



June 6, 2020

To the Residents of Tyler Walk:

Bucks County has formally entered the “Yellow” stage of the Pennsylvania Governor’s three phase re-opening plan. This stage allows for the opening of our facilities, but only when in compliance with a long list of extensive and potentially costly requirements. The purpose of this letter is to communicate our decision regarding the use of our facilities, and help our residents better understand the issues which the Tyler Walk Homeowners Association Board has considered in arriving at our decision.

Until further notice, the Board has decided to keep our swimming pool, playground, clubhouse, tennis courts, and basketball courts closed.

The Governor has allowed swimming pools to reopen in the Yellow stage as long as facilities follow the guidance issued by the Centers for Disease Control and Prevention. However, the guidance requires many physical changes and restrictions related to reopening that would be very costly to implement and would expose our community to legal liability.

New swimming pool guidance includes:

- Cleaning and disinfecting shared objects each time they are used/touched (for example, pool handrails, lounge chairs, tabletops, door handles, surfaces of restrooms, etc.). This means that every time a child uses a pool handrail to enter or exit the water, cleaning staff should immediately clean and disinfect that handrail. This would require us to employ and pay a team of cleaning staff not only to clean the bathrooms whenever anyone uses them, but also to be constantly observing everyone’s movements and attempting to quickly disinfect anything that anyone touches.
- Reducing the capacity for the number of people allowed to swim at one time and also to enter the pool area. This would require us to employ and pay someone to work at the pool entrance.
- Maintaining social distance. All swimmers and non-swimmers would be expected to keep six feet apart. This may prove to be challenging to monitor and enforce, especially with young children.
- Wearing face masks in the pool area except when in the water.
- Having swimmers and staff self-report if they have symptoms of COVID-19, a positive test for COVID-19, or were exposed to someone with COVID-19 within the last 14 days.
- Notifying local health authorities of COVID-19 cases.
- Notifying swimmers and staff of potential COVID-19 exposures while maintaining confidentiality in accordance with the Americans with Disabilities Act (ADA).



Legal Liability Issues

Our community insurance policy does not provide coverage for infectious communicable diseases. The Board has a fiduciary obligation to our Association members to operate with reasonable concern in protecting our community. We are not insured against a pandemic. Even if we obtain a written release or waiver from individual residents, liability still remains. Therefore, our sole defense would be at our own (the HOA's) expense. A lawsuit to just defend us against a single claim could cost upwards of \$50,000 to \$100,000 – and be an assessment to the Association members. Similarly, the Board and its individual members would be exposed to potential litigation without insurance coverage.

Therefore, due to the liability issues and the added costs and difficulty that these new governmental requirements would bring, we have decided to **keep our facilities closed until further notice.**

We hope you appreciate how difficult our decision was, and know we will always act in the best interests of our residents.

Future updates will be posted on our community website, Tylerwalk.org. If you have any questions or concerns regarding our facilities or anything else, please reach out to our Property Manager, Brian Stedman, by phone at (215) 343-1550 or by email at b.stedman@cpm975.com.

Thank you for your patience and understanding during this difficult time. We hope everyone stays healthy and safe.

Sincerely,

Your Board of Directors
Tyler Walk Homeowners Association

Al Pakula, President

Bill Cahill, Vice President

Tom Angelini, CPA, Treasurer

Tina Cameron, Member-at-Large

John Liberto, Member-at-Large