



In response to the recent social media chatter, emails and letters regarding the community pools, here are answers to some FAQ's:

Why are there pool rules? I pay dues so why can't I do whatever I want at the pool?

Despite popular opinion, the community pool rules were not implemented to suck the fun out of going to the pool. They exist to ensure the safe and proper operation of swimming facilities and to help shield the association from liability in the event an injury occurs and a lawsuit is filed. As each homeowner is a member of the association, it shields YOU from liability. Another way to look at this is an expensive lawsuit = increased dues to cover the cost of litigation.

Why can't we ban kids or children under the age of 5 from the pool? Why can't the HOA have a designated Adults Only Pool?

Due to the Fair Housing Act (FHA), a federal anti-discrimination law which is applicable to condominium and homeowners associations. Refer to Section 3604 of the FHA. As Hidden Springs is not designated a 55+ community, the HOA cannot discriminate and ban any age group from using the pool and violate the FHA.

§ 3604. Discrimination in the sale or rental of housing and other prohibited practices... except as exempted by sections ... §§ 3603(b), 3607 [age qualified communities], it shall be unlawful—...(b) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin....

Do swim diapers really keep feces from contact with the water?

The use of swim diapers and/or swim pants may hold in some solid feces however, they are not leak proof. Swim diapers can delay diarrhea-causing germs, like Cryptosporidium, from leaking into the water for a few minutes, but swim diapers do not keep these germs from contaminating the water. No manufacturers claim these products prevent leakage of diarrhea into pools.

All swimmers (including adults) should stay out of the water when they are ill with diarrhea, even if they are wearing swim diapers or swim pants. They risk of contaminating the pool with feces and germs, which can make others sick.

Swim diapers and swim pants are not a substitute for frequent diaper changing and bathroom breaks. It is recommended that swim diapers and swim pants are checked frequently and changed away from the poolside.

Caregivers should check swim diapers and swim pants frequently (every 30 minutes) and change them away from the poolside (for example, in the bathroom). Also, washing hands after diaper/pants changing reduces the chance of fecal and germ contamination in and around the pool.

Fecal matter can also be introduced into the pool by poor personal hygiene i.e., failure to wash hands after using the toilet, poor toileting habits etc.

Do pool monitors really enforce the rules?

Pool Monitors are hired by the HOA to help with enforcement by reminding residents of the rules and reporting those who intentionally disregard them to the Pool Supervisor or the Town Office. Some residents have lost their pool privileges (refer to Incident Procedures). To date no one has been fined for a biological incident because in each case a responsible resident was not identified.

How frequently are the pools tested?

Pool water is tested multiple times a day by Pool Doctor and HSTA.

Will I get a discount on my HOA dues?

No, HSTA does not realize any savings to pass along to residents.

How much does each bio-incident cost the community?

Pool Doctor charges the community for the chemicals used to sanitize the pool (approximately \$50.00). Even when the Town Manager met Pool Doctor on site at 6:00 am on a Sunday morning, HSTA was not charged for an “Emergency” or “Extra” service call. The dedication of Pool Doctor, the Pool Monitors, Supervisor and HSTA staff to do what it takes to get the pools open again for residents and the kind consideration and understanding of the community is priceless. Thank you.