

July 2017

Dear Adams Ridge Homeowners,

The purpose of this letter is update the homeowners of the expanded alcohol policy at the Adams Ridge HOA Pool.

A few weeks ago the Adams Township Police responded to a resident complaint at the pool during regular pool hours. As a result of this incident our alcohol policy was called into question by the police.

This incident prompted the ARHOA to enforce the “No Alcohol” at the pool policy until the Board could discuss the policy with our insurance agent.

On Friday, July 7<sup>th</sup> a representative from Cranberry Community Management and myself met with the insurance agents for the ARHOA. The purpose of the meeting was to discuss the longstanding ARHOA “No Alcohol” policy and to evaluate the association’s liability exposure. It was recommended that the Adams Ridge HOA should not purchase and distribute alcohol to homeowners. Not following this recommendation may result in the ARHOA losing our favorable rating with our insurance agency and we risk the possibility of being dropped by our carrier.

After much conversation the vote of the ARHOA Board was to amend the longstanding “No Alcohol” Pool Policy to the below:

- Alcohol is not permitted at the pool during regular pool hours
- Alcohol is permitted at pool rentals outside of regular pool hours
- Alcohol is permitted at Adams Ridge HOA approved pool events. The Adams Ridge HOA will not purchase and/or distribute alcohol during approved pool events. Homeowners may bring their own alcohol beverage(s).
- Glass is not permitted.

We are pleased to expand the policy (effective immediately) to allow homeowners to bring their own alcohol beverage(s) to this upcoming Happy Hour event. We ask homeowners to please drink responsibly, keep alcohol out of reach of children and do not drink and drive.

In addition, I would like to thank the many comments and constructive approaches brought forward by homeowners to assist the Board in expanding the policy. We appreciate the community coming together in a positive way to make us a stronger community.

Sincerely,

Dom Tommarello  
ARHOA Board President