

THE MAINSTREAM



Hiddenbrook Homes Association

www.hiddenbrookhomes.org

1508A Sadlers Wells Drive
Herndon, VA 20170

Property Manager:
Lisa Cornaire

hiddenbrook_homes@hotmail.com

Office Hours:

Tues. & Thurs. 2-5pm or by appointment

Office: (703) 318-7159

Fax: (703) 437-973

Pool: (703) 437-9736

Mailing address:

PO Box 582, Herndon, VA 20172

Attention Swim & Tennis Members:

The Hiddenbrook Board of Directors has made the difficult decision to **close the pool for the 2020 season**. Please refer to the next page for the board’s letter which details how this decision was reached.



We are still not accepting new clubhouse rental reservations at this time.

We apologize for any inconvenience this may cause.



The Board continues to hold ‘socially distanced’ open meetings on the 3rd Tuesday of each month at 7pm at the clubhouse. So far we have not exceeded the 10 person maximum for in-person gatherings. However, a phone conference line is also being made available should the need arise.

Pool Closing Letter 2020

Dear Swim & Tennis Members,

At their May meeting, the Hiddenbrook Board made the difficult decision to close the pool for the 2020 season. After a thorough review of all the factors that play into the decision, the vote was unanimous. The goal of this letter is to provide our members with information as to how we arrived at our decision.

The Board took into consideration the guidelines put forth by the CDC, the governor's office, and local authorities. The combination of all this information produced ambiguity and fluidity of direction in both procedures and timing. We struggled with assessing all these variables when trying to arrive at a definite plan for our pool season. We also needed to provide our pool management company as much advance notice of our plans as we possibly could.

Safety was our first and foremost priority. It became apparent to us that mitigating exposure and cross contamination between our patrons and summer staff would require several extreme measures which would include but not be limited to:

- installing barriers for staff,
- revising the check-in process,
- screening members for potential health risk when they arrive,
- enforcing social distancing on deck, in the pool house and inside the water,
- eliminating the use of the diving board, slide, picnic area and all seating,
- sanitizing surfaces thoroughly and often,
- eliminating guest privileges, parties, and other events,
- scripting and communicating to membership new specialized rules for the season

It became obvious that the work required to meet all elements of this new protocol would be unmanageable with our current operating structure. Our pool management company communicated to us that these protocols were outside their scope and we would have to assume this responsibility. Our inability to

meet these requirements would compromise the safety of our patrons and staff. We also believe these requirements would diminish the normal social/community spirit of gathering at our pool.

We also considered the concept of an assigned time/slot usage schedule but felt this would be difficult since our 400 club memberships are actually comprised of approximately 2,000 individuals. Creating such a usage schedule within the parameters of the time for necessary cleaning, supporting social distancing, shortened season hours, unpredictable weather events, and the large number of members is almost insurmountable and would most likely result in a minimum of actual pool usage for each person. All things considered, it would be impossible to implement a schedule that is fairly constructed keeping in mind the needs of families versus single adult patrons and highly desirable time slots such as weekends and evenings.

After consultation with our insurance carrier, we learned that there is no coverage for pandemics involving infectious diseases or viruses. This is a common exclusion that is found in most commercial insurance policies. This fact also weighed heavily in our decision to close. As fiduciaries of the Association and Swim & Tennis club, it is our responsibility to protect the solvency and well-being of both entities and make decisions that do not put our residents or members at risk.

Some of the expenses in the annual budget, by which your dues are calculated, include year-round expenses such as: utilities, insurance, accounting & management, grounds maintenance, office supplies and the reserve contribution. We do not expect significant reduction in these expenses as a result of the pool not being open.

The principal item we expect to generate the most savings is the pool management contract. The elements of our contract include supplies, chemicals, summer upkeep, pool staffing, as well as winterizing and year-round maintenance of the mechanical equipment. Our pool management company, despite their own financial obstacles, has offered to release us from some of our contractual obligations and reduce the amount that we are required to pay them

for this year. The savings garnered from this agreement, along with any other savings achieved elsewhere in our fiscal year, will be equally passed on to each member's account in the form of a credit toward next years' dues. This of course applies only to members who are paid in full by the deadline for the 2020 season. Those that do not pay in full will not be able to retain their membership.

Although some nearby pools have made the decision to open under these conditions, many other pools have decided to close as we have. We cannot compare our club operations or membership to anyone else. Our decision was based solely on our particular circumstances and capabilities. Because we are all members of the pool, we are also disappointed that we cannot open this year. We were so excited to unveil to everyone the brand-new pool facelift and widened stair entry of the shallow end.

We hope sharing these details with you will help you understand the weight of making this decision. We pledge our continued investment in the wellbeing of our membership.

Sincerely,

Hiddenbrook Board of Directors:

Joan Koss – President

Clive Bayliss – Vice President

Pam Spencer – Treasurer

Matt King – Secretary

Kristin Leveto – Member at Large

Snack Shack Reminder

As a reminder, members that have remaining funds on their Snack Shack Cards may choose one of the following options:

1. Donate the balance to the swim team
2. Leave the balance as is so it can be used in the future
3. Have the balance refunded

Please contact the Swim Team Treasurer, Laura Torgerson, at dolce_lehgirl@yahoo.com with your preference.

Thank you!

Playing it Safe !

We continue to grapple with managing our facilities under the Covid-19 guidelines and we strive to balance that challenge with providing as much support as possible for the enjoyment, and at this point, perhaps the sanity, of our residents and members.

Making the decision to close the pool was not pleasant; but, all relevant factors left us no choice. We have a little more leeway with the tennis courts and, with your help and co-operation, we should be able to keep them open.

All the requirements regarding safety and protection for the health of all who use the courts is, and will be, in place for the rest of the summer. We have compiled the necessary guidelines that must be followed for us to keep the courts open and have listed them below:

What to Bring:

- Mask
- Hand Sanitizer / Disinfecting Wipes
- Water
- A Chair - no seating, including benches, will be available onsite
- We suggest one can of balls per player. Do not share balls. Use your racquet to retrieve your opponent's balls.

When You Arrive:

- Consider wearing your mask when coming to and from the courts.
- Only active players should be inside the courts. (**Max 4 players for tennis / 8 players for pickleball inside each court**)
- Maintain social distancing at a 6ft minimum at all times when not actively playing.

When You Leave:

- Make sure you take all of your belongings with you. Items left behind will be discarded.

- Take any trash you have generated. There will be no trash cans inside the courts.
- Depart the courts immediately at the end of play, especially if there are others waiting.
- Lock the doors so the courts are secure when you leave.
- Do not share your key with others.

****The tennis courts and parking lot are not to be used for general social gatherings!****

The playground area is not fenced which means it is not secured and you would be using that equipment and space at your own risk. The playground equipment is not being cleaned or sanitized. The basic and common sense rules for use apply here as well:

- Maintain social distancing at a 6 ft minimum from other users.
- Bring disinfecting wipes to sanitize equipment before use.
- Do not gather in groups of more than 10 people.
- Take away any trash you generate or make sure it is placed in the provided receptacles.

****Please observe the posted “NO Trespassing After Dark” signs relating to all areas of the facilities.****

Trash & Recycling Update

This information applies only to residents who are Fairfax County collection customers. More details can be obtained at www.fairfaxcounty.gov/recycling or by calling the Customer Service Information Line: 703-802-3322 - TTY 711

There were no changes made to the weekly trash (grey cart) and recycling (blue cart) collection schedule. Trash and recycled material must be placed inside the cart. Trash or recycling placed outside the county-provided cart will not be collected. No-privately-owned carts will be serviced.

Effective Monday, March 30, until further notice:

- Support for community clean-ups is suspended.
- Customers who have been provided with trash carts must set-out waste in those carts only.
- The creation of new sanitary districts has been suspended.
- Support for Operation Stream Shield (litter removal program) is suspended.

Effective Monday May 11, 2020

- Glass recycling resumes in purple containers. See map of locations [here](#).

Effective Monday May 18, 2020

- Bulk/brush and electronic waste collection resumes

Effective Monday, May 25, 2020 (Memorial Day)

- Yard waste collection resumes the week of May 25, 2020



Fairfax County is running behind on yard waste and bulk pick-ups due to volume. If your yard waste or special pick-up is not collected on your regular day, please leave it at the curb/street line and it will be collected one day later.

To schedule a special collection, contact the Customer Service Center listed above. Five free collections per fiscal year (July – June) are included in your base service.

Fourth of July Parade Cancelled

Due to continued safety concerns as we navigate reopening and social gatherings within our state, the Board has decided to cancel the annual 4th of July Parade.

We appreciate your understanding and wish you all a safe and happy holiday!



Hiddenbrook Board of Directors

(Meetings are **typically** held on the 3rd Tuesday of every month at 7 p.m. in the clubhouse)

President	Joan Koss	joanekoss@outlook.com
Vice President	Clive Bayliss	clive.bayliss@gmail.com
Secretary	Matt King	mkk121975@hotmail.com
Treasurer	Pam Spencer	pspencer11@cox.net
Director at Large	Kristin Leveto	kjleveto@gmail.com

Hiddenbrook Committee Chairs

Architectural Review (ARC)	Jason Wenrich	stringcheeseiphish@yahoo.com
Clubhouse	Pam Spencer	Pspencer9@outlook.com
Communications	Kristin Leveto	Kjleveto@gmail.com
Neighborhood Watch	VACANT	
Pool	Marcel van Vierssen	hbmarcelv@gmail.com
Activities	Julia Zenger	julia.zenger@gmail.com
Swim Team	Robert Yost	hiddenbrookswimteam@gmail.com
Tennis	Tony Roane	tonyroane@gmail.com

If you are interested in joining any of the Hiddenbrook committees, please fill out the 'Committee Interest Form' from the documents page of the www.hiddenbrookhomes.org website and send it in to our property manager, Lisa Cornaire, at hiddenbrook_homes@hotmail.com

If you are interested in receiving a printed copy of our monthly newsletter, please email your request to hiddenbrook_homes@hotmail.com

CLUBHOUSE CALENDAR



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16 Board Meeting 7pm - 9pm	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4