

## **WEST MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION RULES AND REGULATIONS (Updated May 2022)**

The enjoyment of the West Mountain Estates Homeowners Association (WMEHA) Recreation Area is dependent upon each member's understanding, cooperation and courtesy. To operate effectively and safely it is necessary to maintain certain rules and regulations so that you, your families and guests may enjoy the Recreation Area with a standard of conduct that is appropriate for a family facility.

WMEHA expects that all members will adhere to the following guidelines for the benefit and enjoyment of the "Rec" by all. It is expected that members and staff (Recreation manager and lifeguards) will share in the responsibility of maintaining the rules. If a member persists in disregarding the rules after they have been called to his or her attention, the matter should be reported to the Board for appropriate action.

### **RECREATION AREA ADMISSION & POOL RULES**

Admission to the Recreation Area and use of its facilities is available only to WMEHA members in good standing and their guests. Members who have not paid their annual dues or past fees will not be allowed to receive their membership or guest privileges.

Children who are entering fifth grade or younger must be accompanied by a parent or responsible guardian (a qualified swimmer at least 15 years of age) at all times. Each member must sign-in every day. Please see the off duty lifeguard upon entering the pool and they will sign you in. You MUST sign in any guests including a swimming/non-swimming guest, a tennis guest, recreation area guests or camp guests. The pool has a maximum safe capacity as determined by the number of lifeguards on duty and the number and age of bathers.

Lifeguards may restrict access to the pool if they determine safety is at risk. Members always have priority over guests.

The Recreation Area will be open from 9:00 AM to 10:00 PM daily.

#### **The Pool**

After the last day of school, regular pool hours will commence, 11:00 AM-8:00 PM on weekdays and 10:00 AM – 8:00 PM on weekends.

The pool will be closed when there is severe, continuous rain, thunder and lightning, cold weather, or when the pool manager or the lifeguards deem necessary. Pool closings can be posted in the West Mountain Estates group on Facebook.

The pool manager and lifeguards are in charge of the pool area. They have complete and final authority and will enforce the rules at all times. Two sharp whistle blasts by a lifeguard indicate an emergency situation; in such situations, the pool must be cleared at once!

**There is to be absolutely no admission to the pool or swimming in the pool when a lifeguard is not on duty.**

### **Pool Safety Rules**

- All children who are “non-swimmers” and are in the pool need to be diligently watched by one of their parents (or the adult member who brought them to the pool area).
- Swimmers must be wearing a swim suit. Street clothes are not allowed in the pool. • Spitting, spouting of water, blowing nose in the pool are prohibited.
- The parent/adult shall be either in or abutting the pool at all times when their non-swimmer child is in the water.
- All children under the age of 18 are by default considered non-swimmers until the child has passed a “Deep-Water Test” (explained below) administered by a WMEHA lifeguard. The Deep-Water Test: Child swims the width of the pool from the shallow end across the deep-end. The child then turns around and swims to the middle of the deep end and treads water for one minute with no assistance.
- If a non-swimmer child enters the deep end, their parent/adult needs to accompany the non-swimmer in the deep end of the pool at all times.
- Flotation devices strapped to toddlers are not considered life preservers and therefore are allowed only in the shallow ends of the pool.
- All swimmers who are sick with diarrhea—whether they use swim diapers, swim pants, or not—should stay out of the water. Swimmers sick with diarrhea that don’t stay out of the water risk contaminating the pool with poop and germs, which can make others sick.
- In the event of fecal “accident”, it is required by the State of Connecticut that the pool be shut down for 24 hours so that the pool can be properly sanitized to a satisfactory level. • Parents please talk to you non-diapered children about the importance of taking frequent bathroom breaks. All adults will be responsible for the actions of their children. If you feel your child may have an “accident” we advise you to follow the swim diaper requirement. • Any failure to be in compliance with the Swim Diaper policy, which results in the closure of the West Mountain Estates pool due to a fecal accident, will result in a \$100 fine per incident. • Gum chewing is not permitted anywhere in the pool area for health and safety reasons. • Snorkels, face masks, fins, float boards, and any other type of swimming equipment may be used only with the permission of the lifeguards on duty.
- No water guns of any kind are allowed in the pool or playground area.
- Adult swim time will be called by the lifeguard at their discretion for 10 minutes at approximately every one and one half hours.
- No running, pushing, shoving or throwing of others into the pool will be allowed at any time. • Chicken fights (on shoulders), dunking, jumping backwards off the deck, diving from the edges of the pool, jumping around the steps, and hanging on the lane lines is prohibited. • Rough play in the pool is defined as play that is appropriate for 13 years old and older and includes all games that encompass aggressive play (i.e. water basketball, water volleyball and similar games that include aggressive play).
- Rough play will be conducted with good sportsmanlike conduct and respect for all others at the pool. If, in the judgment of the lifeguard, rough play begins to get out of hand, the lifeguard will issue a warning and inform the participants that permission to have rough play will be withdrawn if in the lifeguard’s judgment it continues to get out of hand, or the players have lost sight of regard for others. The lifeguard’s judgment is final and the decision is immediate. Participants may discuss the situation afterwards with the pool manager, but the activity in question will terminate immediately.
- Participants in a rough play activity share the responsibility with the lifeguard of maintaining an

awareness of those around them, and in particular of any little children that may be trying to get close to the action. Appropriate action should be taken by the parents, lifeguard or participants to ensure safety.

- Rough play games will generally be allowed for a period of one half hour. The lifeguard will inform participants when that time has elapsed. The game may be extended at the lifeguard's discretion depending upon the current usage of the pool. Participants will not argue with the lifeguard once the lifeguard has made a decision.

### ***Kiddie Pool***

- The "kiddie pool" is only for children under six years of age. A parent or guardian must be with a child at all times – **there will be no lifeguard on duty in the kiddie pool area**. Please keep the gate to the kiddie pool area closed at all times.
- All children not toilet trained must wear a swim diaper, plastic pants, and a swimsuit when they are in either pool. Swim diapers and swim pants are not a substitute for frequent diaper changing and bathroom breaks. A changing area is available in the women's restroom. It is recommended that caregivers check swim diapers and swim pants every hour and change away from the poolside.
- Under health rules, the pool must close for the day when someone makes a mistake and feces are in the pool.
- Hands and feet must be cleansed of sand prior to pool entry.

### **COMMON GROUNDS RULES**

- No motor vehicles, bicycles, skateboard, and other wheeled conveyances are allowed on the basketball court, grass field, tennis courts, playground areas, pool deck, or Gazebo at any time. • No golfing is allowed in any part of the Recreation Area.
- No glass of any kind is allowed on any part of the Recreation Area.
- Pets are allowed to "walk through" the Recreation area; they may not loiter. Please pick up after your pets.
- Please do not litter. Trash and recycling bins are scattered about the pool area. • WMEHA members are personally responsible for the actions of their children and/or guests. Members assume full financial responsibility for any vandalism on the part of their children and/or guests.
- The Association is not responsible for the loss of, theft of, or damage to any WMEHA member's property while at the Recreation Area; nor is it responsible for damage done to guests' property. • The use of the Recreation Area is prohibited after 10:00 PM.
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### ***Guests***

- Guest procedures and fees apply for admittance to the entire Recreation Area. • Guests will be required to provide their full name, address, phone number and email. • Guest fees are \$5.00 per day per person.
- Guests may not enter the Facilities before their accompanying Member arrives, and the guests must depart when their accompanying Member departs.
- All guests must sign in upon arrival at the Facilities.
- A guest is someone who does not live in the neighborhood or pay taxes on the house located in West Mountain Estates. This includes any adult children who are 25 and above and their extended families, who may have grown up in your home or extended family that may live in Ridgefield.
  - A Member household may host no more than a maximum of five (5) guests per day. This

limitation is subject to the following rules. A Member may have more than five (5) guests per day as long as the guests are either the Member's parents or children or grandchildren (= "Vertical Family"). Brothers, Sisters, Aunts, Uncles, cousins and other extended family (= "Horizontal Family") of a Member are subject to the five (5) guests per day maximum.

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- Babysitters/Caregivers will not be considered guests if accompanied by the children of the Member they are babysitting, and provided that the following procedures are followed. A Member must give prior written notice to the Board of the babysitter/caregiver's name. The babysitter/caregiver must sign in for each visit to the Facilities. When the parents and babysitter/caregiver are with the children at the Facilities, the babysitter/caregiver shall be considered a guest and shall be subject to the guest rules and fees as set forth herein. The family of the babysitter/caregiver may NOT be a guest(s) at the Facilities during the time the babysitter is watching the children.
- Cash should not be brought to the pool for guest fees; you will be billed. • If last year's guest fees have not been paid, then the member may not bring in any guests for this year.
- Members are responsible for their guests at all times.

### **PARTIES AND FACILITY RENTAL**

- Any full or annual member may use the pavilion for parties.
- All parties must be scheduled in advance with the PPC. If pool usage is involved, the Pool Manager will also be involved.
- Party host shall pay a \$25.00 non-refundable reservation fee at time of making party reservation.
- Party host shall pay for additional lifeguards at a cost of \$20.00 per hour per life guard.
- The number of lifeguards required is as follows:
  - a. For 0-10 invited guests: 1 additional lifeguard and
  - b. For 11 – 25 invited guests: 2 additional life guards.
- The number of invited guests includes all party guests regardless of whether they will be swimming or not.
- Payment of reservation fee and for additional lifeguards shall be made at time of reservation and checks shall be made payable to WMEHA.
- Parties of less than 12 invited guests, including parents and siblings, may be scheduled on any day of the week.
- Parties with 12 or more invited guests, including parents and siblings, must be scheduled between Monday and Thursday (excluding holiday weekends).
- A party of more than 25 invited guests, including parents or siblings, requires approval by the President of the WMEHA.
- If more than one (1) party is scheduled for a single day, there must be a minimum of one (1) unscheduled hour between the end of the first party and the beginning of the next party.
- Any party has a maximum time limit of three (3) hours during pool hours.
- The member holding the party shall identify themselves to the lifeguard before the party begins.
- A lifeguard must be on duty at the pool throughout all parties whether or not any pool activities are planned.
- Private parties must end by 8:00 p.m.
- Guests must leave at the end of the party.
- The member who held the party is responsible for the clean-up of all food and/or trash. The pavilion tables and deck area must be left clean.

- All clean up and removal of party supplies shall be finished by the end of the scheduled party time.
- WMEHA may reserve the pool during normal operation hours for functions such as swim meets or social events. The date and time of these closings will be posted in advance.
- Swim meets or other events organized by the Board of Directors will have priority at the Facilities.
- The pavilion area is open to all members and their guests.

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### **SPORTING EQUIPMENT**

- A collection of sporting equipment has been purchased by the Association for the use of and enjoyment by all members. This includes volleyball net, soccer nets, baseball backboards and basketball backboards. The Association will have a few set of balls for the use of the neighbors that can be found near the restrooms in two baskets.
- All sports equipment should be used for the purpose for which it is intended.
- The Rec. manager or lifeguard has the right to limit the use of the equipment by a member due to rough play or unsportsmanlike conduct.

### **TENNIS COURTS**

- The tennis courts are open daily from 8:00 AM to 10:00 PM. No tennis is allowed after 10:00 PM . Only tennis players are allowed on the tennis courts.
- The tennis courts are available for the exclusive use of WMEHA members and their guests. Please sign in all of your tennis/guests in the sign-in book located by the pool house.
- Guests may not enter the tennis courts before their accompanying full or annual member arrives, and the guests must depart when their accompanying full or annual member departs.
- WMEHA members 18 years old or older have priority use of the tennis courts after 6:00PM on weekdays and all day on weekends and holidays. WMEHA members under eighteen years of age may play during the priority hours when accompanied by an adult or family member.
- No food, glass containers, bicycles, strollers, skateboards, skates, chairs or similar items are allowed inside the fence.
- Children seven (7) years and younger will not be permitted to use the courts unless accompanied by an adult.
- No one, including small children, will be permitted inside the court enclosure unless playing tennis.
- Sneakers or tennis shoes are required at all times. No other type of footwear is allowed on the tennis courts, since damage to the court surface is likely to occur.
- No motor vehicles, bicycles, skateboard, and other wheeled conveyances are allowed on the tennis courts at any time. No pets are allowed on the tennis courts.
- One may play as many open hours as one wishes; however, one cannot reserve these hours and must relinquish the tennis court to a WMEHA member who has not yet played on that day.
- Tennis courts may be reserved for no more than 1 1/2 hours per day per WMEHA family.
- First and last names of all WMEHA member players must appear on the sign-up sheet. Guest names must be circled.
- Tennis court reservations are forfeited if at least two WMEHA members have not arrived within fifteen minutes of starting time.
- Two or more persons cannot sign up for consecutive, reserved time slots while playing together. Exceptions: If one has already played in a reserved time slot, one may sign up to substitute in a later match that day.

- Exception will be made for scheduled WMEHA tennis tournaments, lessons, and other special events.
- The court lights may be operated via the light box inside the tennis courts. The last players leaving the courts at night are expected to deactivate the lights.
- It is the responsibility of each member to report court rules violations and court abuse. Report the violations to the Tennis Coordinator or any Board Member.

Penalties for violations shall range from verbal warnings to suspension of court usage. 5

## **CHILDREN'S PLAYGROUND**

- A parent or responsible guardian must accompany all children under five years of age to the playground area.
- Teens and adults are not allowed to use the children's playground unless they are supervising younger children. This includes sitting on the swings or hanging on anything. The supports for the swings are not designed to support young adults and this rule is designed to keep them safe for the children for which they were intended.
- Children must be seated when going down the slide.
- Climbing or walking on slides, railings, and fences is prohibited.
- Sand, rocks, toys, and other materials are not permitted on the slides.
- Food and beverages are not permitted in the playground area.
- No throwing of sand is allowed. Children doing so will be asked to leave the playground area for the remainder of the day.
- The playground is not a dumping ground for outgrown toys from your home. Please do not leave items in the playground overnight.

**Sand must be washed from hands and feet before entering the pool area. PLAYING**

## **FIELDS**

Like the tennis courts, age appropriate use of the playing fields will be asked of members. Our playing field is one expanse that can readily support at least two "ball games" simultaneously if all involved parties utilize common sense and courtesy. If a group is using the center of the field (in effect using the entire field), They will relinquish the field to any group of others that have informed the first group that they are waiting after a period of no more than 1 hour from the time that the request is made. The second group will in turn give up the field to any other waiting group or the original group after one hour, if the same request is made to them. It is expected that the older children and teens will not use the play area next to the pool building or the new area near the grill, thus giving the younger children preference for these two areas. It is also expected that the younger children will limit their use of the larger field that is the only real option available to the older children and teens.

## **VOLLEYBALL AREA**

Observe all game rules. Rough play can result in personal injury or damage to the net. Do not

hang on the net. If the net is tightened prior to play, it should be relaxed when the game is complete to avoid stretching damage.

The sand court is designed for barefoot play. Keep all sharp objects such as stones, twigs, soda can tops, etc. away from the volleyball area.

Players must be aware of hazards in the playing area. Volleyball standards/poles, teammates, and balls all pose the possibility of serious injury.

Every effort should be made to keep the sand surface intact. Do not kick sand out of the playing area.

***Sand must be washed from hands and feet before entering the pool area.***

## **BASKETBALL AREA**

- This area is for members and guests only; the lights will go out at 10:00PM.
- Hanging on the basketball rims or nets is not permitted.
- Treat equipment as if it were your own: with respect.

## **RECREATION BEHAVIOR**

**CURSING:** Cursing is not allowed within the confines of the Recreation Area. Members will politely remind other members if they forget. The lifeguard will ask any member that persists in using foul language to leave for the day and will report the incident to the Board. This will be done at the discretion of the lifeguard.

**LOITERING:** Loitering behind the pool building is prohibited. Except for retrieving a ball, members and children are not permitted in this area.

**SMOKING:** Smoking anywhere with the Recreation Area is prohibited for minors (under 18).

**For all others, smoking is prohibited in the pool area, basketball court, volleyball court, tennis courts, playground, sports fields and gazebo areas.** Please be considerate of which way your smoke is going and the comfort of all other members in the fire pit area. **GAMBLING:** Gambling is prohibited within the Recreation Area regardless of the game being played or the stake being wagered.

**USE OF THE GRILL:** The grill may only be used by members who are 18 years or older.

Younger members may only use the grill when under the supervision of their parents. **CLIMBING:**

Climbing on the roof of the gazebo is dangerous and never allowed. Climbing in the red maple trees by the gazebo is destructive, dangerous and also not allowed. There is also no climbing on any fences, buildings, soccer goals, tennis nets, volleyball poles or nets, baseball backstop, or decorative trees on the playing fields. No one should climb the fence to enter the pool area.

**PUBLIC DISPLAYS OF AFFECTION (PDA's):** The Rec Area is a family-friendly facility and appropriate behavior should be observed at all times. The lifeguards are expected to discreetly inform members of this rule if they appear to be ignoring proper etiquette.

**BULLYING & UNACCEPTABLE BEHAVIOR:** It is the policy of WMEHA that all members should be able to play and swim in an atmosphere that is free of harassment and bullying. Any harassment based on age, national origin, gender, religion, disabilities, physical capabilities or race is strictly forbidden. Unacceptable behaviors also include threats to others, cruel/prolonged teasing, use of foul language or slurs, insubordination to the staff or parents, fighting, possession of drugs or drug paraphernalia, possession of any weapon, explosive or dangerous item, defacing or destroying property, and stealing.

Unacceptable behavior will also include disrespect being shown to lifeguards while they are on

duty.

Parents should report any such incidents to the Rec. Manager, lifeguard or the Board. The staff or parents should immediately intervene in any situation that poses danger to anyone.

CONSEQUENCES FOR VIOLATIONS: WMEHA does not expect the Recreation area to be a sterile environment. But it is expected that all members of all ages will diligently regard the rights and safety of all others. Courtesy and respect for others will lead to behaviors that will always be the right answer for everyone. It will always be expected that the Rec Manager and lifeguards will be treated with the respect and support by all members that they will require in order to do their jobs effectively for everyone's benefit. None of us are comfortable when these situations occur and it is rare when the offender is an adult. WMEHA asks that all adults help enforce the rules through the Rec. Manager and lifeguards, and that all of us employ a little tolerance and a lot of judgment.

In general, the following procedures will be followed when a problem occurs:<sup>[SEP]</sup> 1. *Infraction:* Immediate notification by Recreation Manager, lifeguard or any WMEHA member to another member to please stop inappropriate or dangerous behavior.<sup>[SEP]</sup> Inappropriate comments or attitude will result in that member being asked to leave the facility for the remainder of the day and the Board will be notified.

2. *Ongoing infraction:* Warning from the Rec Manager, lifeguard or Board member that member should stop particular behavior or they will be asked to leave the<sup>[SEP]</sup> Rec area for the remainder of the day. Member or parent will be contacted by<sup>[SEP]</sup> Board to discuss matter. Teen or child may be restricted to using the Rec only<sup>[SEP]</sup> when their parent is present for a period of time of 3 days to 2 weeks to be determined by the Executive Board.

3. *Persistent infraction on subsequent days:* The Board will contact member and a Letter of Conduct will be issued by the Board, with a reminder that suspension is the next step. 4.

*Ongoing infraction and disregard for the Rule:* The Board will contact the member and inform them of a suspension of privileges. The first suspension will be for no less than 3 days and no more than 2 weeks to be determined by the Board officers depending on the nature of the infraction and the situation.<sup>[SEP]</sup>

5. *Further infraction* will result in an additional letter of Suspension for no less than three weeks, with the actual time to be determined by the Board officers depending on the nature of the infraction and the situation in general. Particular attention will be paid to the ongoing nature of the problem and how best to maintain the recreational environment of the Recreation Area for everyone.

### **VANDALISM TO THE WMEHA RECREATION FACILITY**

There will be **ZERO TOLERANCE** of vandalism at the WMEHA Recreation Center. WMEHA will hold vandals accountable for their actions. If caught, the perpetrator will be subject to the following:

- Arrest
- Prosecution
- Restitution for damages which includes repairs or replacement, labor and supplies, and legal fees.

In addition to the above, any vandal who is a member of WMEHA will have their Association Recreation Facility rights and privileges revoked for the remainder of the year.



## MEMBERSHIP GUIDELINES

*Member:* Paying full dues, receives electronic newsletters, have voting rights and can use all facilities.

These rules may be amended at any time by the Board of Directors of the West Mountain Estates Homeowners Association.

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## WEST MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION HISTORY

Since only a few of us have been here since the beginning, we are publishing this brief chronology for your interest and reference; as well as, to provide a few miscellaneous facts.

- 1969** – A map of over one hundred lots from the Eleven Levels Estate, Arc Land Company and Highland Acres prepared for Jerry Tuccio was approved for a proposed subdivision filing. This planned residential community included several special features including the installation of all utilities underground, a five-acre recreation area, and a Declaration of Covenants and Restriction developed “in order to facilitate the orderly development of property and preserve property values.”
- 1978** – The Association was formed. In 1979 picnic tables were built and the social budget was only \$50. By the summer of 1980, the first Swim Team had been established.
- 1980** – Twenty lots known as West Mount Pines (Doubleday and Sharp Hill Lanes) were voted into the Association as full members.
- 1983-1984** – \$102,000 for “Phase I” Capital Improvements to the recreation area were voted in. By June of 1985, Phase I was completed (with the exception of a kiddie pool). On June 10, 1985, the Gazebo was officially opened with a ribbon-cutting ceremony, dedicated to the memory of Ted Hodgdon. By the mid-1980’s we had a regular swim team coach and a recreation director.
- 1984-1985** – Eighteen “Termont” subdivision homes (Armand Road and Cavalry Court) join the Association.
- 1984-1986** – Proposed kiddie pool construction was actively debated and finally postponed. Ultimately an alternative “Tot Dock” was presented and passed at the Fall 1986 general membership meeting.
- 1986-1987** – The ten-member Neighborhood Unification team (NUT) researched rights for properties without deeded rights. Their recommendations were presented and passed at the Spring 1987 meeting. The Halloween Watch was established. Total attendance for 1987 social events: 1,825 people.

**1987** – Tennis Court and Pavilion get lights.

**1988** – Wild Turkey Court becomes part of the Association.

**1989** – Playground completed.

**1990** – Deed Restrictions extended fifteen years (to 2005).

**1991** – Ten-Year Capital Plan developed. Kiddie pool approved again!

**1994** – \$65,000 pool renovation initiated (coping tile, new liner and decking). 9

**1996** – \$40,000 tennis court surface renovation and basketball court resurfacing. Yet another kiddie pool approved!

**1997** – Kiddie pool finally constructed and used! Basketball courts get lights. Eleven Levels entrance lights are redone.

**1999** – Task force established to extend Deed Restrictions. Capital fund at \$80,000.

**2001** – New playground installed.

**2003** – Neighborhood-wide covenants established. New deck expansion/landscape improvements.

**2005** – New tennis court fencing. Major pool renovations, including new pool heater; pool resurfaced, painted and new coping; new pool house plumbing and kiddie pool painted.

**2009** – A \$100,000 facility renovation was implemented, including redesigned interior space and new locker rooms. A new deck was added, new fencing and landscaping were installed.

**2017** - New pool furniture was purchased. Tennis courts were resurfaced.

**2018** – New bylaws were passed to create one membership level in three years that would eliminate a maintenance membership.

**2019** – Association became digital with new web site, mobile app for membership directory.

**2020** – Pandemic hit and pool opened with no guests, issues or COVID outbreaks.

**2021** – Both pools resurfaced, new heaters for \$125,000. Discussion of new playground started.

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**2022 - 2023 Executive Board**

President - Kathryn (Kat) Chambers

Vice President - Greg Ragland

Secretary - Colleen Scott

Treasurer - Maher Madhoun

**2022-2023 Committee Leaders**

Facilities - Shawn & Nora McGrath

Membership - MaryJane Kresic, Sangeetha Basker

Pool - Mike Lyons

Party Planning Committee - Christen Klewicki, Jeaninne Hickey, Krissi Cosio

Tennis - Brooke Cracoo

Swim Team - Heather Neumann Salaga

If you are interested in volunteering in the community please reach out to Kat Chambers.