be courteous and don't park across from someone's driveway, or within the "buttoned" corners on Dog Leg. If you can't park in your garage, be sure to lock your vehicles and place any valuables out of sight, crime is on the rise everywhere. The City of McKinney does not allow trailers and commercial vehicles to be parked on the streets overnight.

### **ALARM PERMITS**

The City of McKinney requires you to register and renew annually your Alarm Permit \$50/year. You can register and pay online at <https://www.mckinneytexas.org/474/Alarm-Permits>

### **LANDSCAPING CONTRACT**

Our landscaping vendor contract will be up for bid and renewal in July. We are currently in the process of obtaining bids from several vendors and evaluating them. We will see a Summer Color Change at the entrances prior to any change in vendors. Once the new contract is in place, we will get any shrubs that didn't survive the winter freeze to be replaced so they are guaranteed under the new vendor contract.

### **MAY 6TH ELECTION**

Don't forget to vote in the May 6th election – our voting location is at Collin College. Items on the election are School Board positions and the Bond Election for the Airport Expansion. If you have questions regarding the Airport, you can go to <https://www.flytki.com> for more information.

### **CITY PARK OFF STEWART**

Michael Kowski, City Parks Director was present at our Annual Meeting and advised that the Park off Stewart will start construction this year. The City only owns 4.9 acres at Stewart Road, the remainder of the property was sold by Wilbow to a Real Estate Developer and the 15 remaining acres is current on the market.

### **VIOLATION LETTERS – DON'T WAIT COMMUNICATE!**

If you received a violation letter and have questions reach out to SBB Management or email Angie at [a.beene@sbbmanagement.com](mailto:a.beene@sbbmanagement.com) – we understand contractors are busy and you may need a little extra time to get your project completed so just reach out and communicate. Reasonable accommodations will be allowed; however, fines and late fees won't be waived when we've had no communication.

### **SEMI ANNUAL DUES - JULY**

Semi Annual Dues invoices will be mailed in June – you can set up auto-pay on the SBB website, however, it will not adjust the payment amount when dues increase (which they did in Jan 2023) you will need to log in and adjust the payment amount. Check your balances to be sure you don't have an outstanding balance due to the increase in January. Payments can be mailed; however postmark date must be June 30, 2023 or prior to avoid late charges. We are not responsible for the USPS service or lack thereof.

### **SPRING CLEAN UP – IT'S TIME TO ADDRESS THOSE AREAS OF YOUR HOME AND YARD**

You need to submit an ACC Request for updates and changes to the exterior of your home including fence replacement. The forms are available on both HOA and SBB websites.

Many exterior lots have already gotten a notice to repaint your wrought iron fences, repainting is much cheaper than replacement!

Fences cannot be higher than 6' – wrought iron on side and rear cannot be removed.

Brick cannot be painted; paint color of trim must be approved by ACC if changing.

Fences – Iron Repaint / Wood Stain (approved color) - replacing (ACC Approval)

Trees – 3" caliper replacement (one tree per lot in front yard)

Mow/Edge/Mulch

Shrubs – Freeze replacement - Additional time was given to homeowners to replace shrubs that were damaged during the last two seasons freezes, no additional extensions are being issued and fines will be assessed.

### **PETS AND POOP!**

Always keep your pets on a leash when outside your house or back yard. Even though your pet is well behaved, another walking their dog can result in a neighbor getting tangled in a leash and falling down when your pet engages with theirs. This is a liability to you when they are injured on your property!

We all love pets, but we didn't sign up to PICK UP YOUR PET'S POOP! Pick up after your pets when walking in the neighborhood. The City Park provides a beautiful walking area with stations for trash disposal and complimentary pet bags at both entrances, if the station is empty let us know and we'll get the City to restock it asap.

### **COMMENTS, SUGGESTIONS ARE ENCOURAGED**

We welcome homeowner's comments and suggestions, however, if you have a complaint, please accompany it with a suggestion on how to improve or fix it. The Board doesn't monitor Next Door, Facebook or any other Social Media Pages nor do they comment on posts made by homeowners on these social media pages. If you have a question or request you can email [boardofdirectors@mckinneygreenshoa.com](mailto:boardofdirectors@mckinneygreenshoa.com) or login to the HOA website at [www.mckinneygreenshoa.com](http://www.mckinneygreenshoa.com) and leave a comment, we make every effort to respond to your questions and requests within 24 hours. Your board of directors are volunteers and work very hard to maintain our community's beauty and value.