



The Orchards at Greentree Homeowners Association

Managed By: Target Property Management
2215 Old Marlton Pike Suite A, Marlton, NJ 08053
Phone: 856-988-8000/Fax: 856-988-8661

2024 POOL/AMENITIES UPDATE

April 10, 2024

Dear Owners/Tenants of Orchards at Greentree:

We are excited to announce the pool season will begin Saturday, May 25th! Please review the enclosed documents for key information on the pool policy and how to obtain your pool passes.

HOURS:

Pool hours for the 2024 season will be 11:00 AM – 7:00 PM**.

DATES:

The pool will open weekends only starting May 25, 2024. The pool will open full time (Monday – Sunday) beginning Monday June 17th**.

**Inclement weather pool closing is at the discretion of the Board and the lifeguard in consultation with Perfect Pools Management supervisor and where possible with the approval of at least one Board of Trustees.

RULES:

Enclosed you will find a copy of the pool rules. Please familiarize yourself with the rules as they will be enforced throughout the season. Failure to comply with the rules may result in revocation of pool privileges.

PASSES:

A valid picture ID Orchard at Greentree pool pass will be required for entry. No other pool pass or form of ID will be accepted. POOL PASSES ARE NOT TRANSFERABLE. You must live in the Orchards at Greentree and be current on association dues, fees, violations and fines to be eligible for pool passes. Pool passes can be revoked at any time if you become delinquent.

Be prepared! Daily and seasonal guest passes will only be mailed out during pool season. Guest passes **will not** be handed out at the pool.

REQUESTING PASSES:

To obtain your pool passes/stickers for the 2024 season:

- You must be a resident in the Orchards at Greentree.
- You must be current on all association dues, fees and fines.
- Complete the enclosed Pool Pass Request Form.
- Complete guest pass form (if needed) with check payable to Orchards at Greentree HOA
- For rental properties, updated copy of leases must be sent along with forms.
- Agree to comply with all pool rules and lifeguard instruction (see "Pool Pass Request Form").

Mail the completed forms and documentation to the management company: Target Property Management 2215 Old Marlton Pike Suite A, Marlton, NJ 08053. Forms must be received by May 3rd in order for you to receive your passes in time. Any forms received after that date may be delayed before the pool opening.

We appreciate your attention to the policy we have outlined above. If you have any additional questions, please feel free to contact our office via email at jennb@targetpm.com or shargrove@targetpm.com.

Sincerely,

Target Property Management

Jenn Baker

Jenn Baker
Community Manager



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2024 POOL PASS REQUEST / AUTHORIZATION FORM

All fields must be completed to receive Pool Passes.

You must be current on association dues, fees and violations to be eligible for pool passes. Pool passes can be revoked at any time if you become delinquent. Satisfaction of outstanding debts or fines will result in restoration of all privileges.

UNIT OWNER: _____ UNIT ADDRESS: _____

MAILING ADDRESS (If different from unit address):

STREET: _____ CITY: _____ STATE: _____ ZIP: _____

IS UNIT LEASED / RENTED: YES / NO (If yes, please attach a copy of the lease)

CONTACT INFORMATION (Owner)

Day: _____
Home: _____
Cell: _____
Email: _____

TENANT (if applicable):

Name: _____
Day: _____
Home: _____
Cell: _____
Email: _____

Check here if Tenant will be receiving pool passes.

POOL PASSES

Please provide names and ages of all residents requesting passes. **Each resident MUST provide photo ID or pass will not be issued.**

Resident: _____ Age: _____
Resident: _____ Age: _____
Resident: _____ Age: _____
Resident: _____ Age: _____
Resident: _____ Age: _____
Resident: _____ Age: _____

Office Use Only	
Sticker#	_____
Photo ID#	_____
Daily Tag#	_____
Seasonal Tag#	_____
Lease	_____
Mailed Out	_____

RESIDENT VEHICLE INFORMATION:

Year: _____ Make: _____ Model: _____ LIC Plate #: _____
Year: _____ Make: _____ Model: _____ LIC Plate #: _____

SEASONAL GUEST PASS REQUEST

Each unit may purchase 2 seasonal guest passes at a price of \$50 each or daily guest passes at \$5 each (limit 4 per day) by filling out the attached form along with check payable to Orchards at Greentree Homeowner's Association.

All guests must be accompanied by a resident.

By signing the below, you agree to the following:

- Names provided above are residents of the Orchards at Greentree.
- All occupants using the pool do so at their own risk. The Homeowner's Association will not be held responsible for injuries, accidents or damages to personal property.
- You have read and agree to the Pool Rules. Failure to comply with the Pool Rules may result in revocation of pool privileges.
- Any resident bringing a guest(s) takes full responsibility for that guest, including, but not limited to, the adherence to the pool rules and regulations

Signature of Owner: _____

Date: _____

To receive your ID passes, mail the completed "Pool Pass Request Form" and passport size photo (2"x2" and identified) of each resident to the management company: **Target Property Management, 2215 Old Marlton Pike Suite A, Marlton, NJ 08053.** **DO NOT SEND GROUP PHOTOS AND LIST NAME AND AGE ON EACH INDIVIDUAL 2"x2" PHOTO.** **If you received your ID pool passes in previous years then you need to return completed forms without photo and you will receive a sticker to place on each of your ID passes. You are still required to send back the form(s) in order to receive your 2024 sticker.**

For those that don't have your ID pool passes, forms and photos must be received by May 3rd. Any forms received after that date will be processed once a week.

You will be notified if there are any issues with your request (balance on account or pending violations).

Pool passes and stickers will be **mailed** to residents prior to opening day. If you owe a balance for any outstanding association dues, fees or fines, you will need to contact the management company to make arrangements for payoff prior to passes being issued. If you have pending violations, they must be corrected prior to passes being issued.

We appreciate your attention to the policy we have outlined above. Should you have any questions, please feel free to reach out to the Property Manager.

SWIMMING POOL RULES AND POLICY

Dates and Time of Operation: 2024 May (Memorial Day Weekend) through September (Labor Day Weekend)
11am-7pm (Weather Permitting)

Delinquent fees or outstanding fines will void pool privileges. This means that entry into the pool area and use of chairs and/or lavatories as well as the pool itself are prohibited for any Unit Owner and family members whose name(s) appear on the delinquency list. Satisfaction of outstanding debts or fines will result in restoration of all privileges. Disregard of pool policy may void privileges.

POLICY:

1. Members must be current on all fees and assessments to have pool privileges.
2. To enter the pool facility, members **MUST** present their pool identification to the pool attendant each and every time and properly sign in (each person must sign in and children can be signed in by guardian/parent). Orchard residents must be at least sixteen (16) years of age or older to enter the pool facility without an adult. **Pool ID passes MUST be presented to the pool attendant,** in addition all persons entering the pool will be required to complete and sign health statement on each entry verifying that they have not had any of the listed symptoms in the last 72 hours upon entering the pool area or when requested by the pool attendant. In the case of rental units, passes will be issued to the renter.
3. Children under 16 years of age entering the pool area or pool deck must be accompanied by an adult.
4. Guests will be admitted at a cost of \$5.00 per guest (A MAXIMUM OF FOUR (4) GUESTS PER HOUSEHOLD PER VISIT). Each Pass is good for one (1) use and will be surrendered at the time of use. Guest Pass forms are available upon request and an order form can be sent to you by email or regular mail. There will be a \$5.00 charge to replace ID pool passes.
5. Pool chairs, tables, umbrellas and other pool furniture are provided on a first come basis, and may not be reserved. Any furniture moved for the convenience of users is to be returned to the original location when the user leaves the pool area. No furniture is to be removed from the pool facility at any time. All umbrellas must be opened and closed by the user to help minimize wind damage.
6. No one will be permitted to store anything at the pool or clubhouse; this includes toys, towels, swim aids, food, etc.
7. Food and beverages in plastic containers are allowed in pool area at the tables only.
8. THE FOLLOWING ARE **PROHIBITED** IN THE POOL OR POOL AREA:
 - Children who are not toilet trained are not allowed in the main pool. No diapers of any kind are allowed in main pool. Baby pool is for children/babies that aren't potty trained and they must wear proper swim diapers. No regular diapers are permitted.
 - Anyone under the influence of alcohol, drugs or medication affecting their alertness will be prohibited from entering or asked to leave the pool.
 - Anyone whose health does not warrant entry to the pool, e.g. open wounds, colds, skin irritations, etc., or any communicable ailment or disease.
 - Pets in the pool area.
 - Alcoholic beverages.
 - Bicycles and skateboards.
 - Glass of any kind.
 - Jumping from the shallow end of the pool.
 - Diving.
 - Running, pushing or any physical altercation.
 - Floats, hard toys, hard balls.
 - Karaoke machines and loud music.
 - Entering the pool or pool area after hours or during a closure.
 - **SMOKING or VAPING.**

9. The **pool attendant has the discretion to:** eject any person who appears to be a threat to himself or others; eject any person who requires exceptional attention, thus preventing the execution of his/her duties; close the pool for inclement weather. The pool management company and its employees have complete authority to enforce all rules and regulations as set forth and anyone using the pool facility must obey the instructions of the pool company, the Board of Trustees, and the management company. If any rule is violated, the pool privileges will be revoked for the day. Chronic offenders may have privileges revoked permanently. The pool management company has the authority to close the pool facility at any time, if it is necessary for the safety and well being of the residents, due to inclement weather or other appropriate reasons. The pool management company is responsible for the testing of pool and maintaining the proper chemical balance.
10. Everyone using the pool or facilities does so at their own risk.

Any person is who has not been vaccinated for COVID-19 should wear a mask when not in the pool and maintain a 6-foot social distance from others at all times.

"ANY PERSON ENTERING THE PREMISES WAIVES ALL CIVIL LIABILITY AGAINST THE PLANNED REAL ESTATE DEVELOPMENT FOR DAMAGES ARISING FROM, OR RELATED TO, AN EXPOSURE TO, OR TRANSMISSION OF, COVID-19 ON THE PREMISES, EXCEPT FOR ACTS OR OMISSIONS CONSTITUTING A CRIME, ACTUAL FRAUD, ACTUAL MALICE, GROSS NEGLIGENCE, RECKLESSNESS, OR WILLFUL MISCONDUCT."



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2024 Request for Daily/Seasonal Guest Passes

I/we, _____, the owner(s) of the property located at:
_____, Marlton, NJ 08053 are requesting to purchase
_____ (number) Daily Guest Passes at \$5.00 per pass and or _____(number) of Seasonal Guest Passes at \$50 per
pass (limit of 2). Each daily pass is good for one use and daily guest passes must be surrendered to the pool attendant
upon use.

I/we, are aware of the Pool Rules and have also made our guests aware of the Pool Rules. I/we are aware that if
I/we don't adhere to the Pool Rules or my/our guest(s) do not adhere to the Pool Rules, my/our pool privileges will be
revoked for the day or permanently, depending on the severity. If my/our guest(s) do not adhere to the Pool Rules they
will be asked to leave and not permitted to return for the rest of the pool season.

I/we are aware that my/our guest(s) must present their pool pass to the attendant when they enter the pool area.
I/we are aware that my/our guests are not allowed in the pool area unless I/we are present.

Please sign below and send this form back to: **Target Property Management** with a check made out to: **Orchards at
Greentree HOA** in the appropriate amount. Please be sure that you have marked the number of passes you are
requesting. PLEASE NOTE: In the event the pool is overcrowded, the pool attendant, board of trustees and management
has the right and responsibility to decline entry to guests.

Homeowner's Signature

Date

Homeowner's Signature

Date