

# Frequently Asked Questions

## Where is Green Meadows?

Located at the corner of Punk Carter Pkwy and Legacy Drive, just over a mile off Dallas Parkway in Celina, Green Meadows offers quick and easy access to the Dallas North Tollway, Highway 380 and all that Collin County and DFW have to offer! The Amenity Center is located at 5550 Martin Drive, Celina, TX 75009.

## How Big is Green Meadows?

Green Meadows is approximately 1,400 acres and will have 4,000+ homes at full build out.

## Who are the builders?

CastleRock Communities and Brightland Homes are currently building in Green Meadows on 50', 60', and 70' home sites. Homes range from 1,800 – 4,500 square feet.

## What Schools do Green Meadows Students Attend?

Children attend the acclaimed Celina ISD, currently one of the fastest growing public school districts in the State of Texas. Due to a reputation built upon not only academic excellence, but also a wealth of state championships spread across numerous extracurricular programs, Celina ISD is preparing for and meeting the challenges that come with growth.

### Green Meadows students currently attend:

- + Celina Primary School (Pre-K, K)
- + Tommie Dobie Bothwell Elementary School (Grades 1-5)
- + Moore Middle School (6-8)
- + Celina High School (9-12)

*\*Future Phases will also include Prosper ISD schools.*

Green Meadows Montessori Academy is open in the community offering private programs from 12 month to 6 years of age.

## What amenities do residents have access to?

- + Resort Pool
- + 2 Large Water Slides
- + Children's Pool
- + Event Room
- + Fitness Center
- + Community Kitchen
- + Large Veranda Surrounding the Community Building
- + Community Amphitheater
- + Children's Playground
- + Community Gardens
- + Hike & Bike Trails

### Future Planned Amenities include:

- + Tennis Courts
- + Covered Pavilion with Grill Stations & Fire Pit

## Who Manages Green Meadows?

Green Meadows is professionally managed by Insight Association Management. Assessments include maintenance of all community amenities and common areas, community events and clubs planned by a full-time lifestyle director, and front yard lawn and landscaping maintenance.

### Monthly HOA assessments, including front yard maintenance, are as follows:

- + 50s - \$156 monthly (\$1,872 annually)
- + 55s - \$160 monthly (\$1,920 annually)
- + 60s - \$164 monthly (\$1,968 annually)
- + 65s - \$168 monthly (\$2,016 annually)
- + 70s - \$172 monthly (\$2,064 annually)

## What is the community tax rate?\*

Denton County	\$0.187869
Celina ISD	\$1.2358
Smiley Road Water Control District #1	\$1.000000
<b>Total Tax Rate</b>	<b>\$2.423669</b>

*\*verify tax rate with builder at time of contract*

## Emergency Numbers

- + Celina Police Department **972-382-2121**
- + Celina Fire Department **972-382-2653**
- + City of Celina **972-382-2682**
- + Denton County Poison Control **800-222-1222**

## Local Utility Providers

- + Water & Waste **940-440-9561**
- + Electric & Gas - COSERV **940-321-7800**
- + AT&T Phone & Cable **866-861-6075**
- + Direct TV **877-611-6723**
- + Dish **855-646-1105**

This proposed development is subject to change without notice at any time and the actual improvements constructed within the development including actual road locations, lot sizes, amenities and any other improvements may vary from the renderings, site plan and images that are included in this depiction. No warranty or representation, expressed or implied, is made to the accuracy of the information contained within. January 2025

