



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



Declining Ash Trees

Recently the Home Owners Association Board has completed phase one of the five year Ash tree removal/replacement plan. Preparations are currently underway to embark on phase two of the plan.

During the 2018 plan year residents with Ash trees on: Charles Lindsey Ct; Lindsey Wade Ct; Leven Blvd down to Cassidy Lane; Leven Ct. and Caitlyn Way will have their trees removed during the month of February.

Trees with **ornamental landscaping** such as concrete/brick/plastic boarder or decorative rock need to have all **material removed by February 1, 2018**, to avoid being charged a *fifty dollar removal fee*.

Once the trees are removed, the HOA Board selected replacement trees will be planted, staked, mulched and bagged late March - early April. Homeowners are asked to exercise care when trimming around trees with water bags that can be damaged if nicked by weed eaters.



Dues reminder. Invoices were mailed in January 2018, 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.

Welcome New Homeowners!

We have had a lot of new owners move in over the past year and would like to welcome them all! If you need information or have not gotten your yearly invoices due to the transfer- please let Amber at Mulloy Properties know. You can also visit the Cooper Farms Website www.cooperfarms.net.

Welcome

Friendly Reminders

Reminder!

- Please DO NOT park overnight or habitually on the streets. It hinders snow removal efforts and also makes some streets dangerous when trying to go around cars parked in the street. Patrol has been informed to ticket anyone parking habitually on the street.
- Access forms were mailed to all residents for the upcoming pool season. Make sure to get those in by the deadline to avoid having your access cut off. We need to have updated forms every year. If you need a new form you can access one at www.cooperfarms.net
- Please do not store utility trailers outside of your home.
- Keep your property clean and neat in appearance. Keep the neighborhood looking good!



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



ATTENTION COOPER FARMS HOMEOWNERS

2018 Annual Meeting-Call for Candidates

We have re-scheduled the annual meeting for Monday, February 19, 2018 at 6:00pm. Anyone who turned in a proxy form will need to once again fill one out if you are unable to attend. We will include a new Proxy form with the official mailing.

Also, both the REC and HOA Boards are still in need of volunteers for the Board. Many of the resident volunteers currently serving are nearing 4-5 year terms or more and have expressed a desire to move on. Some of what has motivated their service is to not see their community neglected. This should not be a primary reason to serve by itself.

Due to these Board resignations, lack of committees and no volunteers, the Community needs volunteers that have an interest in serving. The ideal Candidate for the REC Board would be someone who uses the facilities regularly such as the pool and fitness center. Likewise, if one has a more general interest in keeping our neighborhood clean, desirable, and functioning properly, the HOA Board would be a better choice of service. The Board generally meets once per month for about an hour and are volunteer positions. Members generally split duties to balance small responsibilities between meetings at times as needs arise. The ideal candidate would be one who works in a collaborative manner with others to make decisions of what benefits the community first. This is also done with being good stewards of community dues and keeping costs and expenses in line.

With or without a Management Company, Cooper Farms needs Homeowners to volunteer to serve on the Board and Committees to ensure proper operations for the common areas and common expenses. The management company works with and at the direction of the Board and cannot manage the property without a Board.

The remaining Board Members do not constitute a large enough number to conduct business. If Cooper Farms does not get other Homeowners to step up and serve on the Board, decisions about the operation and finances of your community cannot be made.

Please plan on attending the annual meeting and consider donating your time and talents to serve on the Board. It is imperative to say the least you as Homeowners come forward and take part in serving your community. This is your investment, your home. It is not one person's responsibility, **it is everyone's responsibility**.

Please submit the Candidate Form to Mulloy Properties no later than February 7th to be included in the official Annual Meeting Notice.

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
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Please Read! Important Information for Cooper Farms



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