



www.leacroft.org

May 25, 2020

RE: 2020 Pool Season Information

Leacroft Neighbor,

Welcome to pool season 2020 (FINALLY)! Please take a moment to read through this letter to familiarize yourself with our community pool policies and procedures.

Due to the COVID-19 virus, things have been delayed slightly, but I am pleased to announce that our pool will open on **Saturday, 5/30/20!** That said, there will be emergency policies and procedures in place due to mandates from local, county, state, and federal authorities. These policies and procedures **MUST** be followed by everyone or we will run the risk of being forced to shut the pool down. Temporary changes to pool policies and procedures include:

- There will be limited pool hours of 12pm – 6pm Monday-Sunday until further notice.
- Maximum pool area capacity will be limited to 42 people until further notice.
- Because of the limited capacity, an advance reservation will be required to enter the pool. You can reserve your date/time slot(s) at: <https://www.eventbrite.com/e/106218119254/>. In order to access the reservation site, you must enter the following password: "**Leacroft2020**". Please follow the directions and guidance on the reservation website and on your reservation confirmation email. Reservations will be checked inside the pool house, so don't forget to still bring your keyfob with you to enter the pool house. Also, once inside, please continue to have your reservation confirmation handy in case you're asked to show it during your stay. **Please Note: You will NOT be able to enter the pool area if you do not have a valid reservation for the specific date/time slot.**
- Once in the pool, you **MUST** follow all guidance shown on the flyer attached to this letter, which includes social distancing. Hand sanitizer stations and disinfecting supplies will be available for use. Please use what you need, but need what you use!
- When you leave the pool for the afternoon, we ask that you spray down your pool furniture with disinfecting supplies provided at stations around the pool deck so the furniture is ready for the next member.
- Lifeguards and pool staff volunteers will be increasing their level of cleaning and disinfecting. The HOA has also hired a company to professionally disinfect pool house common areas and hard surfaces on a routine basis during these restrictions to provide another layer of sanitization.
- No shared pool toys kept at the pool house will be permitted until further notice.
- The pool's snack stand will not be available until further notice.
- Any requests to reserve the pool for parties or gatherings are not permitted until further notice.

The HOA and its management companies are making every effort to provide a safe and healthy environment for our members, however, please understand that by entering and/or participating in recreational or social activities at the pool facility, you are agreeing to the following:

- (1) You are entering and/or participating at your own risk and are assuming any and all risks of entering and/or participating in the activities including but not limited to, risks related to the contraction and transmission of COVID-19.
- (2) You shall abide by all rules and regulations of Mecklenburg County and state of North Carolina, pertaining to COVID-19, including but not limited to social distancing.
- (3) Trident Pool Group, Inc. Henderson Properties, Inc. and Villages of Leacroft HOA are not responsible for any COVID-19 related sickness, including death, to any person that may arise as a result of your entering and/or participating in the use of the facility and you waive, release, and discharge Trident Pool Group, Inc., Henderson Properties, Inc. and Villages of Leacroft HOA, their agents, officials, officers, and employees of and from any and all such claims, costs and liability.

Now, for the standard portion of the annual pool letter!

NEW THIS YEAR!!

Entry to the pool will require valid fob-holders to “tap” their fob at the card reader to the right of the EXTERIOR POOL HOUSE DOOR. This fob will momentarily deactivate a magnetic lock which then allows access to the pool through that door during dates/hours that the pool is open to all owners. Upon tapping your fob on the reader, opening the door can be achieved by gently pushing in on the left-hand exterior door before you pull the door open. Once you enter or exit through the exterior doorway, please ensure that the door completely closes and latches behind you to provide maximum safety and security.

All homeowners of record are issued one or more small electronic key fob(s). If you still have your key fob(s) from last year, those same fobs will work again this year. If you are new to the community, one fob will be issued free-of-charge to you if you contact Henderson Properties and make the request. Additional key fobs (or replacements in the event of loss) may be ordered at a cost of \$20.00 per fob. This fee covers both the cost of the physical fob as well as postage/handling and administrative costs.

If you find that your fob does not work, please contact Henderson Properties (704-535-1122) during normal business hours (before 5pm on weekdays) to request assistance.

The Board will be meeting to suspend privileges (including access to pool) during the June Board meeting and any owner with an overdue balance may have their access suspended until the account is paid in full. Pool access may also be suspended for other violations of the community governing documents or for violations of the enclosed pool rules. Owners affected by this will receive formal communication before any hearing and will receive another communication after any hearing giving a short period to remedy the outstanding balance prior to any deactivation of key fobs.

In the event a fob is deactivated due to an outstanding balance or other infraction and you send payment to Henderson to pay your balance, it is your responsibility to contact Henderson to ensure that payment has been received/posted and to request that your fob be re-activated.

Please note, there is a unique number on the back of every key fob that, after a few months, may wear off the

fob. For this reason, we ask that all owners place a piece of clear tape over the back of the fob to protect the number for reference in the event the fob is not functioning and needs to be reprogrammed. Further, in the event a household is issued more than one fob, and one fob is lost, the “missing fob” can be deactivated by providing us with the number of the fob you do have in your possession.

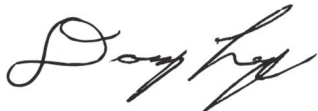
Homeowners are not permitted to share their key fobs with other homeowners or any other person(s) not residing in your home. This system allows for the monitoring of who accesses the pool, when they access, and allows remote deactivation of any fob that is being misused.

Please be aware, the lifeguards/pool monitors, or any other member of the pool staff have no authority to bypass this requirement and are prohibited from allowing access to the pool without the functioning key fob. The management of the pool company have been made aware of the consequences should it be found that their staff members are violating this requirement. We ask that all homeowners respect this and not ask the pool staff to risk their positions on this matter.

Finally, a copy of the 2020 pool rules are enclosed for your reference and copies will be available at the pool. We ask that you and your family take a moment to read, understand and become familiar with the pool rules as following them will ensure that all neighbors can enjoy the pool facility this year.

We certainly hope that all members of our great community enjoy the pool this year and we thank all of you in advance for your attention and cooperation in this matter and wish everyone a great and happy summer.

Sincerely,

A handwritten signature in cursive script, appearing to read "Doug Lape".

Doug Lape Board

President

On Behalf of the Board of Directors

Villages of Leacroft Homeowners' Association Inc.

Enclosures: 2020 Pool Rules and Regs; COVID-19 Pool Guidelines Flyer

ATTENTION!

In order to keep our pool open and provide the safest environment possible, we're requiring all members to follow these guidelines:



Stay Home if Sick

If you have any of the following symptoms, stay home: cough, shortness of breath, fever, chills, muscle pain, headache, sore throat, loss of taste or smell.



Maintain a Distance of 6 Feet

Maintain a social distance of at least 6 feet (about 2 arms' length) from others while on pool property, including while in the water.



Wear a Cloth Face Covering

When social distancing is not possible, wear a cloth face covering to help protect those around you. DO NOT, however, wear a cloth face covering while in the water.



Don't Touch Your Face

Avoid touching your eyes, nose, and mouth with your hands.



Wash Your Hands

Wash your hands often with soap and water for at least 20 seconds or use hand sanitizer provided at stations around the pool house.



Disinfect Pool Deck Furniture

Use disinfecting spray from disinfecting supply station to spray off pool deck furniture when you're ready to leave. Return supplies to supply station when finished. Dispose of any used rags & gloves.

Failure to follow these guidelines may result in suspension of pool privileges. Your cooperation is greatly appreciated.

**VILLAGES OF LEACROFT HOMEOWNERS' ASSOCIATION (HOA)
SWIMMING POOL RULES AND REGULATIONS**

2020 Pool Season

1. INTRODUCTION

The safety, health and comfort of all members is the objective of the following RULES AND REGULATIONS ("Regulations") concerning the VILLAGES OF LEACROFT ("Leacroft") pool and pool area (the area inside the pool fence and the pool house and surrounding common area, as formulated by the Leacroft HOA BOARD OF DIRECTORS ("Board") and COMMON AREA COMMITTEE ("Committee"). The Committee and the Board have authority and jurisdiction over the conduct of any person or persons and any circumstances involving the pool. However, it is the duty and responsibility of all members, their children, and guests, to adhere to and encourage compliance with the Regulations.

NOTE: Due to the COVID-19 virus, pool rules, regulations and hours may vary, depending on operational mandates from local, county, state and federal authorities. Visit www.leacroft.org for the latest information.

2. POOL SEASON

The Saturday preceding Memorial Day weekend (May 23, 2020) until Labor Day (September 7, 2020)

3. HOURS OF OPERATION

Week Beginning	Sun	Mon	Tues	Weds	Thurs	Fri	Sat
5/17/2020	Closed	Closed	Closed	Closed	Closed	Closed	10am-8pm
5/24/2020	12pm-8pm	10am-8pm	4pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	10am-8pm
5/31/2020	12pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	10am-8pm
6/7/2020	12pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	10am-8pm	10am-9pm	10am-9pm
6/14/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
6/21/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
6/28/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
7/5/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
7/12/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
7/19/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
7/26/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
8/2/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
8/9/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
8/16/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
8/23/2020	12pm-8pm	10am-8pm	10am-8pm	10am-8pm	10am-8pm	10am-9pm	10am-9pm
8/30/2020	12pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	10am-8pm
9/6/2020	12pm-8pm	10am-8pm	Closed	Closed	Closed	Closed	Closed

Swim Team practice – No swim team for 2020 due to COVID-19. Times marked with a strikethrough designate pool closed due to COVID-19. When pool initially opens, limited hours of 12pm-6pm Mon-Sun will be in place until further notice.

4. POOL USE

Diving is not permitted because of the shallow depth of the pool.

Persons (including members and guests) under the age of 13 years must be accompanied by a parent or legal guardian who is a Leacroft Homeowner at all times while in the pool area.

One lane of the pool is reserved for lap swimming only. Persons in the pool in the lap lane not swimming laps will be directed to move to another area.

5. POOL ACCESS

ACCESS FOBS. Each Leacroft Homeowner family whose assessment payments are

current will be issued one (1) pool access fob. A replacement or additional fob(s) can be provided for a fee of \$20.00. Access to the pool will only be permitted with an active fob by Leacroft Homeowner or family member whose common area privileges are intact (not suspended or revoked due to unacceptable pool behavior, delinquencies, fines or liens). If your fob has been deactivated or is not working for any reason, you must contact the management company via their contact information posted at the pool. Lifeguards or other pool company staff have no authority to let anyone into the pool without their fob.

6. GUEST POLICY

Except as specifically set forth below, all guests must always be accompanied by an inviting Leacroft Homeowner member while in the pool area. The pool may not be closed for private parties to the exclusion of pool members.

Each Leacroft Homeowner family member is responsible for the safety, actions and behavior of its respective guests, including and without limitation, the compliance with all Rules and Regulations and responsibility for all property damage. It is the responsibility of each inviting member to carefully review these regulations with their guests.

Children age 15 or under may not bring guests if not accompanied by a parent or legal guardian.

Children age 16 & 17 will be limited to two (2) guests if not accompanied by a parent or legal guardian.

In any event, guests may use the pool only in compliance with the Regulations contained herein and only when such use does not interfere with the safe, quiet and peaceful use of the pool by other members.

The Board and Committee reserve the right to limit guests as pool demand increases. As an example: You may wish to have twelve (12) or more guests attend an "organized event" such as a birthday party. Such event must be requested, in writing (using the Villages of Leacroft HOA Pool Event-Party Agreement) and submitted to the Committee two (2) calendar weeks prior to the event. When prior approval is obtained, it is with the understanding that at no time should your party attendees exceed thirty (30) persons in the pool area. And, it is understood, as stated prior, that other community members will always have pool access. Therefore, as member pool demand increases, the number of guests actually permitted may be restricted to less than that which was approved in the Party Agreement. You are further responsible for attendee conduct and pool and pool area upkeep and for the cost of an additional lifeguard during your party as required by the pool management firm's contract. Additional lifeguard hours will be charged to the Leacroft Homeowner party sponsor at a rate of \$20.00 per hour plus a \$25.00 administrative fee per event.

7. POOL EQUIPMENT PRESERVATION

Under no circumstances is any person to play with cleaning equipment, life ring, or other apparatus. Pool furniture may not be removed from the pool area at any time. Pool furniture may not be placed in the pool. Each member is responsible for the actions of their family and guests and will be charged for any damaged property. No unauthorized persons will be allowed in the filter room at any time. Under no circumstances are the drain lids to be removed from the bottom of the pool or pool deck. The cost of any property damage due to negligence or abuse will be charged to the responsible member.

Members and guest(s) agree to release, indemnify and hold harmless the Leacroft HOA and its Board from any and all liabilities and actions whatsoever by any member or guest created by the use of the swimming pool and pool area.

8. PERSONAL PROPERTY

The Leacroft HOA is not responsible for loss or damage to personal property. No personal property may be maintained or stored in the pool area without the prior express written consent of the Board.

The Board may exercise the right to discard anything left in the pool area.

9. SAFETY

NO GLASS of any kind is permitted within the pool or pool area. This is for your safety and is a mandatory regulation for Mecklenburg County.

No running, pushing, wrestling, horseplay or other behavior that is unsafe or disturbs the enjoyment of the pool facilities will be permitted. **Such behavior may result in the expulsion of the offending member or guest for up to two days on the first offense, one week for the second offense, and the entire pool season for a third offense.**

No extension cords of any kind shall be used in the pool area.

The pool must be evacuated if lightning is seen or thunder is heard. Swimming may resume if weather conditions are clear for 30 minutes.

No food, drinks, or gum is allowed in the pool. This constitutes a health hazard as well as interfering with the drainage and pump equipment.

10. CLEANLINESS

All trash must be removed by the responsible member or properly disposed of in available containers. The pool area must be left clean and neat.

Members should caution their children to use the bathroom facilities provided in the pool area. Trash must be deposited in the trash receptacles. No rocks, debris, chewing gum or spitting will be allowed in the pool or pool area. Bathing suits are the only acceptable attire. No person will be allowed in the pool while wearing any street clothes. Showering before entering the pool is required. **Violations may result in the expulsion of the offending member or guest for up to two days on the first offense, one week for the second offense, and the entire pool season for a third offense.**

Parents, please pay special attention to this pool rule -- *No disposable diapers are allowed in the pool.* Cloth diapers are acceptable. Rubber pants or other attire designed for "infant swimmers" will be required. The Mecklenburg County Health Department advised that should a "diaper accident" occur, the pool *must* be closed a minimum of six hours for cleaning, chlorination, etc.

No pets are allowed inside the pool area or tied to the pool fence.

11. HEALTH

Persons having or appearing to have any infectious diseases, excessive sunburn, open sores, bandages, inflamed eyes, colds, nasal or ear discharge, as well as any ailments which could adversely affect water cleanliness and/or endanger the well-being of others, will not be permitted in the pool or pool area.

12. PERSONAL CONDUCT

With due regard to the close proximity of homes to the pool area as well as a courtesy to other pool users, the noise level must be kept at a minimum. All sound generating devices, including but not limited to radios, televisions, CD players and MP3 players, and mobile devices, are permitted at a reasonable volume so as to not disturb other pool users. Persons deemed by pool personnel to not be extending this courtesy will be directed to reduce their noise level **or** cease the use of the device(s) **or** leave the pool area.

No running, horseplay, splashing and/or boisterous conduct or inappropriate language shall be permitted in or around the pool area.

Smoking or vaping is not permitted in the pool area.

Failure to comply may result in the expulsion of the offending member or guest for up

to two days on the first offense, one week for the second offense, and the entire pool season for a third offense.

13. TELEPHONE

The telephone at the pool is provided primarily for safety and security purposes. All other use is at the discretion of the pool staff. Calls will be limited to three (3) minutes, and only for local calls.

14. ENFORCEMENT AND PENALTIES

Infractions of these Regulations will be reported by the lifeguards to the pool management firm's supervisors and the Board members for support and enforcement. Enforcement may include suspension of all pool privileges for the offending Leacroft Homeowner family and guest, as described above. The failure by any Leacroft HOA member, including any Board or Common Area Committee Member, to enforce these Regulations shall not be construed in any manner as a waiver of all or part of such Regulations. The requirements set forth in these Regulations may only be waived in writing by the Board.

15. POSTED REGULATIONS

All Leacroft HOA members and guests are also subject to any and all rules and warnings posted in and around the pool area.

16. AMENDMENTS

The Board reserves the right to change, delete, or add to these Regulations as the need arises.

The Pool Committee and Board would like to thank in advance, all residents for your help in enforcing the Regulations set by the Pool Committee and Board, and for making the pool season safe and enjoyable for all.