



Purpose

- Inform and provide LRPRA membership the opportunity to review information considered by the Board in determining when or if to open LRPRA pools.
- LRPRA management has researched and studied the Executive Orders issued by the Governor, worked with the pool management company, considered alternatives, consulted with Association legal counsel, reviewed the plans of other large community associations for pool operation.
- LRPRA staff has retooled, developed, and published a phased plan for community reopening.
- LRPRA Staff has completed annual preparation of the pools (*Thank you to the Facilities Department!*) – as required by local ordinance and health regulations (e.g., water must circulate, filtrate, and be maintained).



Timeline

- **June 10** – Share available information with LRPRA membership
- **June 17** - Town Hall on the subject of "Pool Operations" @ 7:00 pm to hear suggestions and concerns from LRPRA membership
- **June 24** – LRPRA Special Board of Directors meeting to review recommendations and determine appropriate next steps to determine when/if/how our pools may be opened safely and in compliance with applicable regulations, directives, and guidelines



Information & Considerations



Pool Operations

- Considerations
 - Exec Orders (61 & 65)
 - Extra Costs to Comply w/ safety & sanitizing requirements
 - Risk – Insurance coverage to defend lawsuits or pay claims not certain
- *Forward Virginia* - Phase I Requirements
- *Forward Virginia* - Phase II Requirements
- Projected Extra Costs
- Model from another area large HOA



Phase I Requirements

Executive Order 61

NOVA 5 Jun 2020 (Amendment Three)

- Must remain 10 ft apart at all times
- Hot tubs, splash pads, spray pools and interactive play features **must be closed**
- Outdoor swimming pools *may* be open for lap swimming – limited to one person per lane
- Employees working in customer-facing areas required to wear face coverings at all times
- Employees must ensure cleaning & disinfection of shared equipment after each use
- Facilities prohibit the use of any equipment that cannot be thoroughly disinfected between uses
- Must supply hand sanitizer or handwashing stations for all patrons
- No more than 10 guests for all outdoor activity
- **Must close if above requirements cannot be met**



Phase II Requirements

Executive Order 65

- **Phase I requirements with the following changes:**
 - Pools may be open for lap swimming, diving, exercise, and instruction only & must be limited to no more than **3 persons** per lane w/10 ft of physical distance per swimmer
 - Total # attendees (participants & instructors) in group exercise & fitness classes cannot be >30% of the minimum occupancy load or 50 persons
 - Instructors & participants in group exercise or fitness classes must maintain at least ten feet of physical distancing between each other at all times
- **Must close if above requirements cannot be met**



Projected Extra Cost

- Contracted Cleaning Service \$250/pool/day
- PPE & Hand Sanitizer for Lifeguards & Patrons \$230/pool/day
- Attendant(s) to Monitor Compliance \$227/pool/day
- Protective Gear for Lifeguards during CPR \$100/person



Potential Model

Large Area HOA

- 2 of 5 pools open 1 July 2020
- Members Only – No guests, Only persons living in the household
- Reservations for appointed times
- Professional cleaning of all surfaces 1st hour of day
- Two hour member reservations began after cleaning & check-in
- Members exit; cleaning repeated for one hour
- Next reservation begins with subsequent cleaning intervals of one hour after each reservation until final closing
- No pool furniture for lounging
- Sidewalks outside pool marked at 6 ft intervals
- Persons not following posted rules may be asked to leave; repeated violations may result in revocation of pool privileges
- May require waiver of liability



Risk Factors

- Safety & Health of LRPRA Community
 - Increased infection risk
 - Possible prolonged pandemic in area
- Legal liability
 - Litigious society
 - No insurance
- Cost
 - Unbudgeted costs for attendants & sanitizing contract & supervision of compliance efforts
 - Cost of litigation could damage LRPRA financially even if the Association prevailed, and could precipitate bankruptcy, or additional assessments, if a jury awarded large damages