



Cooper Farms Community and
Recreational Association
Mulloy Properties, LLC
Amber Gabbard, Property Manager
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Cooper Farms Tree Replacement Program

We have finished Year 2 of the 5 year tree replacement program. You can check out where you are in the process by looking at our website at this link

<http://cooperfarms.net/project/tree-replacement/>

If you are in **Year 2** of the program, you should have a water bag on your tree.

If you were in **Year 1**, you now own that tree. It does not belong to Cooper Farms and you are responsible for the tree, just like any other tree on your property. If the tree dies after the first year it is the homeowner's responsibility to have it removed and replaced.

Here is a link to watering guidelines that may help you for the first 2 to 3 years of your new tree.

<https://www.gardeningknowhow.com/ornamental/trees/tgen/watering-newly-planted-tree.htm>

Also, we have had some of the trees being attacked by insects. It helps to spray them the first couple of years until they can withstand the insects. Here is an article on what you can treat them with if you like.

<http://arbordayforum.com/showthread.php?10181-Beetle-eating-our-newly-planted-trees>

We undertook this project to help keep our neighborhood looking nice and not degrade the value of our homes. Thanks for helping by doing your part.



Please keep your basketball goals off the curb line , roads and sidewalks. Basketball goals should be kept in your driveways only!



CLUBHOUSE ACCESS CARD NOT WORKING??

2018 access forms were mailed in January and needed to be back to Mulloy Properties by April 1st. **Cards have been deactivated for those who do not have an updated access form on file.**

If you have not submitted one yet, please submit one as soon as possible to avoid access issues to the fitness room. You may also obtain a copy of the form at www.cooperfarms.net under Clubhouse.

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.

There will be new pool furniture for the 2019 season!



Cooper Farms would like to wish our residents a safe and Happy Halloween.

We are looking forward to a spooktacular fun time !

Cooper Farms would like to start sending out the Newsletters via email to save on postage costs- if you would like to receive this via email, please submit your email address to your property manager Amber Gabbard by email.

Maintenance

There have been several houses within Cooper Farms that are leaving trash cans out in front of the house, trash in the yard, yards not being properly maintained, and not doing proper repairs to maintain the residence (gutter damages, mold on siding/general repairs/fencing repairs). Please take pride in your home and your neighborhood and maintain your lot and house. This is not only a request but in the CC&R's. If you need help with maintenance, contact us to let us know.



We are still having major issue with owners habitually parking in the streets. This can be hazardous to buses and other cars driving through the subdivision. We will continue to have LMPD patrol the subdivision and ticket if necessary.



Per the covenants, there shall be no habitual parking on the streets of the subdivision. **Please park in your driveway.**



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.



Welcome New Neighbors!

Welcome to our neighborhood and congratulations on the purchase of your home!

Fall



Crisp air, pretty leaves, sweaters and boots, football, pumpkins, and coffee...

Enjoy the Fall!



25mph is the speed limit in our neighborhood.

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 20TH, 2018 FROM 8AM TO ?



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.



WM
WASTE MANAGEMENT

966-0117



The 2019 Annual Assessments will be billed in December, 2018. 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.

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

Please Read! Important Information for Cooper Farms



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