



www.leacroft.org

May 5, 2021

RE: 2021 Pool Season Information

Leacroft Neighbor,

Welcome to pool season 2021! 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, 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.

At the time of this letter, we are not anticipating any capacity limitations at the pool above and beyond typical fire code regulations. We will not be requiring advance reservations as we were last season. Once in the pool, however, you MUST follow all guidance posted on-site.

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.
- (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.

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 2021 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 black ink, appearing to read "Doug Lape". The signature is fluid and cursive, with the first name "Doug" being larger and more prominent than the last name "Lape".

Doug Lape

Board President On Behalf of the Board of Directors
Villages of Leacroft Homeowners' Association Inc.

Enclosure: 2021 Pool Rules and Regs