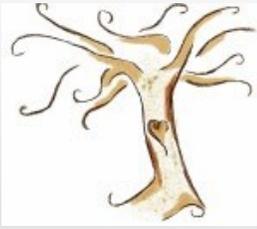




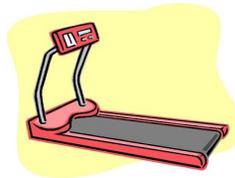
Cooper Farms Community and
Recreational Association
Mulloy Properties, LLC
Amber Gabbard, Property Manager
agabbard@mulloyproperties.com 498-2403



We hope everyone is enjoying the food trucks at the clubhouse. We will continue this and continue to have a variety. If you have a food truck you would like to be involved, let your property manager know so she can notify the President of the REC Board.

UNLEASHED DOGS

There have been several reports of dogs not being kept on leashes. This is not only a danger to your dog and others your dog approaches, it is also in the CC&R's and is a Metro LAW. Please ensure you have keep your pet on a leash AT ALL TIMES to avoid being in violation and having Metro get involved.



We are continuing to operate the gym with Covid-19 restrictions. If you are interested in using the gym, you are reminded to sign the waiver (<https://waiver.smartwaiver.com/w/5f5653724a4b0/web/>). Due to the slow down of homeowners wanting access the website is only checked every other day. If urgent access is needed, please inform your property manager Amber Gabbard at agabbard@mulloyproperties.com.



Dues reminder. Invoices were mailed in January 2021, assessments were due by February 28th, late if not paid by March 15th.

All dues not paid on time will be turned over to the Associations attorney for collection.

“Our greatest weakness lies in giving up. The most certain way to succeed is always to try just one more time”

~Thomas Edison



CC&R Violations

During a recent drive through, several violations were noted. Please review your documents to ensure you are not violating the CC&R's for your section. Living in a community with restrictions in place allows for the Association to maintain a proper appearance and keep property values up. Some of the main issues found:

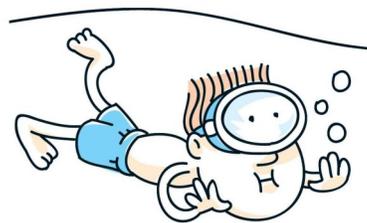
Habitual street parking-impeding access.
Signs in yards
Landscaping Issues
Home repairs needing completed; house, fences, roofs.
Trailers parked in driveways
Temporary structures in front yards
Trash in yards

Please correct anything that is in violation for your home. Keep the neighborhood looking nice! Violation letters will be sent to those found in violation.

Pool Update



The REC Board continues to work with the health department and the pool company and it appears, at least at the start, to be the same procedures as last year. We will update everyone as the season progresses.



Now Hiring Summer Help

Cooper Farms Recreational Association is looking for summer help for a Pool Door Monitor.

The Door Monitor is responsible for monitoring access to the pool, checking ID's, collecting guest fees, making clubhouse cards, etc.

Hours: Tuesday through Saturday, 4pm - 8pm ~ Memorial Day through Labor Day Weekend
Sunday, 12pm - 8pm ~ Pay Rate: \$10/hour

Please contact Amber Gabbard if you are interested in the position. Please send an email with your contact information and availability to agabbard@mulloyproperties.com

The pool company is also looking for lifeguards. If you are interested you can apply on their website kentuckiana-pmg.com, or contact Human Resources Director directly, Maddie Shankle, at line.shankle@kentuckiana-pmg.com.



Clubhouse Reminder

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.

Habitual street parking continues to be an issue.

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 or garage!**



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.

2021 Annual Meeting

Thank you to all those that attended the virtual annual meeting. It was productive, informative, and we had several new Board members volunteer to join in on the fun!

We appreciate those who have previously served on the Board and their service to the community over the years!

Welcome New Neighbors!

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

**SAVE THE DATE!
COOPER FARMS
REC WILL BE
HAVING THEIR
ANNUAL SUMMER
PARTY AUGUST 1ST!**



Community Yard Sale

The community yard sale was due to occur in May but with Covid-19 precautions. The Board Members feel that they should err on the side of caution. The Cooper Farms HOA Board acknowledges that some homeowners may still choose to have yard sales, but the Board will not support or sponsor a yard sale this year and will not provide advertisement for same. We will update everyone if the one in October will be supported/sponsored.

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

REGISTRATION FOR THE DOLPHINS SWIM TEAM

Cooper Farms Dolphins will be having a season! It will be a different season with guidelines for COVID-19.

We do not have a website currently so if you are interested or have questions please email Heather at runswscissorsh@gmail.com

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) 426-1544

agabbard@mulloyproperties.com