

# Ladera Ranch Maintenance Corporation

## Facility and Amenity Phased Reopening Plan

Updated June 18, 2020

*The purpose of this phased reopening plan is to provide a framework for the consideration and implementation of reopening facilities following their closure in response to the COVID-19 pandemic. All recommendations are made to be in line with the current government health agency orders.*

All facilities have been categorized into phases based on the level of risk of transmission of COVID-19. This risk has been evaluated based on government agency recommendations for the types of activities which pose the most risk of spreading the virus. Each of these factors was evaluated on a low, medium and high risk to determine the best fit for each facility into the appropriate phase. These factors include:

- Sharing of contained indoor facility spaces
- Close and unavoidable person to person contact
- Touch contact with various types of surfaces
- Ability to implement and monitor facility modifications and restrictions
- Resources available for cleaning to CDC recommended standards

After evaluation, facilities were placed into the following four phases:

PHASE 1 - Low Risk

PHASE 2 - Medium Risk

PHASE 3 - Medium to High Risk

PHASE 4 - Higher Risk

PHASE 5 - Highest Risk

## **PHASE 1 - Open Park Spaces, Sports Fields, Dog Park**

*Implemented Friday May 1, 2020*

<b>OVERALL RISK</b>	<b>LOW</b>
<i>Shared Indoor Space Risk</i>	LOW
<i>Personal Contact Risk</i>	LOW
<i>Surface Contact Risk</i>	LOW
<i>Restrictions and Enforcement</i>	LOW
<i>Cleaning Resources</i>	MED

### PHASE 1 - INCLUDED FACILITIES

- Parks, fields, and open grass areas
- Park restrooms
- Wagsdale Dog Park

### PHASE 1 - RESTRICTIONS

- Playgrounds to remain closed
- Park picnic areas to remain closed
- Single household gatherings only
- No team sports games, practices or training
- Periodically monitored by security patrol
- Restriction signage posted in visible areas

### PHASE 1 - CLEANING REQUIREMENTS

- 2x daily cleaning of park restrooms
- Increased frequency of disinfecting dog park gate handles

### PHASE 2 - Sports Courts, Skate Park with Restrictions

**Implemented: Friday May 15, 2020**

<b>OVERALL RISK</b>	<b>MED</b>
<i>Shared Indoor Space Risk</i>	<b>LOW</b>
<i>Personal Contact Risk</i>	MED
<i>Surface Contact Risk</i>	MED
<i>Restrictions and Enforcement</i>	MED
<i>Cleaning Resources</i>	MED

### PHASE 2 - INCLUDED FACILITIES

- Skate Park
- All Tennis/Pickleball Courts
- Avendale Basketball Court
- Founders Park Volleyball Courts

## **PHASE 2 - RESTRICTIONS**

- Skate Park
  - Reduced occupancy limit
  - Active use only, users must exit park to sit or rest
  - Skate park attendant to be present during all operating times
  - Users to maintain safe physical distance
  - 30 minute time limit while others are waiting to enter
  - Resident access card required, no guests.
  - Modified operating hours
  
- Tennis/Pickleball Courts
  - Follow USTA best practices guidelines
  - Singles play only
  - 1 on 1 resident tennis instruction from approved instructors only
  - Avendale - restroom available at Founders Park
  - Flintridge - no restroom available
  - Security patrol, recreation staff to periodically monitor
  
- Volleyball Courts
  - Single player or same household matches only, no mixed team play
  - All non household users must maintain safe social distance at all times
  - Resident access card required
  - Security patrol to periodically check for resident access cards
  
- Avendale Basketball Court
  - Single player or same household use only
  - Shooting practice and drills only, no group or team play
  - Restrooms available at Founders Park
  - Security patrol to periodically check for resident access cards
  
- Restriction Monitoring and Notification
  - Periodic monitoring by security patrol
  - Periodic monitoring by sports and recreation monitor staff
  - Restriction signage posted in visible areas

## **PHASE 2 - CLEANING REQUIREMENTS**

- 2x daily cleaning of restrooms
- 3x daily cleaning of facility door and gate handles
- Hand sanitizer stations at facility entry points (if available)

## PHASE 3 - Club Pools\*, Waders, Splash Pads, Water Park\*, Plunge Pools

**Implemented: June 12, 2020**

\*Avaldale Village Clubhouse Pool and Terramor Water Park opening date TBD pending completion of construction and equipment replacement projects that were delayed due to COVID-19 shipping and labor impact.

<b>OVERALL RISK</b>	<b>MED - HIGH</b>
<i>Shared Indoor Space Risk</i>	MED
<i>Personal Contact Risk</i>	MED
<i>Surface Contact Risk</i>	HIGH
<i>Restrictions and Enforcement</i>	MED
<i>Cleaning Resources</i>	MED

### PHASE 3 - INCLUDED FACILITIES (AS NOTED)

#### GROUP 1 - To open June 12, 2020.

- Oak Knoll Lap Pool (lap swim only)
- Oak Knoll recreation pool
- Covenant Hills Clubhouse pool, wader pool, splash play
- Flintridge Clubhouse pool
- Plunge pools

#### Not open, open date TBD based on notes:

- Avaldale Clubhouse pool, wader pool, splash play
  - Construction project expected to be completed by mid-late June
- Flintridge Spa
  - State/County guidelines currently to not allow for spa use
- Terramor Water Park
  - Construction project expected to be completed by early July

### PHASE 3 - RESTRICTIONS

- Club Pools, Splash Pads and Water Park
  - Reduced occupancy
  - Picnic shelter areas closed. No parties or picnic reservations.
  - Resident access card required, Resident use only, no guests.
  - Remove or reduce furnishing - spaced to provide proper distancing

- Residents may bring their own chairs
- Swimmers to observe social distancing in and out of the pool
- Swim only with members of the same household
- Oak Knoll Lap Pool limited to lap swim only, with one swimmer per lane
- No swim instruction
- Encourage face coverings while moving through common area, using restrooms
  
- Flintridge Spa (once allowed by County health order)
  - Limit use to one person or household only
  
- LARMAC Office (Averdale)
  - In person appointment based
  - Staff members will wear masks
  
- Restriction Monitoring and Notification
  - Pool monitors staffed during open hours
  - Periodic monitoring by security patrol
  - Periodic monitoring by sports and recreation monitor staff
  - Restriction signage posted in visible areas

### **PHASE 3 - CLEANING REQUIREMENTS**

- Minimum 2x daily cleaning of restrooms
- Minimum 3x daily cleaning of facility door and gate handles
- Periodic cleaning of furniture, pool hand rails
- Periodic cleaning of splash pad touch activators
- Hand sanitizer stations at facility access points (if available)

## PHASE 4 - Park Picnic Areas, Playgrounds and Sports Fields

Implemented: Thursday, June 18, 2020

<b>OVERALL RISK</b>	<b>HIGHER</b>
<i>Shared Indoor Space Risk</i>	MED
<i>Personal Contact Risk</i>	MED
<i>Surface Contact Risk</i>	HIGH
<i>Restrictions and Enforcement</i>	HIGH
<i>Cleaning Resources</i>	HIGH

### PHASE 4 - INCLUDED FACILITIES

- All Playgrounds (22 Locations)
- Park and pool picnic areas, gazebos
- Sports Fields

### PHASE 4 - RESTRICTIONS

- Playgrounds
  - Residents advised to practice social distancing
  - Residents advised to frequently wash and sanitize hands
- Park picnic areas
  - Picnic areas for use by single household only on a first come first serve basis
- Sports Fields
  - Approved sports organizations (ie. Little League, AYSO, and others) may resume use of sports fields for team practices only, no games.
  - Organized sports use (practices/games/leagues) require a field use permit.
- Restriction Monitoring and Notification
  - Periodic monitoring by security patrol
  - Periodic monitoring by sports and recreation monitor staff
  - Restriction and guidance signage posted in prominent areas

### PHASE 4 - CLEANING REQUIREMENTS

- Minimum 2x daily cleaning of restrooms

- Minimum 2x daily cleaning of facility door and gate handles
- Minimum 1x weekly cleaning of touched surfaces on playgrounds

**PHASE 5 - Resident Clubhouse Use and Reservations, Park Picnic Area Reservations, LARMAC in-person office services**

***Recommended Implementation: TBD\****

*\*The County of Orange currently does not permit the use of HOA Clubhouses for gatherings outside of one household.*

<b>OVERALL RISK</b>	<b>HIGHEST</b>
<i>Shared Indoor Space Risk</i>	HIGH
<i>Personal Contact Risk</i>	HIGH
<i>Surface Contact Risk</i>	HIGH
<i>Restrictions and Enforcement</i>	HIGH
<i>Cleaning Resources</i>	HIGH

**PHASE 5 - INCLUDED FACILITIES**

- Indoor clubhouse reservation areas
- Park and pool picnic shelter reservations
- LARMAC Office at the Avendale Village Clubhouse

**PHASE 5 - RESTRICTIONS**

- Opening of facility reservations to be aligned with updated guidance from State and County on the gathering of individuals outside of a single household.
- LARMAC Office (Avendale)
  - In person services by appointment only, no walk ins
  - Staff members will wear masks and maintain social distancing

**PHASE 5 - CLEANING REQUIREMENTS**

- TBD based on guidance on group gatherings

## ALL FACILITY LOCATIONS - REFERENCE

- Plunge Pools
  - Boreal
  - Canterra
  - Celestial
  - Cherry
  - Creighton
  - Township
- Parks and Playgrounds
  - Arroyo Park
  - Boreal Plunge Park
  - Brittlestar Park
  - Canterra Plunge Park
  - Celestial Plunge Park
  - Chaparral Park
  - Cherry Plunge Park
  - Cox Sports Park
  - Creighton Plunge Park
  - Dawnwood Park
  - Eton Park
  - Exploration Park
  - Founders Park
  - Hilltop Park
  - Linear Park
  - Mission Hills Park
  - Oso Grande Park
  - Pleasanton Park
  - Poets Park
  - Sienna Botanica Park
  - Town Plunge Park
  - Weatherwood Park
- Clubhouses
  - Avendale
  - Covenant Hills
  - Flintridge
  - Oak Knoll
- Picnic Areas
  - Founders Park
  - Celestial Plunge
  - Chaparral Park
  - Oso Grande Park
  - Water Park

- Wagsdale Dog Park
- Water Park
- Skate Park
- Restrooms
  - Chaparral Park
  - Cox Sports Park
  - Founders Park
  - Oso Grande Park
  - Terramor Skate Park
  - Wagsdale Park