



Cooper Farms Community and
Recreational Association
Mulloy Properties, LLC
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Happy New Year !



2017 Annual Meeting

Cooper Farms will be holding the annual meeting on Tuesday January 31st at 6:00 PM at the Okolona Fire House.

Elections for the Board of Directors will be held at the annual meeting. This year we will elect to fill positions for the Community Association Board for the REC Association Board.

2016 has been a successful year due to the time and hard work put in by the volunteer homeowners who have served on the Board for the community.

We are currently seeking new volunteers to fill the open positions, who will serve a two year term. We encourage you to run for the Board to help serve your community. If interested, please fill out the “call for candidate” form that was sent out in December and submit to Mulloy Properties to be placed on the voting ballot.

**Please remember that it is important for
Homeowners to serve on the Board in order to continue proper operations, keep the
common areas maintained and preserve the
integrity of the community.**

**We look forward to another
great year ahead!**

Official meeting notice, proxy and voting ballot will be mailed in mid-January.



Dues reminder. Invoices were mailed in December 2016, assessments are 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.

Friendly Reminders



- Please remember to refrain from parking on the street and in yards.
- Keep basketball goals out of the street and off the curb line.
- If you are making any exterior changes or additions, you must submit an Architectural Improvement Application prior to your project, for review and approval by the Board of Directors.
- If you are selling your home, please let the buyers know to contact our office after the closing so we may update our owner records.
- Please don't let your pets run free and don't let them do their business in other people's yards.
- Please maintain a neat and attractive appearance of your mailbox and house numbers.
- Watch your speed in the neighborhood. Many residents have witnessed several vehicles speeding through the neighborhood or driving around other cars dangerously. For the safety of all, please slow down.



Special Offer from Grassy-Green : SAVE 5%

When 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



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.



Online Community



Find us on
facebook

Cooper Farms Community has
Facebook.

Join today to stay connected.

Don't forget you can also register on nextdoor.com to be included in the neighborhood watch and to connect to your neighbors.

Nextdoor

Fee Increase for 2017

There were questions from several homeowners regarding why the assessment increased for 2017.

We wanted to address this and explain, after reviewing the budget for 2017, why the fees were increased.

The new sign, the wild flower beds, general maintenance, trees, and any other capital improvements we decide need to be addressed as an HOA Board cost money as we all know.

Those costs will continue to become more and more expensive as we go down the road. Being that we are a fiscally responsible HOA Board we understand why we have to increase dues. The trees are just the most recent improvement we have decided to take on as the HOA Board. However, this is not the only reason for an increase for 2017.

We will have other improvements to make in the next couple of years and by taking the action we did to increase HOA dues we've maintained our ability to function without debt and maintain a reserve.

Also, utility costs have increased for 2017. The Louisville Water rate was increased 6.9% in August of 2016 and an increase was approved for LG&E rates.

We will have an itemized list of upcoming and completed projects available for review at the annual meeting taking place in January.

Cooper Farms HOA Board of Directors

www.cooperfarms.net



Declining Ash Trees

As a direct result of the Emerald Ash Bore's manifestation throughout the entire subdivision, the Cooper Farms Home Owners Association Board of Directors has decided to remove the Ash trees. The trees will be replaced by a two inch tree selected by the HOA Board that includes staking, mulch and an irrigation bag.

A tentative time schedule comprises: removal of 65 Ash trees beginning in February - late March 2017; replacement planting to occur in late March - early April. Trees will be irrigated early April until mid-December by the Sharp Edge Landscaping Company.

Trees designated with red orange spray paint will be removed; grinding of stumps (not including roots) to three or four inches below ground level and the hole filled with wood chips.

Note: Trees with ornamental landscaping such as: a concrete/brick/plastic border or decorative rock must have all material removed by February 1, 2017. Failure to do so will result in the homeowner being billed \$50 to remove the material.

Residents who have previously cut down the Ash trees will have the stumps removed and a tree planted in its place. Those residents, along with homeowners treating their trees should contact Amber Gabbard, property manager at Mulloy Properties-498-2403.

The Ash tree removal/replacement five year capital improvement project is being conducted by the HOA Board to continue to enhance, beautify and improve the Cooper Farms community. The end result will hopefully be to maintain our subdivision in a manner that will positively affect the value of all residents' homes.



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.



Cooper Farms Community Association
C/o Mulloy Properties
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Please Read! Important Information for Cooper Farms



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