

Follow Coopers Pond news online:

www.coopers-pond.com

www.cooperspondlawrenceville.nextdoor.com

Email herndon311@hotmail.com
by February 10th to submit articles
for next month's edition of Duck Soup!

ANNUAL COOPER'S POND HOA MEETING

To Be Held: Tuesday January 17, 2023 @ 7:00pm via Zoom

Happy New Year's Fellow Ponders!

Please see below for important information on the upcoming annual HOA Meeting via Zoom on Tuesday January 17, 2023 at 7:00PM EST. During the annual meeting, we will look at where our dues got spent in 2022, what got accomplished in the neighborhood, the 2023 budget, and many other very exciting things. Hope to "see" you there!

1. Be sure to submit your Proxy online if you cannot attend the meeting. This simply allows you to designate the Board of Directors OR a designated neighbor to vote for you. The voting is to approve the 2023 budget and (hopefully) elect the newest HOA Board Member – **Mr. Kenneth Williams**. See the link to the Proxy via Survey Monkey within this edition of the Duck Soup.
2. The link to the Zoom meeting on Tuesday 1/17/2023 at 7:00PM is also within this edition of Duck Soup, please allow only one (1) person from each household to "Zoom" in for the meeting as our Zoom license limits the number of attendees (to save money).
3. If your HOA dues are two (2) or more quarters past due (you owe \$400.00 or more), you don't get a vote.
4. For those who don't open their e-mail or are "too busy" to sign up to receive the HOA monthly updates, no fear as the information with the Annual Meeting will be placed in everyone's cubby the weekend before the meeting.
5. Lastly, during the open Q&A portion towards the end of the meeting do not call out or otherwise criticize individuals in this setting. If you have issues with your fellow neighbors, the annual meeting is not the place for it. However, if you have issues with the HOA and/or the board members or how the numerous committees are run, by all means this is the time and place to make your voice heard.

To get the latest updates on neighborhood news, social events, and other important information about Cooper's Pond, please visit the website coopers-pond.com and click on News (Duck Soup). You can also join the Cooper's Pond e-mail distribution list by e-mailing improvecooperspond@gmail.com. Your e-mail address will not be shared with anyone and will only be used for the Cooper's Pond e-mail distribution list. Since it was voted on by the majority of residents to eliminate the hardcopy delivery of Duck Soup, we have had many homeowners sign up for the e-mail distribution list, which is great. The Duck Soup will be e-mailed out monthly and past versions of the Duck Soup are available online at coopers-pond.com.

If you have any questions, concerns, or suggestions regarding the HOA or to get on the Cooper's Pond email distribution list, please reach out to the HOA e-mail below.

Aaron Wysko

Cooper's Pond HOA

improvecooperspond@gmail.com

DUCK CALLS! A New Opportunity to Thank a Neighbor

Want to thank a neighbor in the next edition of Duck Soup? "Duck Calls" are due by the 25th of each month!

If you would like to publicly thank a neighbor for kindness, "duck calls" to be posted in the upcoming Duck Soup are due by the 25th of each month. Please email them to:

improvecooperspond@gmail.com



- On behalf of the Cooper's Pond Aquaducks, we want to thank everyone who participated in and sponsored the annual Holiday Luminary fundraiser. The generosity of this neighborhood is absolutely unrivaled, and we are so grateful for your support. We were able to raise over \$4000 for our Championship winning Aquaducks.

The weather held for us and we honestly believe the Pond has never looked better. There are dozens of neighbors, many of whom do not even have swimmers on the team, that helped with set up, extinguishing and clean up. We don't want to offend anyone by forgetting names, but you know who you are. From the bottom of our hearts: Thank you.

Treasurer's Note

Kathryn Canada



1st Quarter invoices have been delivered. Be sure to check your mailbox cubby or email inbox for your statement.

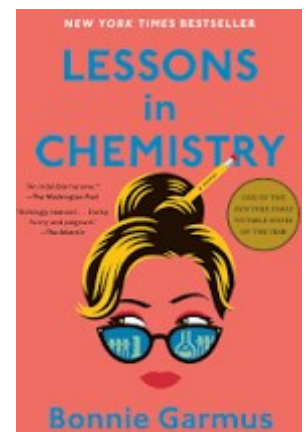
If you are new to the neighborhood or haven't yet signed up for e-billing and would like to have your invoice emailed to you instead of receiving a paper statement, email me at kathryncanadatx@gmail.com and let me know! If you wish to pay by credit card or bank transfer, you will need to receive your invoice by email in order to click through to those payment options. Credit card transactions are subject to a fee of 2.9% plus \$0.25 while a bank transfer will incur a fee of 1%. As always, you can pay by personal check (**delivered to 331 Woodvine Dr.**) or use bill pay through your bank with no additional fees.

Please reach out to me with any questions you may have.

CP Literary Society

Sue Baum & Ann Pruitt

Our next title is Lessons in Chemistry by Bonnie Garmus, a first-time novelist. The main character, Elizabeth Zott, is a chemist in the 1950's - a time when women were expected to be secretaries or homemakers - not scientists. Elizabeth refuses to fit in anybody else's mold, which leads to many different challenges. We will meet at Ann's house on **Monday, March 6 at 7 pm** to discuss this book. Hope you are able to find it and read it - I found it a while back in large print from the library



Cooper's Pond HOA 2022 Budget and 2023 Budget Proposal

	2022 BUDGET	2022 ACTUAL	2023 PROPOSED
Income			
Homeowner's Dues & Fees	\$ 144,951	147,452	\$ 147,200
Clubhouse Rental	\$ 480	1,040	\$ 640
Extended Swim Revenue	\$ 2,800	3,400	\$ 3,000
Tennis Income	\$ 300	200	\$ 200
Miscellaneous (Recoveries)	\$ -	223	\$ -
Closing Letter Income	\$ 800	1,300	\$ 800
Interest Income	\$ -	11	\$ -
Total Income	\$ 149,331	153,626	\$ 151,840
Expenses			
General & Administrative			
Accounting/Legal Fees	\$ 2,500	1,374	\$ 2,000
General Office Expenses	\$ 1,000	1,493	\$ 1,500
Insurance & Taxes	\$ 9,000	8,901	\$ 10,000
Utilities	\$ 20,000	18,164	\$ 20,000
Janitorial & Pest Control	\$ 2,000	2,305	\$ 4,000
Miscellaneous	\$ 500	484	\$ 800
Social Committee	\$ 6,000	5,994	\$ 7,000
ACC	\$ 100	0	\$ 100
Ladies Club	\$ 500	250	\$ 500
Welcome Committee	\$ 250	393	\$ 500
Sunshine Committee	\$ 150	0	\$ 100
Newsletter/Directories	\$ 2,500	1,516	\$ 1,000
Facilities:			
Tennis Repair & Improvement	\$ 2,500	666	\$ 2,500
Clubhouse Maintenance & Repair	\$ 10,000	5,543	\$ 9,000
Landscaping Contracts	\$ 9,480	9,730	\$ 10,080
Plant Replacement/Maintenance	\$ 19,000	15,005	\$ 17,000
Pool Operations & Management	\$ 23,700	23,474	\$ 23,700
Pool Repairs & Supplies	\$ 10,000	6,513	\$ 10,000
Facilities Other (Includes Pond/Dam)	\$ 5,000	7,628	\$ 7,000
Total Expenses	\$ 124,180	109,433	\$ 126,780
Net Operating Surplus/(Shortage)	\$ 25,151	44,193	\$ 25,060
Capital Improvements			
Capital Improvements	\$ 10,000	10,000	\$ 20,000
Reserve Fund	\$ 15,000	30,000	\$ 5,000
Total Capital Improvements	\$ 25,000	40,000	\$ 25,000
Net after Capital Improvements & Reserve Fund	\$ 151	4,193	\$ 60
Bank of America Checking Account Balance as of 12/31/22	\$ 28,716		
Bank of America Savings Account Balance as of 12/31/22	\$ 145,029		
Total Cooper's Pond Cash Position	\$ 173,744		

COOPER'S POND HOMEOWNERS' ASSOCIATION
NOTICE OF ANNUAL MEETING

Notice is hereby given that the Board of Directors of the Cooper's Pond Homeowners' Association has this day set a date for the Association's Annual Meeting. The Board of Directors requests your VIRTUAL ATTENDANCE at 7:00pm on Tuesday, January 17, 2023 via the ZOOM online meeting application.

A QUORUM IS REQUIRED TO CONDUCT ANY BUSINESS AT THE ANNUAL MEETING, SO PLEASE PLAN TO JOIN THE MEETING VIA ZOOM OR COMPLETE THE PROXY FORM ELECTRONICALLY USING THE LINKS BELOW.

The Board will share the accomplishments of the past year and the outlook for 2023, as well as hear your thoughts about our past year and how we can continue to work together to sustain and enhance our neighborhood in 2023. Please plan to join!

***** IMPORTANT! *****

LINK TO JOIN THIS MEETING:

<https://tinyurl.com/CPAnnualMeeting2023>

**IF YOU CANNOT JOIN THE MEETING,
PLEASE SUBMIT A PROXY ONLINE AT:**

<https://www.surveymonkey.com/r/CDZZTMT>

Cooper's Pond Upcoming Events:



LADIES NIGHT
WINE and CHEESE PARTY

Friday,
January 20
at 6:30 pm
COOPERS POND CLUBHOUSE
Adults only

Bring 2 bottles (that are the same)
of wine to share at tasting
Appetizers will be provided

Greetings
ISLANDS



Instructor
Victoria Ladd
(678) 502-6352
Victoria@betrustudios.com

Location:
Coopers Pond Clubhouse
Dates TBD 6am

visit our website
www.betrustudios.com

YOGA FOR MEN

Start your Yoga
Journey in January



**SIGN UP FOR NEIGHBORHOOD NEWS
(between Duck Soups!)**

If you haven't yet, please make sure we have your best email address so that we may include you in time-sensitive neighborhood news. Simply send an email with your name to:

ImproveCoopersPond@gmail.com

This email list will only be used by board members to communicate time-sensitive neighborhood news, and there will be no "reply-all" option.

Thank you in advance!

Lawn Care in Cooper's Pond

Cooper's Pond has partnered with Turf Masters Lawn Care to offer both neighbors, and the HOA, extra incentives to use Turf Masters for their lawn care fertilization and weed control needs. Turf Master's is offering, any Cooper's Pond resident that signs up for annual service with Turf Masters for their lawn care service will receive an additional 10% off as well ½ off of there first service. In addition to that, Turf Masters is also the lawn care provider for the HOA and will issue a credit of \$25 per resident that signs up towards the HOA's account. Please call Markus Filmore at 678-483-4629 for a free quote.

Tell him you are calling about the "Matt Crowley Cooper's Pond Special".



Yard of the Month - Kate Ervin & Jen Vereen

January Yard of the Month Winner -

Eric & Alicia Curtis —427 Cooper's Pond Drive

Congratulations!!!



CPHOA CONTACTS

Board of Directors

President	Aaron Wysko
Vice President	Patricia Scheer
Treasurer	Kathryn Canada
Secretary	Brad Loar
Director	Kelli Swint
Director	Cheryl Davis
Director	Justin Cantrell
Director	Matt Williams

Committees

ACC	Alison Crawford, Joel Larson, Bill Baum, Tom Ring, David Darby, Melissa McDaniel & Paige Knight
Billiards	Matt Crowley
COPS/Neighborhood Watch	Kenny Shipp
Directory	Chris Herndon
Duck Soup	Chris Herndon & Ann Pruitt
Grounds/Facilities Management	Ross Redman
Clubhouse	Suzie Williams & Ann Pruitt
Extended Swim	Suzie Williams
Pool	Aaron Wysko
Tennis	Bob McErlain
Government Liaison	Jody Campbell
Ladies Club	Michelle Hooker
Social	Jill Crowley & Shannon Wysko
Sunshine/CP Literary Society	Sue Baum
Swim Team	Jody Campbell & Jennifer Wright
Welcome	Alison Crawford
Yard of the Month	Kate Ervin & Jen Vereen

