

HILL FARM HOMEOWNERS ASSOCIATION,  
an Arizona non-profit corporation

A RESOLUTION OF THE BOARD OF DIRECTORS  
Re: POOL & SPA

At a meeting of the Board of Directors of Hill Farm Homeowners Association ("the Association"), an Arizona non-profit corporation, duly called and held on the 15<sup>th</sup> day of April 2019, a quorum being present and voting, the following policy was adopted:

1. The pool and spa area is open to all residents of Hill Farm (homeowners and tenants) who are in good standing, to members of their family living with them, and to house-sitters and guests, including any of their guests occupying the farmhouse bedrooms,
2. The pool and spa area is not available to anyone attending an event at the farmhouse.
3. New homeowners will be issued one pool key by the Property Management Company in return for a \$75 deposit. This deposit will be refunded when the property is sold or transferred and the key is returned. Alternatively, the outgoing homeowner may pass the key directly to the incoming homeowner and they may make their own financial arrangements regarding the key deposit.
4. Pool keys have unique numbers. The Property Management Company will keep a log of which key numbers are assigned to which Lot.
5. Replacements for lost or stolen keys may be obtained from the Property Management Company and will be charged at \$25 each.
6. Pool and spa users shall observe the rules posted at the entrance gates.
7. The pool and spa area will be open from 6:00 AM through 10:00 PM each day throughout the year. Anyone found in the area after 10:00 PM or found in the area at any time without a key will be assumed to be trespassing and appropriate action will be taken.
8. The spa will be heated in 102-104°F from 6:00 AM through 10:00 PM daily throughout the year. To minimize heat loss and to conserve energy, spa users must replace the thermal cover when they are finished.
9. In the spring, the pool heater will be turned on when the daytime temperatures reach 85°F as determined using the Hill Farm Weather Station for three consecutive days, or from the week preceding Easter, whichever comes first. The pool will be heated to a minimum of 82°F. In the fall, the pool heater will be turned off on November 1<sup>st</sup> for the winter season. (The spa will continue to be heated.)
10. Pool keys must not be duplicated. Residents who duplicate pool keys or loan them to anyone other than those listed in Paragraph 1 above will trigger re-keying of the whole pool area (new locks installed, and new keys issued to all Hill Farm homeowners) and will be required to pay the entire re-keying cost.
11. Residents who abuse this policy or the posted rules will lose their pool privileges and be asked to surrender their key. The key and privileges may only be reinstated by a majority vote of the board at a regular board meeting.

12. This policy supersedes document #16-04.

DATED this 15<sup>th</sup> day of April, 2019.

HILL FARM HOMEOWNERS ASSOCIATION  
an Arizona non-profit corporation

By: *Ken Nardi*<sup>o</sup>  
Ken Nardi, Its President

## **HILL FARM HOMEOWNERS ASSOCIATION**

### **Pool Committee Responsibilities (2023)**

Mission Statement: Ensure that the Pool Area and Fountain are maintained in a working, hygienic and attractive condition including but not limited to the following:

1. The Pool Committee is responsible for the area outside of the pool equipment room/enclosure, including the swimming pool and spa. The Facilities Management Committee in conjunction with the community manager is responsible for the proper functioning and repair of all pool and spa equipment. If a Pool Committee member notices an equipment malfunction, it should be reported to the community manager and to a member of the Facilities Management Committee.
2. In conjunction with Facilities Management Committee and community manager, select a qualified company to carry out routine cleaning, chemical treatment and maintenance. Submit proposals from companies with Pool Committee and Facilities Management recommendation to the Board for approval.
3. Draft and keep current specifications for the maintenance and cleaning of the pool, spa, and fountain for which the Committee is responsible.
4. Monitor the performance of the maintenance company and deal promptly with any deficiencies. A member of the Pool Committee will inspect monthly in the winter and two times a month in the summer. Any new deficiencies that are noted by the Pool Committee will be promptly reported to the community manager and, if applicable, Facilities Management for correction.
5. Ensure that a log is kept in the pool area, recording all service visits and the water chemistry, as required by Pima County Codes.
6. In summer months, monitor ambient temperature and remove spa cover so it does not overheat and affect the equipment.
7. Ensure that the furniture in the pool and patio area is properly maintained.
8. Ensure that the community management company applies for and receives the annual County permits for the pool. Post permits on the bulletin board adjacent to the rest rooms.
9. Ensure that current certificate from pool service contractor is posted on bulletin board.
10. Post any necessary notices and advisories on the bulletin board and elsewhere in the pool area when needed.
11. Advise the Facilities Management or Landscape Committees of any improvements or repairs to equipment or landscape that may be needed.
12. Provide an annual operating budget to the Treasurer in November of each year.