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File No. 61578-01

Homeowners

Sunnymead Ranch Planned Community Association

Re: My Client: Sunnymead Ranch Planned Community Association
("Association")

Subject: Obstacles to Association Pool Reopening During COVID-19 Emergency

Dear Homeowners:

The Association's Board of Directors requested I write this letter to the members to help explain the obstacles the Association faces in reopening the pools during the COVID-19 emergency.

The State of California and the Riverside County Department of Environmental Health have each issued guidance that allows, but does not require, reopening of homeowners' association pools.

The County's "Community Pool Guidance – COVID-19," issued in May, set forth a number of provisions which should be followed for the health of swimmers and the community if a pool is to reopen. Pursuant to the Guidance, a sanitation plan is needed to keep the frequently touched surfaces and restrooms clean, pool monitors would be required to ensure that: there is no overcrowding in the pool area, a six-foot separation between individuals is maintained, swimmers are limited to one per lane, and no large groups or pool parties are allowed. A time slot reservation system is also needed to avoid crowding and allow more residents to briefly use the pool while maintaining social distances.

The State of California's "COVID-19 Industry Guidance: Campgrounds, RV Parks and Outdoor Recreation," issued in June, establishes additional standards with more steps for safe pool reopening and operation.

In order to carefully comply with the guidance from the State and County, the Association would, among other things, need to hire monitors for the pool along with a cleaner for all hours when the pool would be open. Hiring these staff members through bona fide licensed and insured independent contractors would be expensive; approximately, \$1,000 per day. The installation of

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lane markings in the pools which would require not only the lane markers but that the pool be drained for the work to be performed and then refilled. None of these expenses were budgeted by the Association for this fiscal year. Accordingly, an assessment increase would be needed. Requiring these additional funds from homeowners at the same time some Association members are out of work would create a hardship, especially when the economy as a whole is in recession.

The Association faces not only a significant increase in expenses but also an increased risk of liability claims with pool reopening while COVID-19 infections continue to surge.

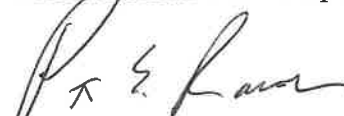
The potential for someone to sue the Association alleging they were sickened by unsanitary conditions at the pool facilities is a risk even if the Association regularly and vigorously sanitizes the pool areas and restrooms. The Association's insurance broker has advised that the Association's liability insurance policy includes a communicable disease/virus exclusion which means that the Association would not have insurance coverage for such claims.

Under these circumstances, given the increased health and liability risks as well as the unbudgeted increase in costs for multiple daily cleanings, extra staffing and required improvements which would necessitate an assessment increase, the Association has determined not to reopen its pools at this time.

Thank you for your understanding of the foregoing and your cooperation in respecting the pool closure.

Very truly yours,

FIORE, RACOBS & POWERS
A Professional Law Corporation



Peter E. Racobs, Esq.

PER:cin

cc: Board of Directors, Sunnymead Ranch Planned Community Association (via e-mail)