

Strawberry Fields COA, Inc

Darren@zandrgmt.com / www.StrawberryCOA.com

Happy Spring to All Strawberry Fields Homeowners and Residents,

A couple of reminders:

Pool season is almost here! We are hoping to have the pool open by no later than May 21st so all can enjoy a little extra sunshine. If all else fails the pool will open no later than Friday, May 25, 2018 for Memorial Day weekend!



Enclosed with these reminders are the most recent pool rules for the Community and a postcard to be filled out and returned ASAP. **The post card has been addressed and stamped for your convenience so you simply have to fill it out and drop it in the mail.** Please note the keycard will be turned off if the card is not returned by May 31, 2018. If a grill is brought to the clubhouse it must be a gas grill and placed on the grass in front of the clubhouse. This helps reduce the smoke going into the surrounding units.



A Note from Falcon Personal Security- During the April Open Forum Dan Lanotte reminded all homeowners and residents of the following:

- 1) Write a security plan down and decide how you want to defend your home in the event of a break in.
- 2) Cameras and door bell cameras are great deterrence and there are many available now that can be installed without being attached to the stucco.
- 3) Dog water bowls by the front door can deter an intruder.
- 4) High intensity flashlights can blind bad guys
- 5) Effective verbiage to let someone suspicious believe they are being watched. "Are you looking to buy a place here?" or "You look lost, can I help you?"

If you wish to learn more in classes on home defense, you may contact Falcon Personal Security.

Falcon Personal Security can be reached at:

Dan Lanotte

<http://www.falconpersonalsecurity.com>

719-661-1318

dan@falconpersonalsecurity.com

Another note on pool surroundings... Homeowners, residents, and guests, please stay off the retaining walls, gates, and fencing. The rock landscaping is for visual enjoyment only. Recreation in these areas causes erosion and exposes buried irrigation lines and other lines creating trip hazards in the Community.



Warm Weather and Quiet Hours: If you are planning on enjoying the outdoors during quiet hours, remember your voice carries and you neighbors live very close, so please be mindful of your noise levels. Please be mindful of your neighbors and keep the volume of televisions and music at reasonable levels. Also, please ensure you are not running noisy appliances (i.e.: washers, and vacuums) during quiet hours. Quiet hours are between 10:00 PM until 8:30 AM.

Strawberry Fields Condominium Owners Association
Pool and Hot Tub Rules

The pool and hot tub (pool area) are not for public use. They are meant for the exclusive use of Strawberry Fields residents and their occasional limited number of guests. Each homeowner will be issued **one (1)** keycard for access to the pool and clubhouse. **Loss or damage of the keycard must be reported immediately** to an HOA Board Member or the Management Company so the card can be cancelled and a new one issued at a **replacement cost of \$30.00**. The keycard **must** be used to gain access to the pool area. **DO NOT let anyone in the pool area** unless they are personal guests of yours. Letting in unauthorized persons will jeopardize use of pool privileges. **A RESIDENT OVER THE AGE OF 18, WITH POOL PRIVILEGES, MUST ACCOMPANY ALL GUESTS.** Keycards may not be “loaned” to anyone at any time. Keycards must stay in the possession of the party to whom it is assigned. Owners or management companies are responsible for getting the keycard to rental tenants.

1. Entry into the pool area will be through the gate only. Climbing over the fence is strictly forbidden. Please do not enter or the exit the pool area through the clubhouse.
2. The pool gate must be closed at all times. **No lifeguard is on duty**. Pool use is at the risk of the user.
3. Reservations for the pool area for private use are **not** permitted. Reservations for the clubhouse **DO NOT** include private use of the pool area. Social functions in the clubhouse must also vacate the pool and hot tub at 10:00 p.m.
4. An adult, parent, or guardian, over the age of 18 **must accompany and remain with children under the age of 14**.
5. HOA Board Members, the Management Company, Security, or Pool Maintenance Company employees have the authority to close the pool area at any time due to weather conditions, health issues, safety considerations, or maintenance issues, etc.
6. HOA Board Members, the Management Company, or Security may remove any person or persons for violation of any of the rules. Violation of these rules may result in the removal of pool privileges and loss of keycard for the entire unit assigned to that keycard.
7. The swimming pool is open Memorial Day weekend to Labor Day weekend. The closing day may be extended by the HOA Board, weather permitting. Pool area hours are posted, 7:00 a.m. to 10:00 p.m.
8. **Any person or persons observed in the pool area before or after hours will be subject to arrest and prosecution for trespassing.**
9. Only **swimwear** may be worn in the pool and hot tub. (No street clothes; to include but not limited to cut-offs, jeans, sweatshirts, etc.)
10. Infants who are not potty trained **must wear swim diapers** (i.e. Little Swimmers) not regular disposable or cloth diapers.
11. The hot tub is not a play/swimming pool. The Health Department has stated that hot tubs have been shown to be dangerous for children, pregnant women, certain health problems (i.e. high blood pressure or

heart issues), or people who are intoxicated. Hot tub use is at the risk of the user. An adult, parent, or guardian, over the age of 18 must accompany and remain with children under the age of 14 who are using the hot tub.

12. No pets are allowed in the pool area or may be tied up outside of the pool area.

13. No sitting in, jumping off of, or playing in or around the fountain is allowed. This includes no sitting on the fountain ledge.

14. No glassware is allowed in the pool area. Food and drinks in plastic or paper containers are permitted. **No food or drinks are allowed in the pool or hot tub.**

15. Trash must be promptly deposited in the trash containers provided. Disposable diapers must be properly disposed of.

16. Foreign matter, food or debris must not be thrown into the pool or hot tub.

17. **SMOKING IS NOT ALLOWED IN THE ENTIRE POOL AREA.**

18. Excessive noise will not be tolerated in the pool area at any time. Only sound equipment with earphones for personal use is allowed.

19. Roughhousing, running, spitting, undue splashing, diving or the use of obscene language is not permitted in the pool area.

20. Any intoxicated or otherwise unruly person or persons, even those with an authorized keycard, will be removed from the pool area. Use of illegal substances by any person in the pool area is forbidden and will result in removal from the area. Arrest and prosecution may result.

21. Floating devices are allowed in the pool. If the pool becomes crowded, please be considerate of others and remove large floating devices.

22. No bicycles, roller blades, roller skates, scooters, etc. are allowed in the pool area or clubhouse.

23. One (1) gas grill is allowed on the rock slab located on the east side of the clubhouse or under a tree in the front.

24. Please clean up and leave the pool area promptly at closing. Remaining in the pool area after hours is considered trespassing and violators will be subject to prosecution.

25. Remember that the keypad automatically shuts off at 10:00 p.m. and if you forget something **you will not be able to get back into the pool area** until the following morning.

Any infraction of these rules may result in the parties involved being subject to Article IX Section 9.9 of the Declaration for Strawberry Fields Condominiums which could result in the suspension of pool privileges and loss of keycard for the entire unit assigned to that keycard.

Strawberry Fields Condominium Owners Association

THANK YOU!

Z&R Property Management Contact Info: As always, if you have questions, issues or concerns, please contact Z&R by email or phone below:

Property Managers: Chris@zandrmgmt.com / Darren@zandrmgmt.com

Property Manager's Assistants: Shalah@zandrmgmt.com / Ren@zandrmgmt.com

Front Desk: Office@zandrmgmt.com

Telephone: (719) 594-0506.