

Follow Cooper's Pond news online:

www.coopers-pond.com

www.cooperspondlawrenceville.nextdoor.com

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

News From The Board

Greetings!

Well, the kids are back in school, and summer is coming to an end despite what the thermometers may say. As always, please drive safe and if you like to drive fast, just don't do it in the neighborhood. There's a fair amount of information on upcoming events in this edition of the Duck Soup so be sure to keep reading.

Our social committee led by Jill Crowley does a great job of keeping us all informed on upcoming neighborhood gatherings and food trucks. This edition of the Duck Soup has info on future food truck visits and the neighborhood-favorite Labor Day weekend pool/BBQ/football watching party. To summarize for those newer to the Pond or who haven't partaken in past years, the usual schedule of events kicks off Saturday, September 2nd mid-afternoon for college football's opening weekend games, along with everyone bringing something to throw on the grill and/or smoker to cook whilst watching a full slate of pigskin into the late-night hours in the parking lot. There will be plenty of TVs and tents set up, and cold beverages enjoyed Saturday afternoon-evening. A select group of experienced meat smokers will also be smoking pork butts overnight for consumption on Sunday, September 3rd for the pool party portion of the weekend. On Sunday afternoon at the pool, the pulled pork will be served along with side dishes/desserts brought by all who attend.

The nearly world famous Cooper's Pond Billiards league will be kicking off the fall season in mid-September. If you're a returning player, new to the neighborhood and want to join, or just like to watch, reach out to the Commish at cooperspondbilliards@gmail.com for more information. The league is designed for players of all skill levels, well except maybe Jovar, who is the 3-time defending "A" champion and just a darn good shooter. The league typically has 6-8 teams of four players and play every Thursday evening starting at 7PM with a week off for the school fall break on October 5th. It's a lot of fun and pretty competitive, as well as a good way to get introduced to some new people in the neighborhood.

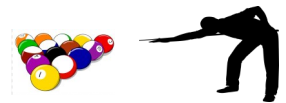
Lastly, as previously communicated in last month's Duck Soup, we have installed security cameras around the clubhouse and pool area. The camera activity will only be accessed in the event of an accident, criminal/unruly activity, or other necessary reason. If you have any questions, concerns, or suggestions for improvement of security in the neighborhood, please email the HOA at improvecooperspond@gmail.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:

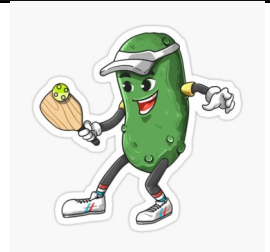
improvecooperspond@gmail.com



Tennis

Bob McErlain

Cooper's Pond Tennis (and Pickelball)



The Fall ALTA season begins after Labor Day. The start of a new ALTA season is always exciting. Individually, we are all undefeated and our teams have Play-off Hopes and City Championship Dreams. There is a Men's team and a Ladies team in The Pond this Fall. If you have been thinking about joining a team, now would be a great time to get involved. Please let me know if you need assistance or contact one of our neighborhood team captains.

The 1st season of Pickelball is still under way. The last match will be at home on Monday August 21st. It's been a fun addition to the neighborhood. Great job Greg (and Mandi) Sena getting Pickelball started in Cooper's Pond.

I've had several neighbors ask to send out reminders regarding the rules (which are also published in the front of the neighborhood directory. There is not enough room here in Duck Soup to reprint all of the rules, so here is our "rule of the month" (This rule is located on page 2).

Reservations are made on a first-come basis up to 48 hours in advance (i.e., to reserve a court for 7:00 p.m. Thursday, the earliest you can sign up is 7:00 p.m. Tuesday).

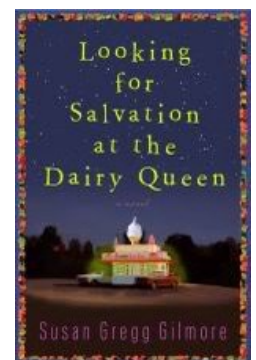
Bob McErlain

bmcerlai@gmail.com

Book Club

Ann Pruitt

Here's our next book for discussion at the Ladies Book Club on **September 11, 7:00** at the home of Ann Pruitt—137 CPD . "Looking for Salvation at the Dairy Queen" by Susan Gregg Gilmore.



2023

Coopers Pond Events

Sunday, August 20- Lil Pizza Food Truck

Sunday, August 27- Bow Thai Food Truck

Saturday, September 2- Football watch
and roasting pig for next day

Sunday, September 3- Labor Day party

Friday, September 8- Taza Food Truck

Tuesday, October 31- Halloween
costume contest

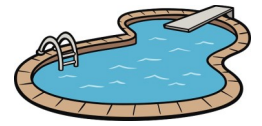
Saturday, November 11- Pondsgiving

Monday, December 18- Santa Float

() Greetings*

Pool

Kevin Stillwell



Cooper's Pond has the distinction of being a great place to raise a family, to connect with a caring community, to participate in wonderful neighborhood activities, and enjoy excellent amenities!

One of those amenities is our beautiful swimming pool. Unfortunately, that beauty has been diminished this summer, by excessive trash and messes left behind by residents, some residents and NON-residents disrespecting the rules by bringing large numbers of guests (only 4 per household allowed), allowing non-residents into the pool area, and on, and on, and on.

However, the most consistent, and frankly shocking behavior, not just from children and teens, but rather from the adults of the community, the very people who know better and should SET THE EXAMPLE, have been disregarding, back-talking, and flat out disrespecting the lifeguards!

Lifeguards are here for our safety! They're typically young folks, trying to earn a few bucks over the summer, and then go home to their families and lives. They're not here to mind anyone's children or clean up your mess, and they're CERTAINLY not deserving of abusive behavior.

On behalf of the HOA, and the Pool Committee, I implore you all to be better, for all of our sakes.

If anyone behaved this way at your house, you'd ask them to leave.

For the love of Cooper's Pond, show everyone why Cooper's Pond is a cut above the rest.

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

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

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 \$40.00 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 matter 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:** _____



**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

August Yard of the Month Winner -

Don & Mitzi Ball — 2509 Mill Ridge Circle

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

