



Hall Associates
Commercial Real Estate Solutions

June 8, 2020

Dear Braxton Park Owner,

I hope this letter finds you well and staying healthy and safe during these difficult times. I am writing to you on behalf of the Board of Directors for Braxton Park Property Owners Association with important information regarding the pool opening. As you are aware, the Governor of Virginia has announced that Phase 2 begins Friday, June 5, 2020. With Phase 2, there are many restrictions that surround pool openings. Unfortunately, this will affect the plan to open the pool on June 10th.

Among the numerous restrictions that are in place for pools to open, the Governor's order for Phase 2 states that pools can only be open for lap swimming, exercise, instruction, or diving. The pool cannot be open for recreational swimming. Braxton Park POA pool does not meet the restrictions for opening with these specific activities being the ONLY water activities permitted. Therefore, the pool opening will need to be delayed at this time. The pool will NOT be opening on June 10th as previously planned.

After extensive research, consulting with the association's attorney and the local Health Department, the Board discovered that opening the pool is not possible at this time. Opening the pool for uses other than the specific activities outlined in the Governor's order would result in a class 1 misdemeanor and charges would be filed with the Magistrate's Office against all pool patrons and the association. This also opens the association up to liability issues if someone were to get sick with COVID-19 because of opening the pool against the Governor's order. This would be detrimental to the association, and in turn would affect all owners.

The Board of Directors understands that many of you will be unhappy about the pool not opening as planned. However, we hope that you will understand that this is something that is beyond our control at this time. The Board is equally disappointed about not being able to open the pool for the enjoyment of everyone in the community. If you would like to voice your complaints, we ask that you contact the Governor's office. You can contact the office at:

Virginia Governor Ralph Northam
P.O. Box 1475
Richmond, VA 23218
804-786-2211

We are working diligently to have the pool ready for opening as soon as the restrictions are lifted and recreational swimming can begin. At this time, we do not have an estimated opening date, but you will be kept informed of any changes as they come. Your cooperation and understanding are greatly appreciated as we work through this unique time we are currently facing. If you have any questions regarding this information, please feel free to contact me at npritt@hallassociatesinc.com or 540-982-0011 x126.

Sincerely,

Nikki Pritt, CMCA, AMS
Association Manager