

McKinney Greens HOA

COMMUNITY UPDATE

April 2024

COMMON QUESTIONS

Q: When is the next HOA board meeting?

April 23, 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 question.

GREETINGS

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

ANNUAL MEETING AND CANDIDATE NOTICE

To avoid the risk of mail being delayed in transit by the USPS or received late due to Spring Break or Easter holiday travel, the Eclipse, Tax Day, and Graduation, the Board has elected to hold the Annual Homeowner Business Meeting on May 21 @ 7pm. Legal Requirements for notice will be met, and Candidate Notices will be mailed by April 5th, to be returned no later than April 24th. Annual Meeting Packets will be mailed by April 30th with a Ballot return deadline of May 20th, at Noon. The Annual Meeting will be held via Zoom to discuss business with a Neighborhood Gathering to follow on May 30th in the Park / Bridge area, where we will serve hamburgers and hot dogs to allow the community to gather, meet the new Board, and socialize with others.

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.

SURVEYOR TRIPOD IN THE NEIGHBORHOOD

It has been brought to our attention that many homeowners have posted questions on social media about the surveyor tripod that has been located in the Bridge/Common Area lately. Please remember that the HOA Board and SBB Management cannot post on social media. If you have questions, just email Angie @ a.beene@sbbmanagement.com or post a question on the HOA website. The Board investigated this mysterious siting when it first appeared; no, it is not the City or the landowner to the West of our community. It is a TxDot survey for the Hwy 5 expansion, and they are using the location in our community as a reference point since there is no direct line of sight.

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 pick up 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.

ASSESSMENT AUTOPAY UPDATE

We still have a number of homeowners with outstanding balances on their account. 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, this will be discussed in greater detail during the Annual Meeting as more details will be available.

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 with 24 to 48 business hours - emailing the SBB general line has a longer response time as these issues must be routed to Angie.

AMPHITHEATRE TO BE BUILT AT 121/75

The recent announcement of the City's intention to build a 20,000 person amphitheater on the NE corner of 121/75 is concerning as the increase in traffic and noise will definitely affect our community. A homeowner in a nearby community has already started a petition against this to be presented to the City. If you wish to sign this petition, we have posted the information flyer on the SBB portal under the Events tab. Please note that SBB is not managing this petition; you must contact those individuals listed on the flyer.