



at the pool

IN GREEN MOUNTAIN

SUMMER 2025

MAKING A *splash*

We're thrilled to welcome the summer season and see our community come together around one of our most beloved private amenities—the pool! It's always a highlight of the season to enjoy the sun, splash around, and make memories with neighbors and friends.

 **17** Opening Day is Saturday, May 24th!

As we gear up for another great season, please remember that the pool is a shared amenity for Phase 1 and Phase 2 homeowners only. This does not include residents from Holt Homes or the new townhome rentals. **For the safety and enjoyment of all, do not open the gate for anyone who does not have a pool key.**

You may start to notice activity around the pool earlier in the month as we prepare for opening day. Please note that this does not mean the pool is open. In the weeks leading up to May 24th, we hope to address a few projects including the sale of old furniture, repairs to the restrooms, maintenance work on the grill(s), installation of new camera/key systems and the arrival of new pool furniture.

Thank you for helping us protect this beautiful space and each other. Let's make this summer one to remember!

Pool EVENTS

- 5/24- POOL OPENING DAY
- 9/2 - POOL CLOSING DAY

POOL HOURS

Friendly reminder! The pool is open daily from 5:00am to 11:00pm. The pool will still open bright and early at 5:00am for refreshing morning swims or early exercise routines and will close promptly at 11:00pm.

Thanks for helping keep our community relaxing and enjoyable for all!

OPENING

5:00AM

CLOSING

11:00PM

pool
KEY

Don't forget—a pool key is required for entry. If you've misplaced your key or need a replacement, please contact AMS at greenmountain@ams-nw.com for assistance. Replacement keys are \$25.00. To help keep the pool secure for all residents, please do not let anyone in who does not have their own key.

We will also be upgrading to an electronic access system this season to improve security and convenience—more details will be shared as the transition approaches.



POOL REMINDERS

As pool season heats up, please keep these important reminders in mind to help keep the space safe, clean, and enjoyable for everyone:

- **🐾 No pets** allowed inside the pool gates or in the water. Only properly documented ADA service animals are permitted in the pool area.
- **🚫 No glass** of any kind is allowed in or around the pool. This includes bottles, containers, and gear with glass parts—broken glass can shut down the pool and cost thousands in cleanup.
- **🚿 Shower** before swimming to help keep the water clean and reduce the need for extra chemicals.
- **🍔 No food or drinks** in the pool—crumbs, oils, and spills can contaminate the water which requires more chemicals.
- **☀️ No fireworks** or similar items near the pool area—they're dangerous and leave behind debris.
- **🔧 Treat furniture and facilities with care**—repairs from misuse are paid for by all of us.

Thanks for doing your part to protect this shared space and keep the pool open and fun for all! If you ever have questions, reach out to your HOA office.

pool ACCESS

As a reminder, the pool is a private amenity exclusively for residents of Phase 1 and Phase 2. While we are part of the broader Green Mountain Community, it's important to note that this is not a community-wide pool.

Phases 4A and 4B, including the newly built townhomes, do not have access to the pool. This distinction helps preserve the space for those who contribute directly to its upkeep and ensures a more peaceful, enjoyable experience for our residents.

We appreciate everyone's cooperation in respecting these boundaries and helping us maintain the privacy of this shared amenity.

NEW POOL VENDORS

We're excited to introduce two new vendor partnerships this season to help keep our pool area safe, clean, and enjoyable for everyone!

First, **Mountain View Pool & Spa** is now our **new pool service provider**. As part of this change, we're implementing an expanded maintenance schedule, including daily visits for chemical checks and cleanings. This increase reflects the high summer usage of our pool and helps us stay ahead of any maintenance needs.

We're also welcoming a **new porter service**, **Clean My Space**, which will handle routine cleaning of the pool area three times a week—on Monday, Wednesday, and Friday mornings. The porter team will clean bathrooms, empty trash cans, and tidy up the pool deck to ensure the space stays welcoming and well-maintained.

Of course, maintaining a clean pool environment is a shared responsibility. Please help by following a few simple guidelines:

- **Clean up after yourself**—don't leave food, trash, or personal items behind.
- **Take trash home if cans are full**—overflowing bins lead to pests and extra cleanup.
- **Respect the space**—damaged furniture, left-behind toys, and general mess all create unnecessary costs for the community.

Items left behind may be discarded by staff during routine cleanings.

Finally, we want to sincerely thank Blue Sky Pool Services for their years of dedicated service! We're grateful for their efforts in keeping our pool running smoothly.

With these new vendors in place and your support, we're looking forward to a great season at the pool!



UPCOMING PROJECTS/IMPROVEMENTS

As we prepare for the upcoming pool season, residents may notice some activity around the pool and clubhouse. Several important projects are scheduled to take place in the coming weeks to help us start the summer strong and maintain a welcoming, well-kept space for everyone.

Here's what to expect:

- Clubhouse Repairs: Work will be done to address repairs in both bathrooms. The bathrooms will be converted to single occupancy.
- Furniture Updates: We'll be selling older pool furniture, including tables. All proceeds from the sale will go directly into the pool reserve fund. At the same time, we're excited to welcome new pool furniture to refresh the space.
- Grill Maintenance: The grills will be maintained and reopened if/when repairs or replacements are made to ensure they're ready and safe for use.
- Deck Cleaning & Set-Up: The week leading up to opening day, we'll complete a thorough cleaning of the pool deck and begin arranging furniture for the season.
- Camera Installation: We will be getting an upgraded camera system, with additional cameras being installed.
- Electronic Entry System: This season, we will be upgrading the pool entry system to an electronic access system to improve security and convenience. More details will be shared with the community as the transition approaches.

We appreciate your patience as this work is completed and thank you for helping us maintain a clean, safe, and enjoyable pool environment for all!

UNDERSTANDING POOL LIABILITY

Our community pool is a valuable amenity, but it also comes with serious responsibilities. When something goes wrong—whether it's damage to the facilities, misuse of equipment, injuries, or rule violations—the question of liability becomes very important.

Because the pool is owned and maintained by Phase 1 with Phase 2 paying access, any incident or damage that occurs is the responsibility of these two associations. That means when costs arise from vandalism, unsafe behavior, or rule violations, and the responsible party is not identified, the financial burden ultimately falls on all homeowners.

This is why rules around gate access, glass, pets, and responsible use exist—not only to keep everyone safe but to protect the community from costly incidents. When individuals are identified as responsible for damage or rule-breaking, the board will pursue reimbursement. However, if no one comes forward, the association must pay—often requiring reallocation of funds or impacting future budgets.

We ask everyone to be mindful of your behavior and your guests while using the pool.

GRILL UPDATE

We know many residents enjoy using the grills during pool season, and we want to keep you informed on their current status. Following a recent inspection, it was determined that **one of the grills needs to be replaced entirely**, while the second grill may be able to be repaired.

The board is actively working with our vendor and AMS to determine the best course of action to ensure both grills are safe, functional, and ready for use. Our goal is to have a decision by the beginning of the pool season. If any delays arise during this process, we will promptly notify the community.

We recognize that the grills are a popular feature and a great way to bring neighbors together. Thank you for your patience as we work to ensure this amenity is ready for a summer full of safe and enjoyable gatherings.

EMBRACING INCLUSIVITY

As the warm days of summer approach, it's time to dive into a refreshing discussion about inclusivity at our community pool. At the heart of our homeowner's association lies a commitment to fostering a welcoming environment where all residents, regardless of background, feel valued and respected.

It's important to reiterate that our pool is a space for all residents in Phase 1 and Phase 2 to enjoy, irrespective of race, religion, ability, or any other differentiating factor. Every individual and family within our community has the right to feel safe, comfortable, and included while soaking up the sun or taking a refreshing swim.

In recent years, there has been a growing awareness of the need for inclusivity in all aspects of community life, and our pool is no exception. We want to ensure that every resident feels a sense of belonging and is able to fully enjoy the amenities our community has to offer without fear of discrimination or exclusion.

As we gather poolside with friends and neighbors this summer, let's remember to embrace diversity and celebrate the unique backgrounds and experiences that each member of our community brings to the table. Whether it's engaging in friendly conversation, offering a helping hand, or simply smiling and welcoming others, let's strive to create an environment where everyone feels accepted and valued.

In the spirit of inclusivity, we encourage all residents to be mindful of their words and actions at the pool. Let's work together to cultivate a culture of respect, understanding, and acceptance, where differences are celebrated and everyone feels like they belong.

Thank you for your commitment to making our community a place where everyone feels welcome, safe, and valued.