

# CHARLES CROSSING HOMEOWNERS ASSOCIATION

1282 Smallwood Drive, West #506 Waldorf, Maryland 20603, (240) 419-3193

## 2021 CCHOA POOL GUIDELINES

*(Important changes due to COVID-19)*

2021 Charles Crossing Homeowners Association fees and all past due arrears must be paid in full prior to the issuance of CCHOA pool registration and access to the swimming pool. The pool is a community amenity available to all members in good standing only (all assessments and fees paid in full). CCHOA residents only are permitted to use the pool. Guest/Daily passes will not be issued this fiscal year. Non-residents will not be permitted to use the pool or pool area until further notice. Each resident must have their CCHOA photo & FY21 pool pass sticker which will include anyone 5 years old and over for pool access.

The pool, pool house, bathrooms, and pool reception area will be cleaned and disinfected according to Maryland Health Department guidelines.

Please note, due to COVID-19 the CCHOA Board of Directors have implemented major changes in an effort to maintaining a safe environment for our homeowners when using the pool. Social distancing must be maintained at all times. To ensure the safety of CCHOA residents a maximum capacity of 50 residents will be allowed at all times.

Check-in/Pool Rules:

- Each resident will be required to present your credentials to the Pool Desk Manager
- Pool manager will record date and time of each resident
- Resident will be required to notify Pool Departure Manager upon departure
- Pool furniture must be covered during use at all times
- Face masks must be worn on the pool deck at all times when individuals are not in the pool covering their nose and mouth.
- The wading pool will open for children two years old and under with adult supervision at all times.
- Chairs and/or families must maintain a 6 feet distance on the pool deck, co-mingling with other households is prohibited.
- Egress to enter/exit the pool and on the pool deck at all times. (Follow directional signs)

Please review the pool policy with all the members of your household (including minors). See 2021 Pool Policy Update & Revisions for distribution. The quantity of passes issued will be the number of registered residents on file with the CCHOA's office. CCHOA residents that have transferred pool access to tenants must have a signed affidavit on file with the CCHOA office prior to the tenant(s) obtaining this year's pool pass. FY21 revised pool policy and registration is included in this mailing.

Proof of residency maybe required upon registration. For additional information and/or questions feel free to contact the CCHOA office by email @ email.charlescrossoverhoa@gmail.com. Be sure to include your name, address, and preferred response contact method in the email.

Thank you, Board of Directors

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## 2021 POOL POLICY UPDATES & REVISIONS

Please refer to the 2021 Policy located on our website: [www.charlescrossinghoa.com](http://www.charlescrossinghoa.com) which will also be include updates and revisions.

### POOL HOURS

- Normal Hours: Monday – Sunday 11:00 am – 7:00 pm
- School in Session Hours: Monday – Friday 3:00 pm – 7:00 pm & Saturday – Sunday 11:00 am – 7:00 pm
- Signing In & Out will be required to enter and exit the pool area

### FOOD & BEVERAGE

- Vending Machine will not be stocked for the 2021 season.
- Water Fountain will not be in use.
- Pre-packaged food only, snacks or treats may be eaten only in the designated area under the pergola. NO EXCEPTIONS.
- No outside food deliveries will be allowed. If found in violation, you will be asked to vacate the pool for the day and assessed an infraction and or revocation of pool pass will be revoked.

### POOL FURNITURE

- Pool Furniture may not be moved or relocated under any circumstance.
- Hand Sanitizer and Alcohol Wipes will be available around the pool deck. Please WIPE down pool furniture before every use.

### WADING POOL

- One family will be permitted at a time at the wading pool. You will also be responsible for adhering to the COVID-19 rules and regulations.
- No Toys of any sort will be permitted in the wading pool, which will include rings, inflatables, floaties, noodles and balls etc.
- Coast guard approved body jackets are required for all kids that can not swim.
- Pool management will not allow any passes without photographed pictures.
- Do not place stickers on guests passes. **THEY WILL NOT BE ALLOWED**

### ALL HOMEOWNERS

- Please fill out the 2021 Pool Registration enclosed and return by email no later than May 14, 2021 to: [email.charlescrossinghoa@gmail.com](mailto:email.charlescrossinghoa@gmail.com) or mail to 1282 Smallwood Drive W #506, Waldorf, MD 20603

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## NEW HOMEOWNERS

- Please send a snapshot frontal photo to: [email.charlescrossoinghoa.com](mailto:email.charlescrossoinghoa.com) on or before May 19, 2021. We will then mail your new pool pass and 2021 sticker to your address.

## POOL PASSES

- Will only be issued to Charles Crossing Residents ONLY.
- No Guests or outside communities (Piney Grove) will be permitted in pool or pool area
- No one day passes will be issued.
- Passes will be issued to permanent residents who are registered on file. 2021 Pool Stickers will be issued from May 17-19, 2021 from 11 am—1 pm. Your HOA payment has to be paid in full. **NO EXCEPTIONS.**

## REPLACEMENT PASSES

- Please follow the same instructions for the new homeowners and include a \$30.00 replacement fee by check or money order. We accept credit cards with a 3% processing fee over the phone or at the office on May 17 – 19, 2021 from 11 am – 1 pm or before.

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## POOL RULES

The use of the Charles Crossing pool facility is provided as a benefit of membership, to residents in good standing, in the Charles Crossing Homeowner's Association. These rules are established by the Charles Crossing Board of Directors to promote a safe and enjoyable environment at the Charles Crossing pool facility for all Charles Crossing residents and their guest. The operation of the Charles Crossing pool facility is under contract to a pool management company. The pool management and staff are responsible for enforcement of the Charles Crossing pool rules.

### POOL HOURS

- a. Monday through Sunday, 11 AM to 7 PM.
- b. During COVID-19 the pool will be open in (2) hour shifts with one hour closed for disinfecting in between swim shifts.  
Swim shift #1: 11 am to 1 pm (closed 1pm to 2 pm for cleaning),  
Swim shift #2: 2 pm to 4 pm (closed 4 pm to 5 pm for cleaning),  
Swim shift #3: 5 pm to 7 pm. The pool will close for the evening at 7 pm.  
Hours are subject to change due to weather conditions, Charles Crossing Homeowner's Association functions, and unanticipated maintenance. Notification will be given, by posting an announcement at the pool entrance.
- c. The wading pool will be opened in 2021 by reservation only.
- d. **One session per day per household.**
- e. If a session is at capacity, please sign up for the next session.

### POOL PASSES

Each person entering the Charles Crossing pool facility must have a valid 2021 sticker on their Charles Crossing Homeowner's Association identification.

**(passes are required for anyone over 5 years of age and non-swimming adults)**

- a. Piney Grove residents in good standing will gain access
- b. Using the pool pass and accessing the pool by anyone other than authorized user will result in the loss or suspension of pool use and privileges for the authorized user of the pool.

### AGE LIMITATIONS

- a. Children under 15  
A Charles Crossing resident age 15 and under must be accompanied by an adult passholder 16 years of age or older who's listed as a resident.
- b. Children aged 16 and 17  
A Charles Crossing resident who is 16-17 years of age may use the pool unaccompanied by a Charles Crossing resident.

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## GUESTS

- a. Two (2) guest passes will be issued to each unit in good standing. They may be used throughout the current year's pool season. The owner of the residence must accompany and stay with the guest while the guest is at the pool.
- b. There will no daily guest passes issued during the 2021 pool season.

## POOL MANAGER and POOL STAFF

- a. The Pool Manager has the authority to enforce these pool guidelines and rules, and to delegate such authority to any member of the Pool Staff.
- b. The Pool Manager has the right to eject any person violating these guidelines and rules from the pool facility and surrounding Charles Crossing Homeowner's Association property.
- c. The Pool Manager and any member of the Pool Staff has the right to revoke or suspend pool privileges for violation of these pool guidelines and rules or any other disruptive behavior.
- d. **The first infraction will result in ejection from the pool for a day; the second infraction will result in ejection from the pool for a week; and the third infraction will result in ejection for the remainder of the 2021 pool season.**
- e. The Pool Manager will report in writing any guideline and rule violation or incident which has resulted in a person's ejection from the pool or suspension or loss of pool privileges to the Charles Crossing Manager within twenty-four hours.
- f. The Pool Manager or a member of the pool staff has the right to demand that anyone using the pool pass a swimming test. Refusal to take the test upon demand or failure to pass this test voids use of the pool. The swimmer has the right to a periodic re-test.
- g. Any complaints by residents or non-residents must be addressed to the Association in writing.
- h. Incident/Complaint forms for residents and non-residents are available at the pool office or by emailing Charles Crossing Homeowner's Association at [email.charlescrossinghoa@gmail.com](mailto:email.charlescrossinghoa@gmail.com).

## BABYSITTERS

- a. A babysitter must be age 16 or older and must be a resident of Charles Crossing.

## GENERAL RULES

### **\*\*BEHAVIOR\*\***

- a. Use of obscene and/or profane language will result in automatic ejection from the pool facilities and the surrounding Charles Crossing Homeowner's Association property.
- b. No running is permitted at the pool facility.
- c. No loitering is permitted around the pool facility or adjacent playground or parking lot.
- d. No horseplay or ball playing is permitted at the pool facility.

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- e. No littering is permitted. Each person is required to pick up and dispose of their trash and refuse.
- f. Gum chewing is not allowed in the pool or on the deck around the pool.
- g. Smoking and/or vaping are not permitted.
- h. No alcoholic beverages
- i. Pool toys, balls, flotation devices, snorkel equipment and noodles are prohibited.

## CLOTHING

- a. Only swim wear is allowed in the pool.
- b. Only goggles are permitted in the pool. Face masks covering nose and snorkels are not allowed.
- c. T-shirts (plain white) may be worn in the pool with a doctor's statement. Ultraviolet-screening shirts are permitted.
- d. No barrettes, ribbons, pin curlers, etc. are permitted in the pool.
- e. Only rubber sole shoes or bare feet will be permitted on the deck.

## FOOD and BEVERAGES

- a. No alcoholic beverages will be permitted in the pool during normal hours. Pool staff may request that coolers/containers be opened for inspection at the door in order to enforce this regulation.
- b. No food or beverages of any kind will be permitted on the deck area around the pool except water. Food, snacks, treats, etc. may be eaten in the designated Eating Area under the pergola.
- c. No breakable containers will be permitted on the deck around the pool.

## MISCELLANEOUS & GENERAL

- a. Charles Crossing is not responsible for any lost or stolen articles. Children who ride their bikes to the pool should bring a lock to secure their bike while they are swimming.
- b. Non-swimmers are restricted to the shallow end of the pool where water is not above their head, unless accompanied by a parent.
- c. Only USGA life jackets are permitted for use in the main pool. They must be utilized in water that is over the swimmer's head, and the user must be within arm's length of a directly supervising adult (18 years or older) at all times if they are under the age of 12.
- d. Toys are not allowed in the main pool.
- e. CCHOA's pool furniture is allowed no closer than approximately 15 feet to the edge of the pool.
- f. Residents or guests may not bring their own pool furniture and/or umbrellas.
- g. Radios, Ipods, cell phones and other electrical devices are prohibited closer than 15 feet from the pool. These may be played as long as no complaints are received from other pool patrons.

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## WADING POOL

- a. The wading pool will open by reservation only. There will be a 2 hour swim session per family per day. You can call the HOA during office hours to reserve your session or you can reserve it with the Pool Manager/Staff.
- b. Small pool toys, swimmies, etc. are permitted in this area only.

## DIVING

- a. NO diving is permitted

## HEALTH CONSIDERATIONS

\*\*\*Charles Crossing Homeowner's Association will not be liable under any circumstances\*\*\*

- a. Admission will be denied to anyone with open sores, skin abrasions, bandages, nasal or ear discharges or any kind of obvious contagious medical conditions. If you are ill do not enter, social distancing will be strictly enforced, wear a mask whenever you can or if talking to the staff.
- b. **Infants and toddlers that are not potty trained must wear rubber pants over swim diapers.** The Pool Manager or a member of the Pool Staff may refuse to admit families that do not comply with this rule.
- c. Pets are not allowed in the pool facilities.
- d. Soap showers are required before entering the pool.
- e. No spitting or spouting of water is permitted.

## MISCELLANEOUS

- a. THERE WILL BE NO POOL RENTALS in 2021.
- b. Please make arrangements for rides prior to coming to the pool. CCHOA assumes no responsibility for any person caught at the pool due to inclement weather. Parents instruct your children to leave the pool prior to a storm with sufficient time to arrive home safely. The Pool Staff has been instructed to close the pool whenever there is thunder and/or lightning, as CCHOA would rather they err on the side of caution and safety of the residents.
- c. No bicycles or skateboards are allowed in the pool area or on the concrete area outside the pool house main entrance. Please use the bicycle rack provided, locks should be used to prevent theft.
- d. Swimming lessons will not be offered

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## COVID-19 REQUIREMENTS

- A maximum of 50 patrons will be allowed into the pool during each swim session. The door will close when the maximum number is reached.
- All pool patrons must wear a face mask on the pool deck and in the restrooms the only exception is when showering.
- Patrons must not wear a face mask when they are in the pool water.
- Deck chairs must be six (6) feet apart on the deck unless the patrons are from the same house.
- Towels must be placed on all pool furniture. Placing towels on the furniture will prolong the life and provide more protection against transmitting germs (viruses).
- Pool furniture should be disinfected between guests from different households. Please notify the Pool Manager/Lifeguard if you wish to use furniture that has been vacated and not disinfected.
- Patrons must maintain a six (6) foot distance in the pool water unless they are from the same house.
- The wading pool will open by reservation only.
- One guest using the permanent guest pass is permitted to attend the pool with the owner of the unit and there will be no pool rentals
- Toys/balls cannot be shared with persons outside of households.
- Do not move pool furniture or gather in groups of 10 or more.
- Minors 15 and under must be accompanied by an adult, the adult must remain present during the session.
- If the pool is at capacity, please sign up for the next session.
- One session per day per household.