

# The Owings Mills New Town Community Association, Inc. (OMNTCA)

## Swimming Pool Operating Policy 2024

### Rules and Regulations

In the interest of ensuring a safe, sanitary, and pleasurable pool facility for all, the following policies have been adopted by the Board of Directors of OMNTCA. Operating hours must be set by the Board of Directors and may be changed without notice.

**The Pools will open for the 2024 season on Saturday May 25, 2024**  
**Normal Hours for ALL THREE POOLS are 11:00 a.m. to 7:30 p.m.**

**Until Public Schools are out, the hours for the pools will be:**

**SOCIAL POOL: 4:00 pm – 7:30pm**

**LAP POOL: Noon – 7:30pm**

**UPPER MILL POOL: 4:00pm – 7:30pm**

**Weekends for all pools 11:00 am – 7:30 pm**

#### **Pool locations:**

Social Pool: 9700 Middle Mill Road

Upper Mill pool: 4901 Upper Mill Road

Lap pool: 9704 Middle Mill Drive

The Board of Directors has employed a qualified Pool Management Company to operate the pools and provide lifeguard services along with the pool management, operations, and maintenance services.

The pools may be closed at the discretion of the Pool Manager and/or Lifeguard on duty in the case of thunder, lightning, cold weather, operational breakdown, or health-related issue. Signage will be placed at the pools to notify the residents.

#### **I. GENERAL POLICIES:**

All residential owners and residents of a home (or their tenants), (collectively a “Member”) are entitled to use the swimming pool facilities in accordance with the following rules and regulations. Owners who are renting their home and assigning their pool privileges to their renter(s), must provide the Application process information to your renter(s) directly. Management will not mail the information to them. Only those tenants and occupants of the home named on the lease may use the pool facilities. The Board of Directors may suspend this privilege for Member(s) who violate these rules.

Pool passes will be issued to all Members or tenants based on the number of persons residing at the address and submit a signed copy of the Rules & Regulations. Entrance to the pool will be granted provided a pool pass is presented. These pool passes are permanent and non-transferable. ***Lost ID cards will be replaced at a charge of \$10.00 each.***

Every Member or adult 18 and over residing in a household and using the pool must sign a release and waiver (Acknowledgment page) at the beginning of each new season and submit it to the OMNTCA prior to the issuance of pool pass. Any resident 17 and under does not need to sign the waiver but must be listed on the pool application **with age indicated**.

All Members and Guests using the pools or pool areas do so at their own risk. The OMNTCA, and its Board of Directors, agents, employers, and contractors assume no responsibility for any accident or injury in connection with the use of the pools and will not be responsible for any theft, loss or damage of personal property of any kind.

Members must be held responsible for the actions of their guest(s). Guests must be registered with the Pool Manager or Lifeguard on duty and be accompanied by an adult pool Member at all times. Parents dropping their children off to another Adult Member **MUST** sign their children in with the Lifeguard on duty and identify who will be responsible for their children.

The Board of Directors, the Community Management Company (WPM Real Estate Management), the Pool Manager and the Lifeguards have been empowered to enforce these rules and regulations with the goal of maintaining a safe and healthy environment. The Board of Directors has adopted a **“Zero Tolerance”** policy. Any person(s) causing a disturbance at the pools will be asked to leave and will be banned from the use of the pools for the entire season. Pool management has the authority to dismiss from the pool property any Member or guest who poses a threat to safety. Failure to heed any instructions or requests of the Lifeguards or other authorized person to enforce these rules and regulations will result in the loss of pool privileges. It is important to note, guests are subject to the same code of conduct requirements issued to the Member.

These rules and regulations may be amended at the sole discretion of the Board of Directors. The Community Manager is charged with monitoring compliance and reporting to the Board of Directors.

No person may use the pool facilities unless the pool is officially open, and Lifeguards are on duty. Unauthorized persons found inside the pool enclosures when the pools are closed will lose their privileges for the remainder of the season **and will be prosecuted for trespassing**.

## **II. RULES FOR USE OF THE POOLS:**

All persons using the pools or pool areas do so at their own risk and sole responsibility.

The members agree to hold harmless the management and/or OMNTCA from any and all liabilities and action of whatsoever nature by any guest from the use of the swimming pool or pool area.

The use of the pools and pool areas is by pool pass presentation only. There will be no fee or charge for the use of the pool by Members. A limit of two (2) guests, per household, per day, will be permitted at no charge during the week Monday through Friday. On weekends, and holidays, the two (2) guests per day limit remains, and ***each guest must pay a \$5.00 guest fee***. Guest fees collected are used to purchase necessary pool supplies. ***Guest passes can be purchased online with a credit card through [SwimmingPoolPasses.net/newtown](http://SwimmingPoolPasses.net/newtown)***. No cash or credit card payments will be accepted at the WPM offices.

The cost of any property damage will be charged to the responsible party.

All bathers must take a shower and thoroughly rinse off before initially entering the pool. For health reasons, admission may be refused to any person showing signs of illness or infections such as inflamed eyes, runny nose, open sores, or bandages. Sanitary habits are the responsibility of everyone, and anyone displaying improper behavior will be asked to leave the pool area.

The pool(s) may be closed at any time due to either breakdown or other operational difficulties at the discretion of the head Lifeguard. All swimmers must leave the pool immediately when the Lifeguard leaves his/her station or upon the Lifeguard's request.

Children under 14 years of age must be accompanied by an adult for admission to the Social Pool and the Upper Mill Pool areas. A Parent/Guardian must closely watch children at all times in these pools. **A Parent/Guardian must accompany non-swimmers in the water at all times.**

Infants and children who are not toilet trained will be required to wear approved rubber pants. The rubber pants must be worn over swim diapers at all times in the Social and Upper Mill main pools. Infants and children wearing diapers or who are not toilet trained, are permitted in the wading pool, BUT must wear tight fitting rubber pants or swim diapers. Children may use the wading pool only when accompanied by a parent or guardian. The parent or guardian must remain in the wading pool area with the child **AT ALL TIMES**. Children over the age of six (6) are **NOT** permitted to use the wading pool.

Life preservers, inner tubes, water wings, play equipment, flotation mats, or rafts **ARE NOT** permitted in the pool or pool area at any time. U.S. Coast Guard approved life vests will be permitted with parental supervision only. If a child uses such a life vest, a parent or guardian **MUST** accompany the child in the water **AT ALL TIMES**.

All persons using the pool must demonstrate adequate swimming ability to be in the deep end. Additionally, the lifeguard on duty may request a swimmer to pass a swim assessment if his or her swimming ability is in question in order to swim in the deep end or other areas of the pool. The lifeguard on duty may terminate any person's privilege to use all or part of the pool who has not demonstrated adequate swimming ability or, alternatively, may require the person to be accompanied by an adult with adequate swimming ability. A determination by the lifeguard on duty is final.

Running, pushing, wrestling, ball playing, or causing undue disturbance in or about the pool will **NOT** be tolerated. Spouting of water and similar unhygienic acts will **NOT** be permitted in the pool.

Prolonged underwater swimming, breath holding or games including such behavior is prohibited.

No abusive or profane language, loud music or breach of the peace will be tolerated. If this occurs, pool passes **WILL** be revoked for the remainder of the pool season.

No pets (except service animals), bicycles, playpens, wheeled vehicles (except wheelchairs and strollers), or glass containers are allowed within the pool area.

No street footwear will be permitted on the concrete apron portion of the pool area.

All beverages brought into the pool area must be in aluminum, paper, or plastic containers and be consumed at the tables provided outside the immediate pool area. No food will be consumed in the immediate apron portions of the pool area. Trash must be placed in the receptacles provided. No glass or breakable containers are permitted in the pool area.

**ABSOLUTELY NO INTOXICANTS** may be brought into the pool area.

Absolutely NO SMOKING within 25 feet of the pool buildings.

All persons use these facilities at their own risk and in conformance with all rules and regulations. Individuals may be barred from the pool or pool area, at the discretion of the head Lifeguard, for violation of said rules, or any other reason which, in his/her judgment, constitutes a hazard to others or to management. The head Lifeguard is responsible for the strict enforcement of these rules and has authorization to deprive any Member or Guest from using the pool. A written statement from the pool company must be filed with management within 24 hours if such action is taken.

### **III. LAP POOL RULES:**

The lap pool is strictly to be used by swimmers, i.e., lap swimming and water exercise. No one can be in the lap pool if they are not constantly moving. **Only persons (Adults and children) demonstrating a minimum swimming proficiency standard set by the Lifeguard on duty may use the Lap Pool. Children are only permitted in the Lap Pool area if they are swimming;** Kickboards are permitted in the lap pool.

All other rules governing pool use stated above apply to the use of the lap pool.

**For questions, please call WPM Real Estate Management – 443-796-7400**

# ACKNOWLEDGMENT PAGE

IN WITNESS WHEREOF, the undersigned, by executing below, acknowledges that he/she has read the 2024 Pool Rules and Regulations for Owings Mills New Town Community Association, Inc. and agrees to be bound by its terms and conditions.

**All members must sign and return this page to acknowledge the Pool Rules and Regulations for 2024.**

**OWNER/RESIDENT(S):**

\_\_\_\_\_  
Name (Please print)

\_\_\_\_\_  
Name (Please print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

**List and have Additional Household Members sign if 18 or over:  
(Include age if under 18 years)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Address:**

\_\_\_\_\_  
Street Address (including house number)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_