



PRESIDENT'S UPDATE

May 2024 Newsletter and Update

Happy Spring! We hope you have been able to get out and enjoy our beautiful neighborhood and connect with neighbors as we put winter behind us. We are very much looking forward to the opening of our 2024 pool season and hope you enjoy the activities we have planned.

Our pool is scheduled to open on **Saturday, May 25, 2024, at 12:00 p.m.** In an effort to save money and improve service, the Board contracted Burns Pool Management (BPM) for the 2024 season. We are looking forward to a great year with Brandon Burns and his team. We will continue with a sign-in sheet for residents along with a pool registration for admission to our pool. This will help streamline admission of guests and payment of guest fees. Guest fees remain at \$5.00 per guest. Children under the age of 12 must be accompanied by a parent. You must be current with your HOA dues to use the pool and tennis facilities.

At our annual meeting last November, it was decided that a reserve study should take place to help guide capital improvements needed to maintain common areas and to set the amount of future dues and/or assessments. In February, we contracted with Miller Dodson Capital Reserve Consultants for a Full-Service Reserve Study with Site Visit/On-Site Review. To this Board's knowledge, this reserve study is a first for our association. On February 23, 2024, a Replacement Reserve Report was completed on the pool and tennis common areas. The reserve study included the entry gate and parking area, stormwater drainage, fencing and retaining walls, main pool, baby pool, tennis court and pool house exterior and interior. You can access the full reserve study on our newly developed neighborhood website at www.WinstonManor.org. *(The website is not yet up and running. We will inform everyone when it is.)*

One of the first things our new pool management company, BPM, and the reserve study pointed out is the condition of both our main pool and baby pool. The pool has not been resurfaced since it was built almost 30 years ago. Resurfacing of the pool is recommended every 8-10 years, on average. The deterioration of the current surface risks leaks and cracks which can lead to much larger and expensive issues. This is something we can no longer delay. The Board anticipates that resurfacing could be completed as soon as the start of the 2025 season. Due to this impending and sizeable expense, the Board has been tirelessly working on renegotiating current contracts, cutting expenses and finding creative ways to save.

Here are some additional things to note:

- We worked with a web designer to build a new Winston Manor website at www.WinstonManor.org. Everything you need to know about our neighborhood and the many exciting things going on at Winston Manor will be available to you, and to prospective buyers, on our website.
- All the flowers and hanging baskets in the pool area this year have been generously donated by the Winston Manor Swim Team and its supporters. Buying super bowl squares, purchasing from the concession stand and enrolling your child to be on the swim team helps make good things like this happen. THANK YOU!

- A new, automatic Dolphin pool cleaner was purchased for the pool this year. This is a required tool by BPM, and it will help our guards save time while making our pool much cleaner.

SWIM TEAM:

The Stingrays will be back and better than ever! This year the team is offering three separate swim groups:

- *Pups* – swimmers requiring assistance from coaches in the water, and group swim lessons.
- *Guppies* – swimmers that do not require assistance but are looking for shorter and less intense swim time.
- *Rays* – swimmers looking for a full hour swim practice with focus on endurance and stroke technique.

There is also a “Meets Only” option for kids who want to swim at the meets but do not want the commitment of daily practice. The team is ALWAYS looking for older kids, 11+ wanting to participate in meets. Season begins Monday, June 10th and ends Friday, July 12th. Contact the swim team at WinstonManorSwimTeam@gmail.com. GO STINGRAYS! Do stop by to cheer them on.

POOL UPDATES:

Pool Management

As stated above, the Board has contracted with Burns Pool Management (BPM) for the 2024 season. The Board is pleased to welcome Brandon Burns and his team. BPM will be responsible for hiring and staffing lifeguards at the pool. They are aware of our desire to allow returning and neighborhood candidates to guard at our pool. Our contract with BPM states that we will always have 1-2 lifeguards on duty. Also, we will continue the safety break each hour for kids, while adults can still swim. Learn more about BPM at: <http://burnspoolmanagement.com>. As always, the Board will monitor BPM's performance, and certainly, if any resident has any questions or concerns, the Board welcomes hearing them.

Hours of Operation

- Saturday, May 25th and regular season hours are Noon – 8 p.m.
- Beginning the week of August 14th, the pool will open at 4 p.m. Monday through Thursday.
- Labor Day, Monday, September 4th is the last day of the regular season.

Important note: The pool hours end at 8 p.m. as noted above. That means that all residents ***must exit*** the pool premises well before 8 p.m. to allow the lifeguards to perform their shut down protocol efficiently and on time. Their hours are until 8 p.m. and it is not fair to detain them past that hour.

Guest Policy

The facility is for the sole use of Winston Manor residents and their accompanied guests. Guest fees are \$5 per person. Grandchildren, grandparents, nannies or babysitters watching a resident child, or out of town or overnight guests (limited), are exempt. Guests under 5 or over 60 are also exempt. Guest fees apply to everyone entering the facility whether they swim or not. Guest fees must be paid at the time of entry.

Guests staying with a resident and using the pool must complete a Registration Form and provide emergency and medical information for each guest.

Please Note: House guests are small groups (usually less than six) of relatives or friends who are visiting from out of town and are sleeping and eating at a Winston Manor residence. Large family reunions, “local” pajama parties, and overnight birthday parties **DO NOT** fall under the Board’s application of the “house guest” fee waiver and will require compliance with the Pool Parties rules set forth below.

Rules

- Adult supervision or a caregiver is required for children under the age of 12.
- Children who cannot swim or who are unable to stand in the shallow end of the main pool must be within reach (arm’s length) and under constant surveillance of a responsible adult, babysitter, or caregiver. *If the responsible adult wishes to allow the child to swim independently and does not desire to be within arm’s length of the child, then the child **must demonstrate swimming competency to the satisfaction of a lifeguard**.* Only then the responsible adult may allow the child to be in the main pool.
- The baby pool is always limited to children who are under 5 years of age. No child shall be in that pool unless under the constant surveillance of a responsible adult or caregiver.
- **No glass is allowed within the pool area.** Should glass break and require any additional service or maintenance of the pool or facility, up to completely draining the pool and refilling, the resident household responsible for the broken glass will be required to pay for the clean-up and service to restore the facility to its prior state. **Please be advised that the cost was \$3,000.00 to drain and re-fill the pool in 2016 due to an incident of broken glass in the pool.**
- No pets.
- No smoking.
- General swimming breaks are 15 minutes and will be observed beginning at approximately 45 minutes after the hour until the beginning of the following hour.
- Diving is permitted only at the west (far) end of the pool.
- The Guards’ room is off limits to guests (except select swim team adults as needed).
- Adult swim is for adults only. No babies. No lessons.

Inclement Weather

Burns shall close the pool due to inclement weather, or if the air temperature at outdoor facilities is less than 68°F. If staff hears thunder or sees lightning, the facility must be cleared of swimmers for a minimum of 30 minutes from the last sound of thunder or the last flash of lightning. Patrons will be cleared from the pool for safety reasons during any rainstorm if visibility of the pool bottom is obscured.

Pool Parties

For large groups of generally six or more persons, such as family reunions, “local” pajama parties, and overnight birthday parties, or for any special event, the WMHOA requires **two weeks’ notice** to ensure lifeguard staffing availability and no conflicts with any other scheduled events. The first step to requesting permission to hold a pool party is for the resident to FIRST call BPM at 216-741-9451 to confirm lifeguard staffing availability and approval.

Once BPM has given approval, the homeowner should then request permission for the pool party by emailing the Board at hoaboard@winstonmanor.org. The Board will confirm no conflicts with any other scheduled events and request payment of the guest fees in advance of the party. Please be aware that for 2024, the Board has revised policies and new fees regarding rental space for a pool party. For details, please refer to our website www.WinstonManor.org or contact a Board member.

Additionally, a portable AED (Automated External Defibrillator) will be available in the pool house for use by residents or lifeguards should the need arise. No medical training is required to use this device.

Swim Lessons

While the Board is grateful to the members of the neighborhood who have offered their time and talents to provide swim lessons to the kids in our neighborhood in the past, the Board received a number of concerns from multiple homeowners. The main issue was that swim lessons had grown to such a number that they could be construed as operating a private business on HOA property for which the HOA could possibly be liable and/or not be fully insured. There were also concerns that the swim lessons were interfering with neighbors' use of the pool. The Board is working to establish a uniform policy that would balance the use of the pool for swim lessons - undeniably a plus for the younger kids - without both interfering in the use of the pool by others and limiting the Board's possible liability for same. In the meantime, the Board respectfully requests that any person who wishes to provide swim lessons using the pool, first contact and apprise the Board of same so the above issues may be addressed.

TREASURER'S UPDATE

The Board is dedicated to prudently managing the Homeowners Association's finances. Our focus has been on minimizing expenditures while properly maintaining our assets. The goal is to provide an attractive and welcoming neighborhood in which we are all proud to live.

The 2024 Operating Budget was approved at the November 2023 annual Board meeting. This budget is based on an increase of our annual dues to \$1,000 per year. We are happy to report that we remain on budget while maintaining a strong cash balance and contingency reserve.

Annual Dues

Annual dues of \$1,000 for 2024 were due on April 1, 2024. Per the by-laws, all dues not paid by April 30 will bear an interest of 10% per annum.

Most of the dues were paid on time. There are a few residents whose dues have not been received. This is a gentle reminder that *all* dues are required to be paid, and on time, for the Board to function efficiently.

Please note that this assessment is mandatory for all lot owners per the by-laws and the covenants restricting your deed to the property. As such, payment is not contingent on whether you reside here or not, and whether you use the pool and/or tennis facilities or not. Use of the pool and tennis facilities will be prohibited for residents whose dues are not current. Collection, lien notices and any fees incurred will be the homeowner's responsibility.

If you did not receive an invoice, please contact the Board by email at hoaboard@winstonmanor.org or treasurer@winstonmanor.org, or by mail at the address below:

Winston Manor Homeowners Association
PO Box 812
Hudson, Ohio 44236

You may also promptly hand deliver any payments to Gurmukh Bhatia @ 91 Steepleview Drive.

DOGS

Just a reminder that **all dogs must be contained** when they are on your property and **must be on a leash** when on a walk. This is a Summit County Ordinance. It does not have anything to do with the size or friendliness of your pup – it's for the safety of those around you. Please be considerate and always keep your dog on a leash when walking them and remind others that may not live in our neighborhood that the policy is in place. If you have any concerns, please notify a Board member.

The same Ordinance also states that you must immediately pick up any messes on any public or private property. Again, this is a county rule, and you are legally obligated. Thank you.

In addition, please check batteries on dog collars and invisible fences as many dogs have been "breaking" through the fences and running into other neighbors' yards. Your attention to this is appreciated.

SPEEDING

With school letting out soon and summer nearly upon us, we will have more kids outside, playing, walking, riding bikes, etc. Please remind all drivers in your household, and any visitors, that the speed limit in the Winston Manor neighborhood is **25 mph**. And please, obey STOP signs. Merely slowing down is not sufficient or acceptable. Remember, there are children out and about. Thank you.

TENNIS COURTS

- Resurfaced in 2022.
- No wheeled vehicles please. No skates, blades, boards, bikes etc.
- Pickle Ball. Two nets are available in the pool house. One of the tennis courts is lined for two pickle ball games.
- Please clean up the courts after use.
- Should the gates be locked, please contact one of the Board members for the lock box code.

ENJOY THE SUMMER, EVERYONE! WE LOOK FORWARD TO SEEING YOU AT THE POOL.

The HOA Board