Village Grove

Home Owners Association

May 19, 2020

Dear Village Grove Residents,

As the Coronavirus (COVID-19) situation continues to evolve, the HOA Board of Directors (Board) and ShaBen and Associates (ShaBen) would like to assure you that we are seeking to follow recommendations from public health officials and other governmental authorities. There has been much discussion among the Board and management company on whether we should open our pool or keep it closed. After much consideration and consulting with our attorneys, insurance carrier, and AMS (our pool management company), the Board has deemed it to be in the best interests of the Association to keep the pool, clubhouse, and bathroom areas closed. AMS indicated that the majority of their pool customers have chosen to remain closed at this time. With so many unknowns we feel it necessary to continue to monitor the situation and gather data from surrounding neighborhoods that have chosen to open their pools. The Board will review again in the coming weeks to reassess the situation.

The Board and ShaBen have a fiduciary duty to each and every homeowner to mitigate and limit any potential financial risks that may occur. According to our insurance carrier, any claim filed against the HOA due to a COVID-19 related case WILL NOT be covered by our liability insurance policy. Should someone contract COVID-19 and file a claim against the HOA, any legal and financial ramifications would come out of our own pockets and would affect every homeowner (i.e.: litigation costs/judgement of $2,000,000.00 would require every homeowner to pay $4,400.00 + to cover the costs).

The Board is working closely with ShaBen, legal counsel, and other experts to closely monitor the situation and ensure that appropriate precautions are being taken to minimize our financial risks and the spread of the virus in the hope of protecting the Association and our residents.

We appreciate your understanding and patience as we navigate through these uncharted waters. This was not an easy decision and we are taking this situation very seriously. We will keep you informed of any changes as quickly as possible.

Thank you,

Your HOA Board of Directions