

# COOPER FARMS

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



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. Anyone parked more than 24 hours or witnessed by patrol as being a repeat offender, will receive a warning, or will be ticketed if in violation of a metro ordinance.

We cannot stress enough how many people are concerned about parking on the street, it restricts the flow of traffic and can be a safety concern as vehicles can be hit by other vehicles.

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.**

## Neighborhood Chili Cook-Off & Dessert Contest

Saturday November, 21st

11am - 2pm  
at the clubhouse

Open to all residents to attend.

Prize will be awarded for BEST CHILI and BEST DESSERT, voted on by the attendees. The Recreational Association will provide sampling cups, refreshments, hot dogs and chips.

Anyone who wishes to enter, please email us so we can plan for space and set up.

Register at [events@cooperfarms.net](mailto:events@cooperfarms.net)



### Declining Ash Trees

Cooper Farms neighborhood is mainly 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 Boar, if it hasn't already. Each Owner must remove their declining/dead Ash Tree. These trees are not owned or maintained 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

The Board of Directors are currently reviewing a plan to remove the Ash Trees in the common areas.

## 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.

## 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, the next yard sale is right around the corner!

SATURDAY, OCTOBER 17th, 2015

FROM 8AM TO ?

We wish to thank everyone for a great pool season this year! Cooper Farms Pool limits the usage to Members and Members guests only. Please remember that you can only bring up to four (4) guests with you and there is a \$2 per guest fee charged at the door at the time of your visit. We sell discounted guest passes at the clubhouse during pool season for \$12 =12 passes.

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.

The pool surface will undergo a complete resurfacing this fall. The pool Sun-deck will be resurfaced in the spring. All of the pool furniture will be cleaned before the pool opens next season.



## 2015 Board of Directors

### Community Association:

President: Matt Michaud  
Vice President: Mike Kimzey  
Treasurer: Pat Griesau  
Secretary: Shanna Miller  
Members: Drew Day  
Carter Martin Jr.  
Michael Clapp



### Recreational Association:

President: Mike Tucker  
Vice President: Scott McConnell  
Treasurer: Linda Turner  
Secretary: Mike Bodine  
Member: Karen Brockett  
Keith Anderson  
Bobby Blair



A BIG  
THANK YOU  
to your volunteer homeowners  
for serving your  
community!



Please remember to trim your trees back from the curb. Overgrown trees are a driving hazard to passing buses, 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, not 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

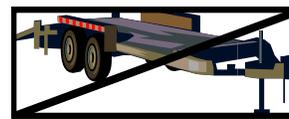
If you are selling your home, please remember to inform your realtor and the buyers about the HOA and Recreational Associations. Many sales occur each year where a new Owner is not made aware of the mandatory dues to each Association and are not given a copy of the Deed Restrictions or important contact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

## REMINDER

Boats, trailers, campers, and all other RV's are NOT allowed to be parked or stored anywhere on any Lot, unless housed in a garage, per the Deed Restrictions.

This rule includes trailers that attach to the back of a vehicle for transporting items such as vehicles, mowers, etc.

Please do your part and respect the rules of the community.



## Dog Owners

It is important to keep your dog on a leash.

If you are walking your dog please remember to take doggy bags because it is your “doody” to pick up after your pet at all times.

Nobody likes to clean up after someone else's pet.





## Annual Assessments

The 2016 Annual Assessments will be billed in December, 2015. 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. Sydney Lawson can be reached by email at [slawson@mulloyproperties.com](mailto:slawson@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.

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)