



Cooper Farms Community and  
 Recreational Association  
 Mulloy Properties, LLC  
 Amber Gabbard, Property Manager  
[agabbard@mulloyproperties.com](mailto:agabbard@mulloyproperties.com) 498-2403



*Ways to help deter potential vandalism:*

- Keep garage and front porch lights on
- Always lock vehicle doors
- Be a good neighbor by being vigilant of people that seem suspicious or out of place
- Utilize NextDoor making your neighbors aware
- Do not leave garage doors open at night

We are still having a 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.**



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

**PETS** We have received several complaints recently about unleashed pets in the community. For the safety of your neighbors and pets, PLEASE make sure your pet is leashed at all times when not on your lot. Per the CCR's, pets shall be kept on the lot or leashed when not on the owner's lot. In addition, Louisville Metro has a Leash Law. All pets should be picked up after when being walked in the community. Repeated violations may result in a report being filed with Metro.



**CLUBHOUSE/GYM**

The Rec Board has decided to allow the fitness room to be reopened full time.

The requirement for having cards reactivated to allow access will be to sign the waiver at the following link:

<https://waiver.smartwaiver.com/w/5f5653724a4b0/web/>

Capacity will be limited to 3 people at a time, and residents will be required to clean the equipment after each use. Access may be suspended for any resident found in violation of cleaning or social distancing requirements.

The REC Board would like to thank all the homeowners that were able to use the pool for their patience and understanding during this difficult time. The REC Board worked hard and a lot of hours were spent to try to have some kind of pool season and it seemed to work well!

We don't know the future but we are really hoping we will be able to have a normal season in 2021.



### YARD SALE

**Please note, there will be no community yard sale this year because of Covid. We want everyone to be safe.**



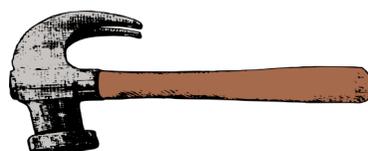
### **Architectural Modifications- Did you know?**

All homeowners are required to fill out an Architectural Modification Form and obtain written board approval PRIOR to making any modifications/enhancements to your home/lot. This includes fences, decks, patios, structures, walls, etc. A modification form can be obtained at [www.cooperfarms.net](http://www.cooperfarms.net) or by e-mail request to: [agabbard@mulloyproperties.com](mailto:agabbard@mulloyproperties.com)

### Maintenance

There are 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/mailbox repairs). Please take pride in your home and your neighborhood and maintain your lot and house.

Maintenance and keeping an attractive appearance for your home are also required per the CC&R's. If you need maintenance referrals, please contact us.



Please make sure your lot is kept free from debris and that trash is kept inside your trash container. If you find your container overflowing every week, please contact Waste Management to obtain another container.



## 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*

"Autumn shows us how beautiful it is to let things go."

~ Anonymous



**25mph** is the speed limit in our neighborhood. Please slow down when driving through Cooper Farms

**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.**



Registering with the HOA

It is very helpful for us to have homeowner information (emails and phone numbers) on file. At times, there are notifications that need to be discussed with a homeowner. And also email notifications (newsletter, updates, reminders, etc.).

Please email Amber your information if not already on file to [agabbard@mulloyproperties.com](mailto:agabbard@mulloyproperties.com)



The 2021 Annual Assessments will be billed in December, 2020. 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](mailto: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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