



Abaris Real Estate Management, Inc.

7811 Montrose Road, Suite 110, Potomac, MD 20854
301-468-8919 • Fax: 301-468-0983

397 Herndon Pkwy, Suite 100, Herndon, VA 20170
703-437-5800 • Fax: 703-471-6578
abarisrealty.com

April 11, 2025

Council of Co-Owners of Keene Mill Woods II Condominium, Inc.,

The 2025 pool season will soon be upon us! After successfully completing many major repair and replacement projects at the pool and pool house, we expect the pool to be open for the Memorial Day weekend starting on Saturday, May 24. Once opened, the pool will remain open through Monday, September 1 (Labor Day). The pool operating hours are as follows:

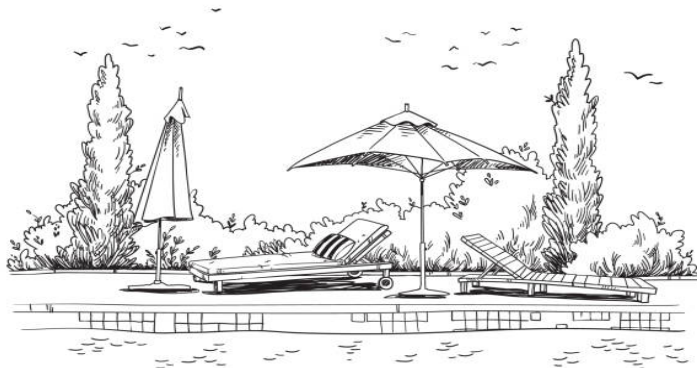
<i>Mondays</i>	<i>Closed (except for federally observed holidays)</i>
<i>Tuesdays thru Sundays</i>	<i>11:00am to 8:00PM</i>
<i>Federal Holidays</i>	<i>11:00am to 8:00PM</i>

Please note that on public school days (5/27-6/11 and 8/19-8/29), the pool will be open from 1pm-8pm. Mondays will remain closed except for federally observed holidays which have operating hours of 11am-8pm.

All residents who plan to use the pool must review the enclosed rules, complete and sign the Pool Pass Application. Please complete and submit **prior** to the start of the pool season and mail it to my attention at Abaris Realty, Inc. or email it to me at Ltrent@abarisrealty.com. New pool passes will be distributed this year. Please expect a 1-2 week turnaround for the new pool passes to be received by mail.

Please note, if you are an owner who leases their home, we can only process applications if we have a current lease on file clearly noting the name of each tenant on the application form. Any questions or concerns may be directed to Ms. Trent at Ltrent@abarisrealty.com or 301-468-8919.

We hope that you enjoy this pool season!





2025 SWIMMING POOL RULES

1. The Keene Mill Woods II pool facility may be used by persons who hold and present an approved pool pass. Passes may be revoked at any time for a violation of the rules. The cost to replace a lost pass is \$20.00. Passes will not be provided if the owner has a past due balance for condominium assessments. Passes will be issued to either the owners or tenants, as specified by the owner, but not both.
2. Children under 4 years of age are not required to obtain a pool pass.
3. Pool passes are not transferable, meaning that passes can only be used by the person whose name is on the pool pass. If this rule is violated, the Association may take appropriate actions, to include revocation of the offender's pool privileges, if necessary.
4. All persons using the pool must register their name and address with the lifeguard.
5. All persons using the pool facilities do so at their own risk and sole responsibility. Keene Mill Woods II does not assume responsibility for any accident or injury from such use.
6. All bathers must shower before entering the pool.
7. No pets or animals are permitted in any portion of the pool enclosure.
8. Beach balls, soccer balls, tennis balls, frisbees, swim fins, glass face masks, rafts, mats, other flotation devices, and snorkels will not be permitted in either pool or anywhere on the pool deck at any time. Nerf balls will be permitted at the lifeguard's discretion when the pool is not crowded. However, upper arm flotation devices, life jackets, and floats may be used at the discretion of the lifeguards, by children only, when supervised by a parent or a sitter.
9. Admission will be refused to any bather with skin abrasions, open sores, inflamed eyes, infections, bandages, excessive sunburn, and nasal or eye discharge.
10. Pool operating hours are posted at the front of the pool house. Any person in the pool enclosure before or after operating hours (except those registered for swimming lessons) will be considered a trespasser and subject to arrest and prosecution.
11. No wheeled vehicles, playpens, or glass baby bottles are allowed in the pool enclosure, but one baby stroller per adult is permitted in the wading pool enclosure only.
12. The lifeguards are responsible for immediate enforcement of the rules. They have the authority to temporarily deprive any resident, owner, tenant, or guest of the use of the

facility. A written statement will be filed by the lifeguard with the managing agent within 24 hours if such action is taken. It will also be reported to the Board of Directors for further action, if necessary.

13. The pool may be closed at any time, due to mechanical breakdown or other operational difficulties, and at the discretion of the pool manager or lifeguard on duty. The pool will be closed during an electrical storm or inclement weather.
14. Pool rules may be revised or additional rules established by the Board of Directors, at any time. New or amended rules will be posted on the pool house bulletin board and will be effective immediately.

CHILDREN

15. Only children 5 years of age or younger may use the wading pool.
16. Parents allowing children to use the wading pool do so at their own risk and shall not leave them unattended at any time for any reason.
17. A non-toilet trained child will not be permitted in either pool unless the child is wearing a diaper and tight fitting one-piece plastic pants.
18. If the pool must be closed because of a child defecating, the parent will be charged for the hours required to purify the water, based on rates charged by the pool contractor.
19. Any passholder or guest under 13 years of age must be accompanied by an adult (18 or older), and the adult must remain at the pool.
20. Adults are responsible for the actions and whereabouts of children under their care.

GUESTS

21. To bring guests to the pool, passholders must purchase a 10-visit guest card for \$20.00, in advance, from the management company (\$2.00 per guest, per day).
22. The passholder must accompany any guest and sign them in. At that time, the passholder must present their own pass, as well as the guest card.
23. The passholder must remain at the pool if the guest is under 13 years of age.
24. No passholder under 18 years of age may sponsor a guest.
25. Guest behavior is the responsibility of the resident owner or tenant, who will also be liable for any damages incurred by the guest. Any resident sponsoring a guest will be held responsible for the actions of that individual and is to ensure that all guests comply with the rules and regulations governing the use of the pool facility.

FOOD AND BEVERAGE

26. Food may be eaten during normal operating hours only within the designated roped-off area, which will contain tables. No food, of any kind, will be allowed in the remaining pool areas during normal operating hours, including the baby pool area.
27. The tables within the designated area shall be used solely for the eating of food. Lounging, playing of games, storing of personal items, etc., are not permitted. All persons are responsible for their own clean up. Tables should be used in a timely manner so that others may also use them.
28. Glass containers of any type, including baby bottles, are not allowed.
29. No alcoholic beverages may be consumed within the pool enclosure, nor will anyone under the influence of alcohol or drugs be admitted.

GENERAL CONDUCT

30. All persons using the pool facility must conform to all rules and regulations. Any person may be barred from the pool for violation of the rules and regulations or for any other reason that constitutes a hazard to others or to the management of the pool.
31. No running, pushing, wrestling, ball playing, horseplay, unnecessary roughness, disturbance or any other activity that endangers the safety of others or interferes with the proper management of the pool will be permitted.
32. No abusive or profane language, unruly behavior, breach of the peace, or loud music will be tolerated. Violators will be ejected from the pool. Further disciplinary action may be taken at the discretion of the Association.
33. Spouting of water, expectorating, or urinating in the pool are not permitted.
34. All parents and sitters are responsible for the actions and behavior of their children who use the pool facility. Accordingly, if a child is held responsible for any material loss or damage to the pool facility, any financial cost for repair, etc., will be borne by the parent.
35. Bicycles must be placed in the bike rack located near the entrance of the pool house. Strollers, carriages, big wheels, and other personal property must not block or impede entrance to or exit from the pool.
36. Pool furniture, including chairs and lounges, will be used to sit or recline in only. Pool furniture is not to be turned upside down.
37. No weapons of any kind are permitted.
38. Smoking is not permitted in the pool area or the bath house.

Have a safe and enjoyable summer!



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2025 POOL CHECKLIST

TO RECEIVE A POOL PASS:

- 1.) You must be current in your assessments
- 2.) If pass(es) are for tenant(s), a copy of the current lease shall be enclosed with the application
- 3.) Complete the enclosed application form

TO PURCHASE A GUEST PASS CARD:

- 1.) You must also be a pool pass holder
- 2.) Submit a check in the amount of \$20, made to Keene Mill Woods II Condominium and return to Management.

Each card is good for 10 visits (\$2 per guest, per day). The KMWII pool pass holder must sign in the guest at the pool and present their 2025 pass along with the guest pass card.