

OWINGS MILLS NEW TOWN COMMUNITY ASSOCIATION 2021 POOL OPENING GUIDELINES

Dear Residents,

Please find information related to the opening of the Pools for the 2021 season and the alterations necessary to comply with CDC/Maryland/County/City guidelines and in conjunction with Pool Management (PM) Operations including capacity restrictions and closure of wading pools, spas, and hot tubs. As updates are issued, we will provide details of relevant information.

The PM is working toward and anticipating opening on time. Under restrictions they continue with ongoing training and certifying guards and pool operators in addition to providing necessary maintenance services as contracted.

The Association insurance policy (as do most) excludes coverage for Covid 19 related liability claims. Current state or federal legislation does not include a waiver of liability protections. In an effort to alert Residents to the COVID-19 considerations they will be asked to complete a waiver and hold harmless agreements indicating they are aware of the potential dangers. From strictly an insurance liability protection standpoint management recommend closure of the pool for the 2021 season. There are however many additional considerations.

As your Association has chosen to open the following guidelines, but not limited to, will be in place as a minimal level of precaution:

1. Capacity limitations - Calculated to determine how many people can safely be accommodated while maintaining 6-feet social distancing. The maximum number of residents permitted entry for your pools are Social=66 and Wading=7; Lap=40; Upper Mill=50 and Wading=6. Complying with and managing capacity limitations may require time blocks or time restrictions. The PM will monitor pool capacity. If over-capacity becomes an issue either on deck or in the water, the PM may close the pool until the situation is rectified.
2. Guests - Due to capacity limits and contact tracing concerns, guests will not be permitted entry. Use of the facility for parties is also not permitted this season. Residents will be required to sign in or be logged in as part of the standard procedures or not at all based on Association guidelines.

3. Social Distancing – Residents must maintain social distancing 6-feet apart while on the deck and in the water. The lifeguard's primary responsibility is ensuring the safety of Residents in the water. The lifeguards will not be responsible for enforcement of social distancing as there is no way to determine who is in the same family or who lives in the same household. The responsibility will be on the residents to adhere to these requirements. If this guideline is not followed and the situation is clearly out of control, the Lifeguard will close the pool until proper measures can be implemented to correct the problem. Signs reminding Residents to practice social distancing will be posted.

4. Cleaning - Pool facility will be stocked with a supply of the following items:

- a. Adequate supply of dispensers of hand sanitizer
- b. Adequate supply of soap for hand washing and showers
- c. Adequate supply of ready to use spray disinfectant that is CDC compliant for Covid-19

Cleaning and disinfecting will be conducted on frequently touched surfaces such as pool railings, pool ladders, doorknobs, changing stations, counters, and entry gates twice daily by the PM following disinfecting protocols. This may require temporary closing of the pool to complete these tasks. Bathrooms will be cleaned daily with appropriate protocols. Closures will be posted as needed.

5. Furniture, etc. - Due to current guidelines requiring disinfection of furniture (shared items) after each use, the Association furniture will not be put out or be made available to the pool Residents.

- Residents visiting the pool can bring their own furniture for their use only. Anything brought to the pool by a homeowner must be removed from the pool area when the member leaves.
- No toys or water devices will be allowed at the pool. This includes but not limited to floats/rafts, kickboards, balls, and noodles.
- Residents should not share items at the pool with anyone who does not live in the same household.
- Residents should not share food and drinks with anyone who does not live in the same household.
- Residents should bring their own bottles of water as the water fountain may be out of service.
- It is recommended that appropriate pool footwear be worn, such as slip-on pool shoes or water shoes.
- Items left behind other than valuables such as watches, and eyeglasses will be disposed of at the end of each day.

6. Face coverings - Residents must wear face coverings when interacting with staff or other individuals not from their household. Residents must wear face coverings when entering the clubhouse to access the pool and keep it on in the pool area. Residents should not wear masks when in the water. The PM staff will wear face coverings when directly interacting with Residents. Face masks must cover the mouth and nose.
7. Signs – Information signs will be posted:
 - a. Telling Residents not to enter if sick
 - b. Post handwashing reminders
 - c. Cover your cough reminders
 - d. Post reminders to shower before going into the pool water
 - e. Social distancing reminder
 - f. Mask requirements when interacting with staff

As we all work towards the opening of pools, we will need to be prepared to make adjustments that may not have been anticipated. Everyone will need to work together to be successful in the opening and safe operation of the pools under such different circumstances. We appreciate your patience as we work through these unique conditions.

Please contact us at OwingsMillsNewTown@wpmlc.com if you have any questions or concerns moving forward.

Thank you,

On behalf of the Owings Mills New Town Community Association
Board of Directors
And
WPM Real Estate Management