

## Lee's Crossing Pool Opening Information

The Board of Directors has made the decision to open the pool on Monday, June 15 unless the current circumstances drastically change. We know that many are disappointed that the pool did not open on Memorial Day weekend as it has in prior years, but there have been many obstacles to overcome to ensure that we: (1) protect the health and safety of those persons using the pool; (2) protect our facility; and (3) shield, as much as is reasonably practical, the Association from potential liability. Unfortunately, guidance from the Governor and the Georgia Department of Public Health regarding the conditions for opening pools was not released until May 13, and pools were not available for staff training until May 14.

The CDC and the Department of Health have set forth many guidelines and recommendations regarding sanitizing the pool facility and **ensuring that social distancing of at least six feet is maintained among those who are not members of the same household whether on the pool deck, in the pool, or in the restrooms.** The Board has been advised that we must take active steps to comply with these mandates and guidelines and to mitigate the liability risk to the Association. Merely posting a disclaimer sign saying "use at your own risk" and opening the gate is not sufficient. Neighborhoods that have opened in such manner are exposing their associations, and indirectly the owners, to extreme liability, and **most community association insurance policies contain a specific exclusion for personal injury claims brought as a result of communicable diseases (such as COVID-19).**

It has always been our policy to open the pool facility with only guards. **To comply with the government, CDC, and Health Department guidelines, the Association must staff another individual, separate from and in addition to the guards, who will monitor the number of persons in the pool area and ensure that proper social distancing is maintained as much as reasonably possible.** Our pool management company had a full staff lined up for our pool prior to the emergence of the COVID-19 pandemic. Unfortunately, every one of those individuals backed out because of concerns for their safety. Replacing those personnel has been a slow process due to an overall lack of persons willing to work at pools in the current environment and restrictions as to training (class sizes, equipment requirements, etc.).

Users will be required to make pool reservations online in two-hour blocks, and the Board has been working diligently to obtain and set up software to accommodate this. After each two-hour block ends, all users must exit the facility and remove all chairs and personal items they may have, including food and beverages. The facility will then be closed for thirty minutes while the staff checks the pool chemistry, disinfects all shared and frequently touched surfaces (including the tables, handrails, ladders, the gate, and the restrooms), and attends to personal needs. The capacity in the facility will be limited, and once the maximum capacity has been reached, no further reservations will be allowed during that corresponding time block. **Reservations will be restricted to those who have a pool pass and who have executed a written express waiver on file with the Association.** A monitor will be present at the pool to determine whether those who desire access have a reservation and are members of the Association. That monitor will also aid in enforcing the social distancing requirements, disinfecting the facility, checking pool chemistry, etc.

Additional pool policies include:

- a. No chairs or lounges will be provided by the Association. Users may bring their own small coolers, chairs, or loungers. Users may not share those items with anyone, except with members of their same household. Users are responsible for sanitizing such items, and all such items must be removed from the facility (including the entire grounds) at the conclusion of each two-hour time block.
- b. No toys, balls, noodles, rafts, or any other items of similar nature may be brought into the pool facility because such items tend to compromise social distancing and may not be sanitized. Notwithstanding this restriction, life jackets or other flotation devices for the purpose of safety are permitted.
- c. Because of the difficulty in maintaining social distancing in the mushroom water feature, it will not be open until further notice.
- d. Any items left at the pool at the end of the day will be discarded.
- e. At this time, users may not bring any guests to the pool venue, including, but not limited to, persons who are temporarily staying in a resident's home (such as grandchildren).
- f. No sharing of food is allowed, except among members of the same household.
- g. Cooking is not allowed and, accordingly, the grills will not be available for use.
- h. Except for members of the same household, users must place their chairs and other personal items at least six feet from those of other users.
- i. Users must maintain a distance of six feet from all other users who are not members of the same household. This includes everywhere in the venue.
- j. Users shall not sit or stand in the area within four feet of the pool edge, and users shall not congregate in the pool step area in order to allow persons to enter and exit the pool without violating the social distancing requirement.
- k. Parents and legal guardians are responsible for educating their children regarding social distancing and are responsible for ensuring that their children comply with the social distancing requirements.
- l. The restrooms are for single users only, except for members of the same household (such as a parent and child). If a restroom is occupied, persons must wait outside the building, rather than in the restroom or restroom hall.
- m. The Association will provide multiple hand sanitizing stations. Users must wash their hands thoroughly when using the restrooms and use the hand sanitizing stations as appropriate.
- n. Anyone who, within the last 14 days, has been diagnosed with COVID-19, has any flu-like symptoms, or has been in contact with someone who has or is suspected of having COVID-19 may not access the facilities.
- o. Because these policies all pertain to the health and safety of our owners and residents, violators may be directed to leave the facility and his/her right to access the facility may be suspended without prior notice.

During this time of unease and as the issues surrounding COVID-19 continue to develop, the Board of Directors has been, and continues to be, faced with unprecedented challenges. The Board has been

forced to make many difficult decisions to protect the members of our community as well as the Association. The Board has been working extremely hard to come up with a plan and strategy to open this facility while prioritizing the health and safety of our community and the wellbeing of our Association.

The above rules are subject to change as the current COVID-19 pandemic continues to develop, new recommendations and guidelines are released by the CDC and Health Department, and as we gain experience operating in this environment. While the pool hours will be reduced from past years, we expect the overall expense to manage, run, maintain, and safely operate the pool may increase due to the need for increased staff, new software, signage, sanitization chemicals, equipment, etc. In the unlikely event that our annual expenses are less, this will be taken into consideration when determining the next year's assessment and level of reserves. We have no mechanism for refunding part of this year's assessment, and, other than by special assessment requiring a vote of the owners, we have no mechanism for increasing this year's revenue to compensate for additional expense.

As always, the health, safety, and wellbeing of Lee's Crossing's owners and residents remain the Board's top priority. Thank you for your cooperation, patience, and understanding.

Sincerely,

The Board of Directors of Lee's Crossing Homes Association, Inc.