

Follow Coopers Pond news online:

www.coopers-pond.com

www.cooperspondlawrenceville.nextdoor.com

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

Good day!

There is plenty of great information in this month's edition of the Duck Soup. In particular, for those interested in the pool and getting extended swim privileges. An email was also sent on April 13th with all the extended swim forms and rules. If you are not on the Google Group e-mail list, e-mail improvecooperspond@gmail.com and you will be added. The pool will open to extended swim members on April 29th. For all other dues-compliant residents (owe less than \$400 in dues), the pool will open on May 25th. If you have questions on your HOA dues or need to make a payment, e-mail kathryncanadaTX@gmail.com. If you have lost your red FOB to access the pool or are new to the neighborhood and need a FOB, contact Suzie Williams at (404) 630-9961 or e-mail improvecooperspond@gmail.com. There is a \$20 replacement fee for lost FOBs and new neighbors receive their first FOB free of charge.



A big thank you to the Social Committee for putting on the Easter egg hunt, bounce house, and other activities. It is always one of the biggest draws of the year and this year was no exception. Keep an eye out for information coming on the Memorial Day parade and pool party, as well as food trucks coming to the neighborhood which has been very popular.

If you have a high school or college graduate and would like them recognized on the neighborhood banner, be sure to see the information included from Margaret Wooten. There was also an e-mail sent on April 8th with the forms and information.

For those who like to fish the pond, please be mindful and respectful of the privacy of our neighbors on the pond and always clean up after yourselves and ensure your children do as well. There seems to have been an influx of anglers to the pond this spring, some of which do not appear to live in the neighborhood. The pond and playground area are for residents and resident's guests only. If you see someone who you suspect does not live in the neighborhood or anyone leaving a mess behind, don't hesitate to contact the HOA.

Brad Loar, who is currently on the HOA Board, will be relocating soon back to his beloved Kentucky. The board is in need of a replacement in the June-July timeframe. If you are interested, please e-mail the HOA at improvecooperspond@gmail.com. We would love to get some "fresh blood" on the board to offer a different perspective and new ideas to improve the neighborhood.

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



Pool

Shelley Bronaugh & Kevin Stillwell

Hello Neighbors!

If you would like to participate in Extended Swim and have access to the pool starting Saturday April 29th, please complete the attached form along with a check for \$40.00 made out to Cooper's Pond HOA or cash is also accepted, and deliver to Suzie Williams at 626 Cooper's Pond Drive. Please be sure that your email and phone number are very legible so that we can provide you with the restroom code and contact you with any additional information needed. Please allow 48 hours for your form to be processed by Suzie and then your red FOB key will open the pool gates. Also attached is a copy of the Extended Swim rules.

If you have any questions, email improvecooperspond@gmail.com or contact Suzie at (404) 630-9961.

A few additional notes regarding extended swim:

- Age Requirement – You must be at least 21 years old to use the Pool during extended hours, without Adult supervision.
- Diving Board – Use of the diving board during extended hours swim is strictly PROHIBITED. This is for insurance purposes.
- HOA dues must be current (less than \$400 outstanding) to be eligible for extended or regular access to the pool. Contact the Cooper's Pond Treasurer if you have any questions @ kathryncanadatx@gmail.com

Pool opens April 29, 2023 for Extended Swim

Pool closes October 29, 2023 for Extended Swim

LANDSCAPING

Yelitzi Mondragon

Hi neighbors, we are Sage Green Landscaping. We offer a variety of services which can be found on our google business profile at a reasonable price. I have 15+ years of experience in landscaping. We are a family business.

sagegreenlandscaping@gmail.com

404-438-1203

Sage Green Landscaping

Small jobs for a big change

COOPER'S POND HOMEOWNERS ASSOCIATION, INC.

LICENSE, WAIVER AND RELEASE AGREEMENT

THIS LICENSE, WAIVER AND RELEASE AGREEMENT, (this "agreement") is executed on this _____ day of _____ 2023

Whose address is _____ ("Owner").

WITNESSETH:

WHEREAS, Cooper's Pond Homeowners Association, Inc. (the "Association") is that association formed for the purpose of exercising the powers of the Association under the Declaration of Covenants, Restrictions and Easements for Cooper's Pond Subdivision, the Articles of Incorporation and By-Laws of the Association and the Georgia Nonprofit Corporation Code; and

WHEREAS, the Association, acting through its Board of Directors (the "Board"), has the right to promulgate rules and regulations relating to the use, operation and maintenance of the Common Property of Cooper's Pond Subdivision; and

WHEREAS, the Common Property at Cooper's Pond Subdivision includes a swimming pool and related facilities (collectively, the "Swimming Pool"), which may not be used unless a lifeguard is on duty; and

WHEREAS, Owner is the owner of record or a fulltime resident of a home within Cooper's Pond Subdivision; and

WHEREAS, Owner desires to use the Swimming Pool during hours when a lifeguard is not on duty; and

WHEREAS, Owner has represented to the Association that Owner is capable of maintaining Owner's own safety and security in and around the Swimming Pool; and

WHEREAS, the Association agrees to permit Owner to use the Swimming Pool during certain hours when a lifeguard is not on duty provided that the Owner executes this Agreement.

NOW THEREFORE, in consideration of the promises and premises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged; Owner hereby agrees that the recitals set forth above are true and correct and are hereby made a part of this Agreement and further agrees as follows:

1. Owner hereby warrants and represents that Owner is twenty-one (21) years of age or older and a resident of Cooper's Pond Subdivision.
2. Owner hereby agrees and acknowledges that the only time when Owner may use the Swimming Pool when there is not a lifeguard on duty is between the hours of 7:00 a.m. and 10:45 a.m. and between the hours of 9:00 p.m. and 11:00 p.m. Owner will abide by any signs posted by the Association, which revise these hours.
3. Owner hereby agrees and acknowledges that in order to use the Swimming Pool during the hours listed above Owner must pay \$4000 which is a nonrefundable fee for the use of the pool in non-lifeguard hours.
4. Owner hereby agrees and acknowledges that during the hours listed above Owner shall sign-in upon entering the Swimming Pool in a manner designated by the Board and shall lock the entrance both after entering and exiting the Swimming Pool.
5. Owner hereby agrees and acknowledges that during the hours listed above Owner and all other persons using the Swimming Pool are prohibited from using the diving board for any reason whatsoever.
6. Owner hereby agrees and acknowledges that during the hours listed above Owner shall not bring any other person to the Swimming Pool unless such person (i) is an owner of record or full-time resident of a home in Cooper's Pond Subdivision, (ii) is a grandparent, parent, child, or grandchild of Owner, or (iii) guest. The owner will be responsible all guests. There is a maximum of four (4) guests allowed per Owner per day.
7. Owner hereby agrees and acknowledges that during the hours listed above Owner shall abide by all other rules and regulations pertaining to the Swimming Pool and the Swimming Pool area that are now in place or are hereafter adopted by the Board or the Association.
8. Owner hereby agrees and acknowledges that the Association strongly discourages Owner or any other person using the Swimming Pool during the hours listed above without being accompanied by another owner of record or full-time resident of a home in Cooper's Pond Subdivision.
9. Owner, on Owner's own behalf, hereby fully releases the Association and its officers, directors, employees and agents of and from, without limitation, any and all claims, actions, demands, causes of action, liabilities, costs and expenses (including, without limitation, reasonable attorney fees) arising out of or otherwise in connection with the Owner's or Owner's guests use of the Swimming Pool or events occurring as a result of Owner's or Owner's guests use of Swimming Pool.
10. Owner, on Owner's own behalf, hereby agrees to indemnify and hold harmless the Association from and against any and all claims, actions, demands, causes of action, liabilities, costs and expenses (including, without limitation, reasonable attorney fees) asserted against and/or incurred by the Association arising out of or in connection with the Owner's or Owner's guests use of the Swimming Pool, including, without limitation, any damages or injuries to person (including death) or property arising out of or in connection with Owner's or Owner's guests use of the Swimming Pool or events occurring as a result of Owner's or Owner's guest use of the Swimming Pool.
11. Owner hereby agrees and acknowledges that this Agreement and any rights given to Owner pursuant to this Agreement may be revoked at any time and for any reason is the sole discretion of the Board. **IN WITNESS WHEREOF**, the undersigned has set his or her hands and seal to this instrument on the day and year first above written.

OWNER SIGNATURE: _____ **OWNER PHONE #:** _____ **OWNER EMAIL:** _____

2023 Extended Swim Rules

Each resident Family, who cares to participate in non-lifeguarded, extended hour swim, must adhere to the following rules, or have their rights for extended swim revoked, at the discretion of the Cooper's Pond Board:

- A. Deposit Required** - A fee of \$40 will be required to get your FOB card activated for extended hours and receive the code to enter the restrooms. The FOB card replacement cost is Twenty Dollars (\$20). All checks should be made out to Cooper's Pond HOA.
- B. Fob and Gate Rules** – You may not lend your key to anyone outside your Family! You are responsible for keeping the Pool gates locked at all times (including when you're in the Pool area). You are not allowed to open the gate for others to enter. Your rights will be taken away immediately, upon violation of any of these rules.
- C. Age Requirement** – **You must be at least 21 years old to use the Pool during extended hours**, without Adult supervision. Anyone under the age of 21 must be accompanied by an after- hours pool key holder. The Homeowner must be present at all times. You may not give your key to a non-resident family member to use.
- D. Residence Requirement** – You must be a resident family with extended swim privileges to use the Pool during extended hours. 4 guests are permitted per family. (this is being increased from 2 in years past on a trial basis.)
- E. Extended Swim Hours: 7:00 AM to 11:00 PM, with the following exceptions:**
1. You may not swim when the Swim team is practicing
 2. You must leave the Pool from 10:45 AM to 11:00 AM for morning Pool maintenance.
 3. The Pool will be cleared out at 8:45 PM for nightly maintenance. You must leave the Pool at that time, and may re-enter the water 15 minutes later, with your key fob, for extended swim.

A sign may be posted restricting Extended hours at certain times during the Pool Season.

You may not swim during these posted hours!

- F. Diving Board** – **Use of the diving board during extended hours swim is strictly PROHIBITED.**

Please remember that this is a privilege extended to our Homeowners, and we ask that you have consideration for your fellow Homeowner's in terms of noise and cleanliness.

There will be an ongoing review of rules and procedures, as we enjoy extended swim hours. The Cooper's Pond Board and Pool Coordinator reserve the right to revoke individual rights, or suspend Extended Hours Swimming completely, at any time.

Pool opens April 29, 2023 for Extended Swim

Pool closes October 29, 2023 for Extended Swim

Pickleball

Greg Sena

Coopers Pond Neighbors,

Calling all pickleball players and "interested in learning" pickleball players. ALTA has created a Pickleball league, and we are going to see if we have enough interest to create a team out of Coopers Pond. The season would begin July 10th and run through August 21st. Matches are played on Monday evenings at 6 pm. Rosters require a minimum of 6 men and 6 women, requiring at least 12 players to register. Play will be men's doubles, women's doubles and 2 lines of mixed doubles.

Here is additional information from the ALTA website:

<https://www.altatennis.org/PlayersAndLeagues/PickleballLeagues.aspx>

<https://www.altatennis.org/PlayersAndLeagues/League.aspx?league=Pickleball>

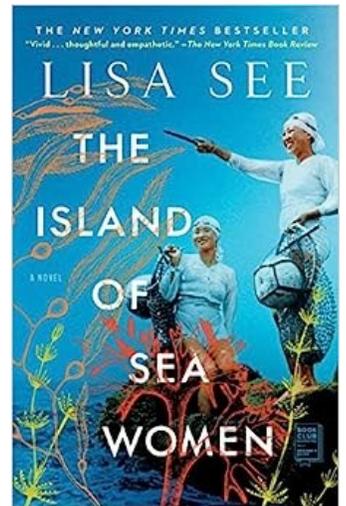
Please text Greg Sena 770-990-9943 or email gmsena@me.com if you are wanting to be on the Coopers Pond pickleball team for this coming season (July 10th - August 21st), or if you have any questions.



CP Literary Society

Sue Baum & Ann Pruitt

The next meeting of the CP Bookies will be **Monday, May 8**. We usually meet at **Ann Pruitt's house at 7 pm**. This time we are reading *The Island of Sea Women* by Lisa See. The story is about two girls from very different backgrounds who are sea divers in the 1930s and 40s. Lisa See is a wonderful author of many other titles, including *Memoirs of a Geisha* and *Snow Flower and the Secret Fan*. You have lots of time to get this book and read it by May, so get reading and plan to join us!





**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

March Yard of the Month Winner -

Cathy Zollondz — 2610 Blakewood Court

Congratulations!!!



CPHOA CONTACTS

Board of Directors

President	Aaron Wysko
Vice President	Patricia Scheer
Treasurer	Kathryn Canada
Secretary	Brad Loar
Director	Jane Woods
Director	Cheryl Davis
Director	Justin Cantrell
Director	Kenneth 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
Grounds/Facilities Management	Ross Redman
Clubhouse	Suzie Williams & Ann Pruitt
Extended Swim	Suzie Williams
Pool	Kevin Stillwell & Shelley Bronaugh
Tennis	Bob McErlain
Government Liaison	Jody Campbell
Ladies Club	OPEN
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

