



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



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

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.



CLUBHOUSE ACCESS CARD NOT WORKING??



2018 access forms were mailed in January and needed to be back to Mulloy Properties by April 1st. **Cards have begun to be deactivated for those who do not have an updated access form on file.** If you have not submitted one yet, please submit one as soon as possible to avoid access issues to the pool and fitness room. Pool personnel will not be granting access if there is no form on file with Mulloy. They will have copies of the form to give you for you to forward to Mulloy. You may also obtain another copy at www.cooperfarms.net under Clubhouse.



Dues reminder. Invoices were mailed in December 2018, 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

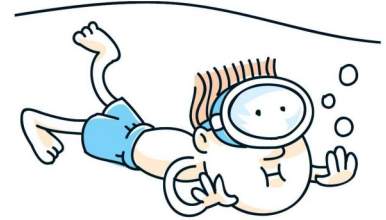
Temporary structures in front yards

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.



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.



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



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.

2019 Annual Meeting

Thank you to all those that attended the 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 JUNE 8TH!**



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 18th, 2019 FROM 8AM TO ?

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

The Dolphins Swim Team is gearing up for another great season! All residents (4-18 years of age) of Cooper Farms can swim with the Cooper Farms Dolphins a part of the Summer Fun League. The season will start on June 3rd for a full week of practice, first meet will be June 10th and all other meets will be on Mondays. The season will be 6 weeks containing 5 meets and a championship on July 13th.

Swimmers 9 years and older must be able to swim 25 yards unassisted. Swimmers 5 years to 8 years must be able to swim 15 yards unassisted. For those swimmers 4 years to 5 years old who can not swim, we have the Lil Phins program.

More information and registration (to open mid April) can be found on our website cooperfarmsdolphins.com.

If you have any questions please email Heather Cox 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) 498-2416

agabbard@mulloyproperties.com