



COOPER FARMS

www.cooperfarms.net

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, OCTOBER 21st
FROM 8AM TO ?



Fall

Fall time has perfect weather for maintaining the look of our subdivision. Please take time to make sure your landscaping contributes to the beauty of our neighborhood

Fun (?) With Cleaning

De-clutter first.

This fun(?) activity will clear the space and make it easier for you to actually see what needs sweeping, dusting, or to be taken to the dry cleaners.

Start a box in the garage and, as you de-clutter, change out seasonal clothes, or get rid of things you don't use, put them in the box, along with a notepad. Every time you put something in the box, make a note of it. When you have a full box, take it to a charity of your choice. You'll be surprised how quickly the items add up!

Go room by room - Take one room at a time; this will keep you focused and give you a sense of accomplishment. It doesn't have to be done all in one day!

Address your fridge-Are there condiments in there since you moved in? Clear out the entire fridge, check expiration dates, and toss. Get rid of leftovers that look like lab experiments. As you put (now fewer) things back, wipe the bottoms and lids of the containers you're keeping to get rid of any drips or gunk, then spray the inside of the fridge with some vinegar and water and wipe it down.

Refresh and reward!

Now you can reward yourself with fresh flowers or new house plants, and take a break!

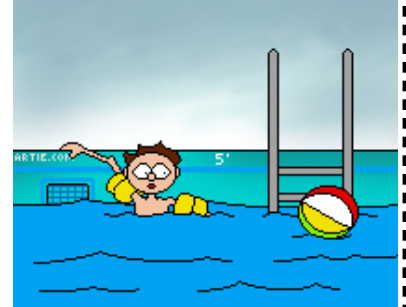


We wish to thank everyone for a great pool season this year!

Please remember that we will be sending out a member form each year to update the occupancy records in our database. If you do not fill out the form each year, your cards will be deactivated as we can only determine who is still a resident in the household by who appears on the form each year.

Remember: babysitter passes are issued on a seasonal basis and can only be used when taking the child(ren) to the pool.

All of the pool furniture will be cleaned before the pool opens next season.



Welcome

Welcome to all new neighbors

Welcome to our neighborhood and congratulations on the purchase of your home! On behalf of the Cooper Farms Board of Directors and the other homeowners of Cooper Farms, we would like to welcome you to your new home and community.



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 for updates and community information.



Cooper Farms would like to wish our residents a safe and happy

Halloween.

We are looking forward to a spooktacular fun time !



Habitual Parking

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 and do not block the sidewalks!

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



Love Your Dog, Leash Your Dog

We love dogs—we really do. That’s why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog’s health and welfare and the happiness he or she brings to you.



We also love our community. That’s another reason the association is committed to enforcing the county leash law—so all residents may enjoy our community.

Architectural Requests

All Owners are required to submit an architectural improvement application before changing or adding anything to the exterior of your home or lot. Please contact Amber Gabbard for a copy of the application if you have a request that needs Board approval or you may obtain it at www.cooperfarms.net. Please allow up to 30 days to review requests.



Fall is Here!

COLORFEST at Bernheim - October 21-22, 2017 –

Celebrate the fall season at ColorFest, a family favorite! Visitors can slingshot pumpkins, navigate the hay maze, make mud pies, and enjoy a hayride in the splendor of Bernheim's colorful landscape. Other highlights include live music, hands-on nature activities, unique local foods, Kentucky arts and crafts vendors, and more.

Time: 10AM-5PM

Location: Bernheim – Exit 112 Clermont

Contact: Bernheim (502-955-8512)

Website: Bernheim.org

Annual Assessments



The 2018 Annual Assessments will be billed in December, 2017. All Assessments are due by February 28th and are considered late if they are not paid by March 15th, to incur late fees. All delinquent accounts will be turned over to the collections attorney and liens will be filed. Any legal fees incurred will be at the Owners expense.

If you have not received a billing invoice by January, please contact our Management office to let us know. Amber Gabbard can be reached by email at agabbard@mulloyproperties.com or by phone by calling 498-2403.

Please remember that if you are selling your home, let our management company know so we can update our Owner records accordingly.

ASH TREE REMINDER

PLEASE BE CAUTIOUS WHEN WEED EATING AROUND THE WATER BAGS FOR THE NEW TREES. SOME HAVE GOTTEN PUNCTURED AND ARE VERY EXPENSIVE TO REPLACE. THANK YOU!!

Cooper Farms Community Association
C/o Mulloy Properties
P.O. Box 436989
Louisville, KY 40253-6989

Please Read! Important Information for Cooper Farms



Mulloy Properties
P.O. Box 436989
Louisville, KY 40253-6989

Property Manager:
Amber Gabbard

P) 498-2403

F) 498-2416

agabbard@mulloyproperties.com