

Dear Brooke Meadows HOA Members,

The pool has passed the county inspection, and we are pleased to announce that it will open Memorial Day weekend, beginning Saturday, May 23, 2026, and will remain open through Labor Day, Monday, September 7.

Until 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 rental. The rental application and agreement can be found on our community website at brookemeadowshoa.com. (Note the new web address and board email at board@brookemeadowshoa.com)

Before using the pool, members should review the information below, the attached 2026 pool rules and requirements. Please share with your entire family to ensure everyone is aware of what is expected.

- Pool hours are from 7 AM to 8:30 PM. The pool closes at 8:30 PM every day. **This is a Guilford County requirement.** The HOA will be fined by the county if the pool is used after closing time. If this occurs, the homeowner will be responsible for all associated costs/fines.
- Every year, we have the same few hiccups that need to be addressed to make the pool season enjoyable for everyone. We want to prevent these issues by providing the following reminders.
- Sexual Activity and Nudity Prohibited - Having sex or sexual contact in the pool or clubhouse is prohibited. This activity will result in the immediate termination of pool and clubhouse amenities for the entire household.
- Bathing suits are to be worn at all times while in the pool or clubhouse. Flashing of breasts, exposing genitals, or other public nudity will not be tolerated. It is unfortunate that this must be stated, but due to past incidents, inappropriate behavior will result in the suspension of pool privileges.
- Guests - Guests are limited to four (4) per household. Since all lots in the community have been 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. Homeowners will be responsible for any damage caused by guests.
- 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 through 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 a matter of 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. 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. To identify trespassers, there will be random pool checks. You will be asked to verify your name, address, and show your pool keys and wristbands. In the past, trespassers have posed as residents and used our facilities. Trespassers (non-members) have no vested interest in maintaining our amenities. If they damage our amenities/facilities/or furniture, our HOA members pay.
- 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 may receive fines and/or loss of pool use. The trash cans at the clubhouse are not to be used as overflow for your household trash.
- Furniture – If you move it, please put it back. Do not use the furniture for anything other than its original intended purpose. 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.
- 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 so that proper pool cleaning can occur. The extra costs associated with cleaning/treating the pool will be charged back to the parent/homeowner.

- Bathrooms – When using the bathrooms, please remember to flush. On occasion, remains were not flushed, leaving the bowls soiled and the bathrooms foul-smelling. Please accompany your young children or check the bathrooms and clubhouse after they have used the facilities. The restrooms are frequently cleaned and sanitized; however, we ask you to also do your part. Cleaning supplies are 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.
- Tobacco and/or Marijuana Prohibited - Smoking tobacco and/or marijuana use at the pool and in the clubhouse is strictly prohibited.
- Cameras - Pool safety cameras are monitoring and recording our pool area. This is for our safety and 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 having 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 incident, the homeowner will be responsible for any additional costs incurred to clean and sanitize the pool.
- Glass Prohibited - Glass bottles and glass containers of any form are strictly prohibited inside the pool area or clubhouse. If broken glass is found in the pool, the pool must be closed, drained, cleaned, and refilled. Costs will be charged to the homeowner responsible.
- Music - No loud music playing. Music should not be offensive; it should not contain vulgar language, sexual epithets, lyrics, etc.
- 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.

Thank you,

The Brooke Meadows Board

Email: board@brookemeadowshoa.com

Website: brookemeadowshoa.com