



Prestige
Management
Group, Inc.

Post Office Box 9336
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Fax 336-230-1821
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Dear Brooke Meadows HOA Members,

Please see below information on pool opening and retention pond usage.

We are pleased to announce that the pool will open on Friday, May 26, 2023. Until the opening day, no one should use or hang out in the pool area, as we are still chipping away at our pool readiness list. In addition to the pool opening, the clubhouse will be available for use and rental. The rental application and agreement can be found on our community website under the Association Documents tab or it can be found on the Prestige website on the Brooke Meadows page under Find My HOA.

Before using the pool, members should review the below information, the attached 2023 pool rules and requirements.

Please share with your entire family to ensure everyone is aware of what is expected.

Every year we seem to have the same few hiccups that need to be addressed to make the pool season enjoyable for everyone. We would like to prevent some of these issues by providing the below reminders.

Guests - Guests are limited to four (4) per household. Since all lots within the community are sold, we are at full capacity. In this regard, the **guest limit of four (4) will be strictly enforced** and may need to be reduced on weekends when there is a higher volume of pool attendees. Exceeding the limit can result in suspended pool privileges and/or fines. Guests must be accompanied by the homeowner at all times. Homeowners are responsible for their guests and ensuring they are aware of the rules and abide by them.

Gates & Clubhouse Entrance/Exit Doors –We will continue to use a separate entrance and exit into and out of the pool area. We will continue to enter through the gate on the right side of the clubhouse and exit the gate next to the tennis courts. Gates **MUST BE LOCKED** at the end of the day. This is a safety and liability issue, as well as keeping out trespassers.

Gate Keys & Wrist Bands – Always bring your keys and wristbands to the pool. Wristbands do not need to be worn but should be visible at your seating area. In the past, we have had trespassers pose as residents and use our facilities. Trespassers (non-members) have no vested interest in maintaining our amenities. If they cause damage to our amenities/facility/furniture, our HOA members pay. If you come to the pool without your keys, you must go home to retrieve them. Keys are needed for entry and to lock up, if you are the last to leave. **In an effort to identify trespassers, there will be random pool checks made. You will be asked to verify your name, address and show your pool keys and wristbands.**

Clean Up – When eating and drinking at the pool, please clean up after yourself and your children. Do not leave your trash/half-eaten food on the tables for the next person to clean. There are trash cans placed in the pool area for your convenience. Offenders can receive fines and/or loss of use of the pool use.

Furniture – If you move it, please put it back. Do not use the furniture for anything other than its original intention. Do not allow your children to use the furniture for play. If the furniture is used for unintended purposes and it breaks, the responsible resident will be charged back for the replacement.



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Bathroom & Kitchen Doors - Do not block the doors to the kitchen and bathrooms with patio furniture or your personal belongings.

Table Umbrellas – If you open the umbrella, close and tie it when you are leaving. In addition, when a storm is looming, please close umbrellas to protect against potential wind damage.

Diapers – Disposable diapers in the pool are not permitted. Diapers disintegrate and clog the filtering systems. Children still wearing diapers must wear appropriate swim diapers with rubber pants over the swim diaper. Should a fecal accident occur, anyone using the pool must get out of the water and immediately notify the Board or Prestige. If it is found that the parents were negligent, the Board will charge the costs associated with cleaning/treating the pool back to the resident.

Bathrooms – When using the bathrooms, please remember to flush. On occasion, remains were not flushed leaving the bowls soiled and bathrooms foul smelling. Please accompany or check the bathrooms and clubhouse after your young children have used the facilities. The restrooms are frequently cleaned and sanitized, however, we ask you to also do your part. Cleaning supplies will be available in the restrooms and we strongly encourage you to clean after use.

Lights – Please turn off the lights in the restroom and clubhouse when leaving. This is a great help in keeping our electric bill down.

Seating - There is no "reserving" seats/tables at the pool with towels or other items in advance while you are not present.

Smoking Tobacco or Marijuana Use At The Pool is Prohibited - Smoking and marijuana use at the pool are strictly prohibited.

Cameras - Pool safety cameras are monitoring and recording our pool area. This is for our safety and in an effort to reduce criminal activity, such as trespassing into our facilities. Cameras are not to be tampered with.

Illness - Do not swim when sick or have diarrhea. If someone has an accident in the pool (vomiting, or fecal contamination), get out of the pool and report the incident to the Brooke Meadows Board or Prestige at (336) 378-1778. If there is an accident and it is determined that a resident knowingly swam while sick, the homeowner will be responsible for any extra costs that are incurred to clean and sanitize the pool.

Glass bottles and containers of any form are strictly prohibited inside the pool area. If broken glass is found in the pool, the pool must be closed, drained, cleaned, and refilled. Costs will be charged to the homeowner/tenant responsible.

Music - No loud music playing. Music should not be offensive; contain vulgar language, sexual epithets lyrics, etc.



Retention Pond Etiquette & Rules

Please share with your entire family to ensure everyone is aware of what is expected.

The Brooke Meadows Community has five (5) retention ponds. These retention ponds serve an important role. They were built to manage stormwater runoff and prevent flooding in the surrounding areas. They are not a featured amenity of the HOA. Use of these retention ponds and the common area surrounding the ponds is open to association members for their recreation, providing that certain protocols and etiquette are followed.

1. Enter and exit thru designated common areas. All other areas are privately owned and should be considered trespassing unless invited by the owner to utilize their property. Please see attached maps. Please know that not all of our retention ponds have a common area access, only a maintenance easement. The maintenance easement cannot be used by our members to gain access to the pond. These maintenance easements are on private property and are meant only for the maintenance of the common area around the pond.
2. Do not disturb any erosion devices (riprap), water control devices or impair/block the spillways associated with the ponds. The ponds are inspected by the County of Guilford. Planning and Development Department each year. If damage is noted during these inspections, the association is responsible for the cost of repairs.
3. Guests or members are limited to four (4) per household. Homeowners must be with their guests at all times and are responsible for their actions. Personal items and/or trash should not be left behind. Clean up after use. It is important that you **do not leave behind your fishing line**. The fishing line left behind cannot be seen and can cause a problem for homeowners and the HOA's landscaping vendor because it gets caught up in their mowers and weed whackers. Offenders can receive fines and/or loss of use of the pond areas.
4. Keep in mind that the ponds are in the backyards of residents' homes. Fishing hours are limited to 11:00 am to 5:00 pm. Be respectful of the homeowners, no disruptive loud noises, music or rowdy play.
5. If you are asked to verify that you are a resident of our community, please recognize that this is for safety and security purposes. We have had non-residents visit the ponds. Having unfamiliar persons essentially in your backyard, can be unsettling to the homeowner. In addition, non-residents have no vested interest in the community. If they damage something, our association pays for the repairs.
6. Consider parking at the clubhouse and walking to the pond(s) as per our governing documents, there is no parking on the street. Our community roads were designed for two-way traffic; there is no room for parking on the street. Vehicles parked on streets can impede the progress of emergency and delivery vehicles, trash collection and affect the ability of drivers to see and react to potential hazards. Also, per our governing documents, there is no parking on the grass. All cars or other vehicles must be parked in the garage or on the driveway. In addition, there is no parking on the turnarounds, which are located on streets within the community with no outlet.

As stated, the retention ponds serve a purpose and are not a featured amenity. If the use of the ponds causes a nuisance to the residents whose homes surround the ponds, access to the ponds will be restricted.

Thank you and have a wonderful summer.

Prestige Management Group

**BROOKE MEADOWS
2023 POOL RULES**

1. Homeowner's association dues must be in good standing. Anyone with outstanding dues, assessments, fines or fees are barred from all HOA amenities until account is brought up to date. There is no exception or waiver of this requirement.
2. Keys and pool bands must accompany each family. Bands do not need to be worn but please keep them visible near your belongings so it is apparent you are a resident of the community. If you do not have wristbands or keys please contact Prestige Management for replacements at (336) 378-1778. Please note first set of keys and bands are provided at no charge, there is however a charge for replacements.
3. There is **NO lifeguard on duty**. The Association accepts no responsibility and all homeowners, **SWIM AT YOUR OWN RISK**. The association will not be held liable for any accidents, illness or other harm suffered by a resident or guest using the pool.
4. **Swimming Pool Hours: 7:00am to 8:00pm** during the pool season. The pool hours are subject to change due to inclement weather conditions. These conditions include rain, thunder and lightning, and any conditions that place our members at risk.
5. The Swimming Pool facilities are restricted to everyone other than the Homeowner's Association members and their limited guests.
6. Guests are limited to a maximum of four (4) per household. Guests must be accompanied by the homeowner at all times. Homeowners will be responsible for their guests and ensure that they adhere to the rules. Exceeding the limit can result in suspended pool privileges and fines.
7. All swimmers are required to shower **BEFORE** using the pool. This is a requirement at all pools operating in Guildford County.
8. Parents or other responsible guardians eighteen (18) years old or older must accompany children fourteen (14) years of age and under. If a child is not accompanied by an adult, they will not be allowed to swim. The adult must be present during the entire time the child is in the pool area.
9. No pool equipment may be removed from the pool area. If pool property is damaged, it will be charged to the responsible party. In addition, pool furniture should not be used for anything other than its intended use.
10. **Glass bottles and containers of any form are strictly prohibited inside the pool area.** If broken glass is found in the pool, the pool must be closed, drained, cleaned and refilled. Costs will be charged to the homeowner/tenant responsible.
11. Place all trash and other garbage in proper receptacles. Any large amounts of trash; diapers, pizza boxes, beer cans, etc. should be taken with you when you leave. Please clean/wipe down any chairs, tables used before leaving.

**BROOKE MEADOWS
2023 POOL RULES**

12. Running, pushing, wrestling, and undue disturbances are prohibited in the pool or on the pool deck. Diving into the pool from the pool deck is not allowed.
13. No animals or pets are allowed in the pool or on the pool deck.
14. All bathers must wear proper attire. Blue jeans, t-shirts, cut-offs, etc. do not constitute proper bathing attire.
15. Infants wearing diapers **MUST WEAR RUBBER PANTS** over their swim diapers while in the pool. Do not use disposable diapers in the pool as they disintegrate and clog the filtering systems.
16. Members or their guests shall not hold the association or its agents responsible for any accident or injury arising out of the use of the pool.
17. Profanity, offensive, or vulgar language is strictly prohibited and will not be tolerated.
18. Alcoholic beverages are permitted within the pool area but **CANNOT be in glass containers**. All drinks must be in plastic or paper containers. Absolutely no intoxicated persons allowed.
19. No riding bicycles, skateboards, rollerblades or scooters inside the pool area or tennis court area.
20. Persons in wet bathing suits are not permitted in the clubhouse. Please towel off before entering the building. Enter the restrooms using the pool-side entrance only. Do not block clubhouse entrance doors with chairs.
21. If you are the last to leave the pool and clubhouse, please make sure to lock all gates and doors. If you do not have keys, please contact Prestige Management for replacements at (336) 378-1778. Please note first set of keys are provided at no charge, there is however a charge for replacements
22. No loud music playing. Music should not be offensive; contain vulgar language, sexual epithets lyrics, etc.
23. Smoking Tobacco or Marijuana Use At the pool is prohibited

These rules and regulations are in place for the safety, security and to provide an enjoyable experience for all our members. Violation of pool rules is subject to suspension or termination of pool privileges.



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