

Dear Camelot HOA Residents:

In an effort to improve communication and transparency regarding issues affecting our subdivision, we wanted to provide a formal update to the residents regarding the pool and additional items.

Pool

- As many of you know, the pool was closed prior to Memorial Weekend when it was discovered that it was leaking 5-10,000 gallons per day due to a leak/cracks in the bottom of the pool. American Leak Detection was hired to diagnose and fix the issue.
- The pool was reopened July 4 weekend.
- After July 4 weekend it was noticed that the pool level seemed to be dropping each evening. Personal Touch was advised to stop filling the pool so the situation could be monitored. It was discovered that 3-5000 gallons per day were leaking from the pool.
- The skimmers (essentially the four filters on the corners of the pool) which are cracked, were blocked to see if closing them off stopped the leak. Once the water level got below the skimmers, the leak seemed to slow significantly and finally abate.
- Because the skimmers were blocked, the pool water does not filter properly which is causing the "dirt/sediment" in the bottom; however, during the time the water level was lowering, the chemicals in the pool remained balanced and it was safe to swim.
- On July 11, the Lorain County Health Inspector decided to stop by to inspect our pool as he was unable to do it in June because it was closed.
- The report advised that the pool could stay open as long as the chemicals remained balanced, but that the pool water level needed to be brought back to normal which would depend on the skimmers being fixed. He cited that if the level could not be brought back up and the skimmers properly functioning, then the pool would have to close.
- Given the concerns of the community about the state of the pool and the fact that the skimmers cannot be fixed quickly, it was decided to close the pool for health and safety.
- At this time we are getting quotes to fix the skimmers which may be more involved than originally thought because they are encased in concrete.
- The initial diagnosis points to the skimmers; however, we cannot rule out there may be additional leaks elsewhere in the pool or the piping underground.
- Until we get a complete diagnosis and quotes, we will not have a full idea of the costs to fix the issues.

Ending - Credits for Mailboxes and Light posts

- The Board determined that the program to give credits on your HOA dues for replacing mailboxes and lightposts will be terminated effective immediately.
- There was not enough interest and the program is not financially viable at this time.

Resident Meeting

- We would like to have a resident meeting within the next two weeks to shed light on the state of our finances, the pool, etc. Given the amount of material we need to cover, we may have to have the meeting on a Sunday (late afternoon).
- We are in the process of securing a venue large enough to hold the number of interested residents.
- We will post the date/time/location with enough notice so the most residents can attend.

Should you have any additional questions, you may reach out to any of the Board members.

Thank you.

Camelot HOA Board