



2016 Dues Reminder: If you have not yet paid your 2016 dues, all delinquent accounts are turned over to the collections attorney. Invoices are mailed in December each year, assessments are due by February 28th, late if not paid by March 15th.

[www.cooperfarms.net](http://www.cooperfarms.net)

### Declining Ash Trees

Cooper Farms neighborhood is lined with Ash Trees in the right of way in front of the majority of the homes in Cooper Farms. Your Ash Tree is going to be affected by the Emerald Ash Borer, if it hasn't already. Each Owner must remove their declining or dead Ash Tree. These trees are not owned by the HOA.

### Dead trees are not permitted on any Lot in the neighborhood.

If you plan to replace your tree, do not plant another Ash Tree, Oak, or any large species or species which root system would negatively impact your property or the city sidewalks.



Please remember to contact BUD (before you dig) Call Kentucky 811

### Clubhouse Access Cards

In order to keep our database current with resident information, we update our records annually for clubhouse access. The updated clubhouse form was mailed to all Owners. If you have not turned yours in yet, your card(s) will be deactivated prior to the pool season if the form is not received.

Please mail the form to Mulloy Properties, LLC  
8303 Shelbyville Road  
Louisville, KY 40222

If you need a replacement card or first time card, please contact Sydney for an appointment. You **do not** need new cards each year, the update form simply keeps your current cards active. Please remember, last years forms will be discarded. Only the new forms will be entered into the database to keep current records. Anyone who does not turn in the updated form (even if the information is the same as last years form), their cards will be deactivated as we can only assume resident information is no longer current if we don't receive an update.

Residents move in and out of Cooper Farms all the time; the clubhouse cards are not linked to dues payments or checks received.

### **Fitness Room / Clubhouse Use Restrictions**

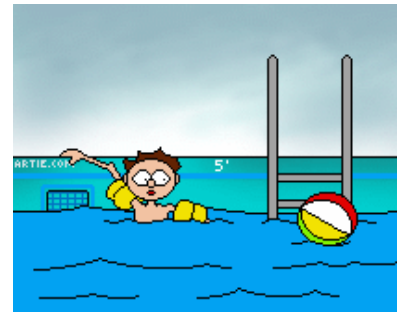
We would like to remind all residents that the clubhouse, pool and fitness room are for the use of residents who are 16 or older. No one under the age of 16 should be accessing the clubhouse without a parent or adult. Access cards are only made for those who are 16 and older. We have witnessed many teenagers under the age of 16 who are using their parents access cards to use the fitness room or hang out at the clubhouse. Parents/guardians shall not allow their under age children to use the fitness equipment. We will continue to monitor the surveillance cameras and will suspend or revoke privileges for those who are not abiding by the rules and regulations.

Please do not let any one in the clubhouse; all access shall be by clubhouse cards only. Do not lend out your club card to anyone including your children.



Side Note: You do not have to turn the lights *on* in the clubhouse restrooms, they will come on for you. The light are set to “*auto*” and will come on when you enter. This saves energy and keeps our electric costs lower. Please **do not** switch the lights to the “*on*” position.

Please remember that you are solely responsible for the safety of your children when swimming at the pool. The Lifeguards are not staffed to babysit or watch your children in place of your direct supervision. Do not leave your children unattended inside the clubhouse, restrooms or when swimming in the pool.



Get an additional 3% savings for Cooper Farms residents. Call for info!

**502-957-4730**

### **Special Offer from Grassy-Green : SAVE 5%**

**W**hen you start on a Grassy-Green Professional Lawn Program, you'll not only get the best lawn care services possible, you can now save 5 Percent off your total annual program cost.

When you Pre-Pay for our Annual Service Program that includes 6 Treatments, you can save 5% OFF the total cost of this outstanding service.

Call our office for additional information or to request **your free lawn evaluation and estimate**.

### **FREE LAWN SURVEY & ESTIMATE**

Call us today or use our [Online Submission Form](#) and we'll include a FREE lawn survey and price quote for a quality lawn for your family. There's no obligation, so you have nothing to lose and a better lawn and landscape to gain.

[www.grassygreenlawns.com](http://www.grassygreenlawns.com)

Our goal is to provide our clients with the best lawns possible through ecology-friendly services designed to build healthy lawns from the ground up.

## Yard Maintenance

All Lot Owners are required to keep their Lots free of weeds and regularly mowed and maintained to create a neat and attractive appearance in the neighborhood. If you need help maintaining your Lot, contact us to let us know.

The **number one** complaint in the neighborhood is parking on the streets. Per the covenants, there shall be no habitual parking on the streets of the subdivision.

Please park in your driveway



Please remember to trim your trees back from the curb. Overgrown trees are a driving hazard to passing busses, trucks and can block the view of traffic or stop signs.



Please keep your basketball goals off the curb line, roads and sidewalks. Basketball goals should be kept in your driveways only! We have noticed during our property inspections that several homes have their goals lying in their yards during the winter. Please store your goals in your garages, no in the yard where it is visible from the road.

**Waste Management is the mandatory trash service provider for Cooper Farms. \$9.25/mo. is the discount rate for residents. If you are using a different provider, please call to make the switch today.**



966-0117

If you are selling your home, please remember to inform your realtor and the buyers about the HOA and Recreational Associations. Many sales occur each year where a new Owner is not made aware of the mandatory dues to each Association and are not given a copy of the Deed Restrictions or important contact information. Please remember to visit our website at [www.cooperfarms.net](http://www.cooperfarms.net) for updates and community information.

### COMMUNITY YARD SALE!

Each year Cooper Farms holds a community yard sale for the neighborhood on

the third Saturday in May and October.

Get your items ready for the next yard sale which is right around the corner!

SATURDAY, MAY 21, 2016 FROM 8AM TO ?

### REMINDER

Boats, trailers, campers, and all other RV's are NOT allowed to be parked or stored anywhere on any Lot in Cooper Farms per the Deed Restrictions. Please do your part and respect the rules of the community.



### Growing Concern in the Neighborhood:

Many Homeowners are parking in their driveway at the sidewalk, blocking the sidewalk. This is a growing concern and complaint to Management as it poses a safety concern for handicap residents, parents with strollers, small children, etc. Sidewalks need to be accessible throughout the neighborhood.



**Please do not block the sidewalks with your vehicles.**

## REGISTRATION FOR THE DOLPHINS SWIM TEAM

The Dolphins Swim Team, a part of the Summer Fun League, will once again offer our residents an opportunity to be part of our very own swim team. Meets this year will be on Monday evenings.

Please refer to our website to get registration information. [www.dolphinsteam.net](http://www.dolphinsteam.net). Our parent meeting/registration is scheduled for Tuesday, May 17, at Okolona Christian Church at 6:30 pm.

**Who can swim?** Boys and girls ages 4-18. Swimmers 8 years old and under must be able to swim 15 yards unassisted; swimmers 9 years and older must be able to swim 25 yards unassisted.

**When will they practice?** Our normal season should start as soon as school is out and end with Championships on July 9. Swimmers practice one hour in the morning four days a week at the Cooper Farms pool. Along with daily conditioning, swimmers will receive instruction on the four basic competitive strokes as well as proper breathing, racing starts, and turns. Emphasis is on personal as well as team improvement.

**How many meets?** 5 dual meets + 1 championship meet (tentative: Championship meet is Sat., July 9.)

**How do we sign up?** Once again, please refer to our website for up-to-date information.

*You may download a registration form at [www.dolphinsteam.net](http://www.dolphinsteam.net).* Information regarding registration fees and pool fees will be available on that site.

*You can mail your check for the registration and pool fees to the address on the form. If you have any questions, you can also send an e-mail to [dolphins.swimteam@yahoo.com](mailto:dolphins.swimteam@yahoo.com).*

Cooper Farms Community Association  
C/o Mulloy Properties  
8303 Shelbyville Road  
Louisville, KY 40222

*Please Read! Important Information for Cooper Farms*



Mulloy Properties  
8303 Shelbyville Rd.  
Louisville, KY 40222

Property Manager:  
Sydney Lawson

P)498-2403

F) 498-2416

[slawson@mulloyproperties.com](mailto:slawson@mulloyproperties.com)