

Falls Run Re-Opening Policy and Procedures

August 5, 2020

The Board of Directors (“Board”) of Falls Run Community Association (“Association”) has adopted the following policy and procedures for the limited reopening of Falls Run community facilities. Community facilities were closed on March 13, 2020, in compliance with executive orders issued by Virginia Governor Ralph S. Northam to protect against the spread of the novel coronavirus (“COVID-19”). Even though we live in an “active adult” community, some of our residents may be considered high risk for contracting COVID-19. The Board recognizes the importance of amenities for exercise and well-being, but also understands the need to operate consistent with governmental directives in the best interest of our community.

Policy – It is the policy of the Board to make community facilities available under the constraints of local, county and state mandates by instituting limits on the number of patrons, requiring social distancing and establishing and implementing cleaning protocols. The Board policy is to implement procedures and protocols that meet or exceed local, county and state mandates. In making facilities available to our residents, the Association is not suggesting residents should use facilities. Each resident should assess associated risks and decide for themselves if they are willing to take those risks. All residents are expected to follow Board adopted procedures. Failure to do so can result in denial of access to the facilities.

The Board has approved opening the outdoor facilities and outdoor swimming pool for **residents only** on July 6, 2020, implementing the following procedures. The clubhouse will remain closed. No residents are allowed access to indoor facilities during this initial re-opening phase.

The Board will remain vigilant as new guidelines and restrictions are published. The Board may amend procedures and schedules as changes occur and adjust operational practices, as appropriate. Changes will be communicated via the Association website and e-mail notifications. The goal is to operate the facilities consistent with the restrictions and guidelines issued by the Governor of Virginia and in a manner that enhances resident safety and wellness.

General Procedures –

- Facility use is restricted to Falls Run Community residents (i.e. **no** family members who do not live in Falls Run or guests are permitted) in good standing and properly registered with a valid activity card.
- Hours of use for the multipurpose courts and outdoor pool are from 8:00 AM to 5:00 PM Saturday through Sunday.
- Use of the multi-purpose courts and outdoor pool are by online and phone reservation only.
- Each resident is limited to three reservations per week to allow other residents to be accommodated. Reservations should be made at least 24 hours in advance

and can be made up to one week in advance. If “same day” vacancies exist, any resident may sign up for that vacancy to maximize use of the facilities.

- Reservation online or call the center – a maximum of ten residents may use the multi-purpose courts, bocce ball courts or outdoor pool at a time.
- Online reservations via **Sign-Up Genius** are preferred and telephone number 540-371-4452 is backup. There is a link on FallsRun.org main page that will direct you to the signup.
- Residents without prior registration will not be admitted.
- Reservations cannot be assigned or transferred.
- If you cannot keep your reservation, please cancel the reservation so someone else may schedule the time.
- Residents with confirmed reservations must be present five minutes before the reserved time. Residents must practice physical distancing (on markers) outside the check-in table on the veranda.
- Residents are not permitted in the recreational areas prior to the reservation start time and will be asked to clear the facilities immediately at the end of their reservation.
- Residents arriving ten minutes after their registration time may lose their session. Residents arriving later than scheduled start-time must vacate the facility at their scheduled end-time.
- Reservation privileges may be revoked if the resident consistently fails to show for their reservation without prior notification (cancellation) or fails to comply with all policies and procedures.
- The only restrooms available are the outside restrooms located at the outdoor pool. Because of the limited availability, restrooms may not be used as changing rooms.
- All personal items must be cleared from facilities upon leaving.
- Lost and Found - personal items left in facilities will be collected and placed near the front porch until the end of day, at which time anything unclaimed will be discarded.
- Failure to adhere to these procedures may lead to suspension of the Resident’s use of the facility for the day. ***Failure to adhere to these procedures or guidelines on more than one occasion, may lead to suspension of privileges for the remainder of the season.***
- Staff will utilize cleaning agents to disinfectant all contact surfaces, which will include bleach and other agents that may stain fabric. Caution should be taken when laying clothes, towels, or personal belongings on wet surfaces.
- Persons with a fever or symptoms of COVID-19 or known exposure to COVID-19 in the prior 14 days are not permitted in facilities.

- The Association may refuse admittance to the outdoor pool when the maximum capacity has been reached or when otherwise deemed necessary for the health, welfare, and safety of patrons. Persons having infectious or communicable diseases, which can be transmitted by water, are excluded from use of the pool.
- Each resident seeking to use the pool or other Association facility is required to sign an Acknowledgement, Waiver and Release form (“Acknowledgement” - *copy attached*) each time that a facility is used.

Procedures for use of multipurpose court (tennis, pickleball, and bocce) –

- Residents shall observe social distancing protocols and will queue on marked spaces on the veranda until check-in with the concierge.
- Resident will be asked to sign the Acknowledgement, Waiver and Release (*place pen in used pen box*). The Acknowledgement requires confirmation that the user of the facility:
 - Has not been diagnosed with COVID-19 and is not under order or direction to quarantine, isolate or self-monitor.
 - Is not currently experiencing and has not in the last 14 days experienced:
 - A fever (100.4 degrees Fahrenheit or higher) or sense having a fever;
 - A cough that cannot be attributed to another health condition;
 - Shortness of breath that cannot be attributed to another health condition;
 - Chills that cannot be attributed to another health condition;
 - A sore throat that cannot be attributed to another health condition; or
 - Muscle aches that cannot be attributed to another health condition or specific activity.
 - Has not in the last 14 days:
 - Resided with or had close contact with anyone who is either confirmed or suspected of being infected with COVID-19 or has experienced any of the symptoms identified in Paragraph 6 above; or
 - Traveled internationally.
- Anyone experiencing symptoms or awaiting Covid-19 results will not be permitted in the facility.

Pool is restricted to lap swimming and exercise only.

- Each session is limited to 1 hour and 15 minutes to allow those leaving to exit prior to the next group arriving. It also allows 15 minutes for cleaning.
- Facial coverings are required during sign-in and when not actively participating in physical activity.

- Sign up online or call the center – maximum ten people at a time.
- Sign-in at the concierge and provide a signed Acknowledgement. (*Place pen in used pen box.*)
- Shower with soap prior to entering pool (soap dispenser provided or residents may bring their own).
- Swimmers may bring towel, water bottle and swim equipment to support lap/exercise swimming only (goggles, kickboard, pull buoy, etc.). No floating devices, pool toys, or non-essential items are allowed.
- All personal items must be cleared from pool deck upon exiting the pool area.
- Lost and Found - any personal items left behind will be collected and placed near the front gate until the end of day, at which time anything unclaimed will be discarded.
- All participants must maintain at least ten feet of physical distance from other participants at all times while using Association pool facilities.
- No food is permitted in pool area.
- No FCRS community exercise, floatation devices or furniture are available. Residents may bring their own chair.
- Use of outdoor pool restrooms is at user’s risk – outdoor pool restrooms sanitized every hour and 15 minutes.

Schedule –

Staggered arrival and departure times are needed to reduce congestion and allow for required cleanings. The following schedule will be followed in our first openings.

BOCCE BALL COURTS	OUTDOOR POOL	ALL-PURPOSE COURTS
8:00-9:15 AM	8:00-9:15 AM	8:00-9:15 AM
9:30-10:45AM	9:30-10:45AM	9:30-10:45AM
11:00-12:15 PM	11:00-12:15 PM	11:00-12:15 PM
12:30-1:45 PM	12:30-1:45 PM	12:30-1:45 PM
2:00-3:15PM	2:00-3:15PM	2:00-3:15PM
3:30-4:45PM	3:30-4:45PM	3:30-4:45PM

Questions & Answers –

Why are we opening our pool when Stafford County has announced they are not opening pool this season? The Association has the option to open so long as operations and use comply with mandatory guidelines issued in tandem with the Governor's Executive Orders. We want to make this exercise option available to residents. It is up to each individual to determine whether to participate with full awareness of risk involved. Residents are responsible to learn and follow procedures put in place by FCRS.

If I make a reservation through SignUpGenius.com , can I cancel it if I decide not to use it? Cancellations are permitted. Reservations cannot be assigned or transferred.

How far in advance can I make a reservation? Reservations may be made a week in advance. Each resident is limited to three reservations per week. If "same day" vacancies exist, any resident may sign up for that vacancy to maximize use of the facilities. Registrations will be verified prior to a resident being admitted to the facility.

What happens if the court or pool is closed during my reserved time, or closes in the middle of my swim, can I come back when it re-opens later in the day? Inclement weather or unexplained closures are not within the Association's control. If your time is cancelled or abbreviated, the resident will need to make a new reservation for future time.

Can I come down to the pool and sit on pool deck, to sunbathe or lounge while a family member resident utilizes the pool? Due to limited occupancy requirements, the pool deck area is limited to residents with reservations.

If I sign up for lap swimming, but unable to swim for the entire session, may I remain on the pool deck until the session is completed? Yes, registered swimmers may remain in the pool area until the end of the scheduled session. Pool chairs will not be provided; residents are welcome to bring your own. Residents shall maintain social distancing requirements and wear a face covering when not in the pool.

Will the community be offering Water Aerobics to residents, as it has done in prior years? FCRS management staff is trying to organize water aerobics classes for the community but this is in preliminary planning stages.

When will a decision be made and announced regarding pool operations under Phase III? As soon as the information becomes available, we will announce any changes and post changes to the Association website fallsrun.org and via email from FirstService Residential to homeowners and residents on mailing list.

If I have any questions on these rules, or need assistance with utilizing SignUp Genius, who should I contact? Please call 540-371-4452 with questions.

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