



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



*The Ash tree project has started and the trees for plan year one have been removed and are in the process of being replaced. The Association has placed the planned areas at [www.cooperfarms.net](http://www.cooperfarms.net) if you are interested in knowing when your area is projected to be completed.*

### Clubhouse Access Cards

In order to keep our database current with resident information, we update our records annually for clubhouse access. The updated clubhouse form was mailed to all Owners. If you have not turned yours in yet, your card(s) will be deactivated prior to the pool season if the form is not received.

Please mail the form to Mulloy Properties, LLC  
8303 Shelbyville Road  
Louisville, KY 40222

If you need a replacement card or first time card, please contact Amber. You **do not** need new cards each year, the update form simply keeps your current cards active. Please remember, last years forms will be discarded. Only the new forms will be entered into the database to keep current records. Anyone who does not turn in the updated form (*even if the information is the same as last years form*), their cards will be deactivated as we can only assume resident information is no longer current if we don't receive an update.

Residents move in and out of Cooper Farms all the time; the clubhouse cards are not linked to dues payments or checks received.



Dues reminder. Invoices were mailed in December 2016, 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.

**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.**

"We delight in the beauty of the butterfly, but rarely admit the changes it has gone through to achieve that beauty." Maya Angelou - Poet



## Fitness Room / Clubhouse Use Restrictions



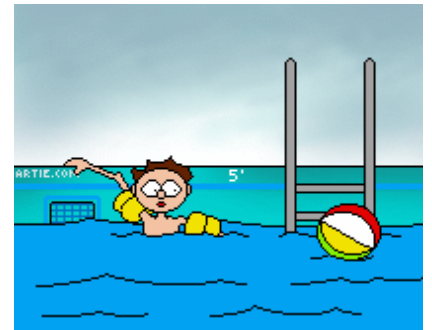
We would like to remind all residents that the clubhouse, pool and fitness room are for the use of residents who are 16 or older. No one under the age of 16 should be accessing the clubhouse without a parent or adult. Access cards are only made for those who are 16 and older. We have witnessed many teenagers 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.



Please remember that you are solely responsible for the safety of your children when swimming at the pool. The Lifeguards are not staffed to babysit or watch your children in place of your direct supervision. Do not leave your children unattended inside the clubhouse, restrooms or when swimming in the pool.



**GRASSY-GREEN LLC**

Get an additional 5% savings for Cooper Farms residents. Call for info!

**502-957-4730**

### **Special Offer from Grassy-Green : SAVE 5%**

**W**hen you start on a Grassy-Green Professional Lawn Program, you'll not only get the best lawn care services possible, you can now save 5 Percent off your total annual program cost.

When you Pre-Pay for our Annual Service Program that includes 6 Treatments, you can save 5% OFF the total cost of this outstanding service.

Call our office for additional information or to request **your free lawn evaluation and estimate.**

#### **FREE LAWN SURVEY & ESTIMATE**

Call us today or use our [Online Submission Form](#) and we'll include a FREE lawn survey and price quote for a quality lawn for your family. There's no obligation, so you have nothing to lose and a better lawn and landscape to gain.

[www.grassygreenlawns.com](http://www.grassygreenlawns.com)



Our goal is to provide our clients with the best lawns possible through ecology-friendly services designed to build healthy lawns from the ground up.



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**

### 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, MAY 20, 2017 FROM 8AM TO ?**

### SAVE THE DATE!

COOPER FARMS REC WILL BE HAVING THEIR ANNUAL SUMMER PARTY JUNE 17TH!

### Yard Maintenance

All Lot Owners are required to keep their Lots free of weeds and regularly mowed and maintained to create a neat and attractive appearance in the neighborhood. If you need help maintaining your Lot, contact us to let us know.

### 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.



### 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](mailto:agabbard@mulloyproperties.com)

**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

## REGISTRATION FOR THE DOLPHINS SWIM TEAM

The Dolphins Swim Team, a part of the Summer Fun League is gearing up for another season. The residents of Cooper Farms will have the opportunity to be a part of the team. Our Parent Meeting will be April 26th at 6:30pm in the North Bullitt Cafeteria.

Swimmers 4-18 are eligible to join the team. Swimmers 8 yrs and younger must be able to swim 15 yards unassisted. Swimmers 9 yrs and older must be able to swim 25 yards unassisted. Our season will start on May 30th and end on July 8th. Practices will be Tuesday - Friday and Meets will be on Mondays. We have 5 meets this season 2 of them being home meets. Championship is on July 8th.

More information will be given out at the Parent Meeting. Registration forms are on the website [dolphinswimteam.net](http://dolphinswimteam.net) If you have any questions please email Heather Cox at [runswscissorsh@twc.com](mailto:runswscissorsh@twc.com)

We have recently had a vacancy on the HOA Board. If you are interested in volunteering for the position, please email Amber Gabbard at [agabbard@mulloyproperties.com](mailto:agabbard@mulloyproperties.com). The Board would like to thank Shanna Miller and Mike Kimzey for their service to the Board and Association!

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:  
Amber Gabbard

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F) 498-2416

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