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Email [herndon311@hotmail.com](mailto:herndon311@hotmail.com)  
by January 10th to submit articles  
for next month's edition of Duck Soup!

News From The Board

**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 21, 2025** 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 2025, 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 2025. Please plan to join!

**LINK TO JOIN THIS MEETING:**

<https://tinyurl.com/CPAnnualMeeting2025>

IF YOU CANNOT JOIN THE MEETING,

PLEASE SUBMIT A PROXY ONLINE AT:

<https://www.surveymonkey.com/r/YB2DRGZ>

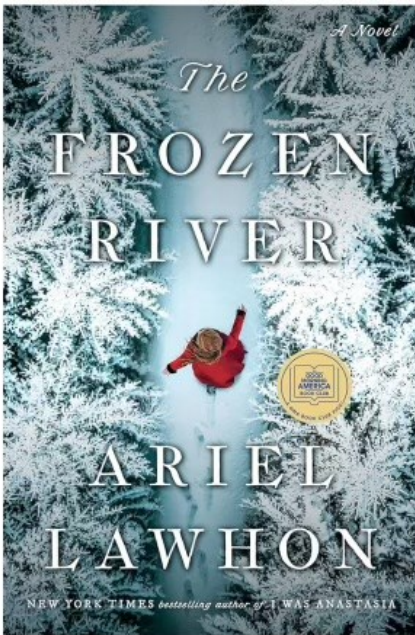
## Cooper's Pond HOA 2024 Budget and 2025 Budget Proposal

	2024	2024	2025
	BUDGET	ACTUAL	PROPOSED
<b>Income</b>			
Homeowner's Dues & Fees	\$ 147,200	150,106	\$ 147,200
Clubhouse Rental	\$ 960	880	\$ 800
Extended Swim Revenue	\$ 2,400	3,450	\$ 3,000
Tennis Income	\$ 300	1,340	\$ 1,000
Miscellaneous	\$ -	143	\$ -
Closing Letter Income	\$ 1,200	3,000	\$ 2,400
Interest Income	\$ -	2,765	\$ -
<b>Total Income</b>	<b>\$ 152,060</b>	<b>161,684</b>	<b>\$ 154,400</b>
<b>Expenses</b>			
<b>General &amp; Administrative</b>			
Accounting/Legal Fees	\$ 2,400	2,118	\$ 2,500
General Office Expenses	\$ 1,500	389	\$ 1,000
Insurance & Taxes	\$ 10,400	11,344	\$ 12,000
Utilities	\$ 20,000	15,185	\$ 18,000
Janitorial & Pest Control	\$ 4,000	3,786	\$ 4,000
Miscellaneous	\$ 500	485	\$ 700
<b>Social Committee</b>	\$ 7,000	7,044	\$ 7,000
<b>ACC</b>	\$ 100		\$ 100
<b>Welcome Committee</b>	\$ 500	100	\$ 500
<b>Newsletter/Directories</b>	\$ 1,000		\$ 1,000
<b>Facilities:</b>			
Tennis Repair & Improvement	\$ 2,500	2,303	\$ 2,500
Clubhouse Maintenance & Repair	\$ 10,000	9,648	\$ 10,000
Landscaping Contracts	\$ 10,080	10,080	\$ 10,080
Plant Replacement/Maintenance	\$ 20,000	24,026	\$ 21,000
Pool Operations & Management	\$ 30,000	26,990	\$ 28,000
Pool Repairs & Supplies	\$ 12,000	11,241	\$ 15,000
Facilities Other (Includes Pond/Dam)	\$ 5,000	5,758	\$ 6,000
<b>Total Expenses</b>	<b>\$ 136,980</b>	<b>130,497</b>	<b>\$ 139,380</b>
<b>Net Operating Surplus/(Shortage)</b>	<b>\$ 15,080</b>	<b>31,187</b>	<b>\$ 15,020</b>
<b>Capital Improvements</b>			
Capital Improvements	\$ 15,000	14,986	\$ 15,000
Reserve Fund		15,000	
<b>Total Capital Improvements</b>	<b>\$ 15,000</b>	<b>29,986</b>	<b>\$ 15,000</b>
<b>Net after Capital Improvements &amp; Reserve Fund</b>	<b>\$ 80</b>	<b>1,200</b>	<b>\$ 20</b>
Bank of America Checking Account Balance as of 12/31/24	\$20,273.05		
Bank of America Savings Account Balance as of 12/31/24	\$60,050.14		
Bank of America CD Balance as of 12/31/24	\$102,758.36		
<b>Total Cooper's Pond Cash Position</b>	<b>\$183,081.55</b>		

## CP Literary Society

Ann Pruitt

The next Ladies Book Club will meet on February 3, 7:00, at Ann Pruitt's house. Hope you can join us to discuss Frozen River.



## Coopers Pond Tennis (and Pickleball)

Bob McEralin



Mixed Doubles tennis is underway in the pond this year. Thanks to Greg and Mandi Sena (and Ed Gallagher) for getting Mixed rolling again. The weather can be a challenge, but otherwise it's lots of fun and a great way to hang out and socialize with your Neighbors. It's now time to renew rosters for spring. In addition to pickleball, Men's and Ladies tennis team rosters for spring are to be finalized by Jan 21. There is probably still room on team rosters, so if you have been thinking about finding a team (tennis OR pickleball) for this spring, now would be the time. Please let me know if I can be of assistance.

Most of you know that Coopers Pond has rules associated with the use of our tennis facilities. Rules are in place to provide a fair and equitable way to give all residents access to the courts and at the same time, to assure that the facility is properly maintained and cared for. There is not enough room here in Duck Soup to reprint all of the rules, so here is our **"rule of the month" (located on Directory insert, page 3).**

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).

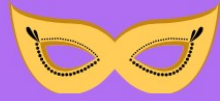
## Welcome Committee

### Coopers Pond Resident Directory Update

The start of the NEW YEAR is the perfect time to begin working on a NEW DIRECTORY! We are working on a Google Form that will be distributed by the end of January. This will help us gather information for the directory update process.

Your assistance in completing and returning the questionnaire will help us update the Cooper's Pond Resident Directory. The directory will be available only to homeowners in our neighborhood.

You will have the opportunity to provide the specific information you would like included in the directory. At a minimum, we would like to collect household names and one method of contact. Thank you in advance for your assistance!



You are invited to attend a

# Teen Mardi Gras Party

Food, drinks, games!  
28 Feb 2025 | 7 -9pm  
CP Clubhouse

RSVP WITH JILL AT 615-479-2875

**\*\*BRING \$1 FOR A FUN GAME\*\***

Join us for a celebration!

# MARDI GRAS 2025



Saturday, March 1  
6:30 pm  
CP Clubhouse

RSVP to Jill 615-479-2875

Bring an appetizer to share  
BYOB

**\*\*Adults only\*\***



**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](mailto: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 - David & Linda Swint**

**January Yard of the Month Winner -**

Jim & Shelley Bronaugh — 586 Cooper's Pond Drive  
Congratulations!!



**CPHOA CONTACTS**

**Board of Directors**

President	Aaron Wysko
Vice President	Cheryl Davis
Treasurer	Kathryn Canada
Secretary	Ross Redman
Director	Jane Woods
Director	Phil Thrasher
Director	Justin Cantrell
Director	Kenneth Williams

**Committees**

ACC	Alison Crawford, Tom Ring, 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
Social	Jill Crowley
CP Literary Society	Ann Pruitt
Swim Team	Lindsey Campbell & Fernanda
Welcome	Emily Anderson, Linda Swint & Sarah Mudd
Yard of the Month	David & Linda Swint

