

August 9, 2022

Re: Security Breaches at the Kirby Woods Tennis Court and Swimming Pool – Please do your part.

Dear Kirby Woods Residents,

*Your assistance is requested*

As an owner/resident of Kirby Woods (KW), please do your part in keeping our tennis court, pool, club house and picnic area clean, safe and secure so that we all can enjoy our amenities. If you see something that appears unsafe, not secured, or in need of maintenance, please take immediate action to restore safety/security and then notify HCMS @ 832-864-1200. If you see or suspect criminal activity, please notify the Lakeview Police Department @ 281-326-5900 or dial 911. The address for our club house is 1200 Pinewood, 77586-4403.

*Recent security breaches in KW between 8/4/22 and 8/8/22*

Unfortunately, our subdivision has recently experienced some unsettling security breaches at our tennis court and swimming pool. These incidents prompt this notice. This is also a reminder to residents that enjoyable, safe and secure use of our amenities requires all persons to abide by the posted rules and to do their part in leaving the premises secure.

1. On Thursday morning, 8/5/22 at ~6am, an owner discovered the tennis court gate had been left unlocked overnight and there was evidence that someone had been skateboarding on the tennis court. This violates two rules we have for use of the tennis court:
  - a. Rule # 2 - Never leave the gates unlocked.
  - b. Rule # 11 - No skateboarding on the court
2. On Monday afternoon, 8/8/22, at ~2pm, a resident escorting children to the KW pool for a swim encountered a 20-year-old, non-resident, unaccompanied male lounging in the nude on the pool deck furniture. The startled resident immediately called the police who responded quickly to the call. An Event Report was filed with the Lakeview Police Department on 08/09/2022 at 10:22:59 as Event ID: 2022-436878 with a location of 1200 Pinewood. The presence of the unescorted non-resident 20-year-old male violated two rules:
  - a. Rule # 6 - Conduct by any person deemed to be dangerous, unreasonable, or offensive is prohibited. (Public nudity at the KW community pool is considered disorderly conduct and is prohibited.)
  - b. Rule # 1 - use of the pool is for resident tenants and their invited guest(s) only. Note that an unaccompanied non-resident visitor to our pool or tennis court has the appearance of criminal trespass. Accordingly, residents should never leave their non-resident guests unaccompanied at the pool or tennis court.

*Reminder*

Rules for use of our tennis court, pool and picnic area are posted in 3 locations around the common area. For your convenience, a picture of the posted rules is included in this notice.

# Kirby Woods Pool & Tennis Court

## Pool/Tennis Court Hours

Sunday-Thursday: 7:00am-10:00pm / Friday & Saturday 7:00am-11:00pm

**NO LIFEGUARD IS ON DUTY! PLEASE USE CAUTION!**

### PHYSICAL EMERGENCY OR FIRE

Use the telephone located by the restrooms to call 911.

### EQUIPMENT MALFUNCTION OR CONTAMINATION INCIDENT

Report immediately to HMCS @ 832-864-1200 (24-HR EMERGENCY LINE)

### GENERAL RULES, REQUIREMENTS & CONDUCT:

UNDER NO CIRCUMSTANCES WILL FIREARMS, ILLEGAL DRUGS OR DESTRUCTIVE BEHAVIOR (INCLUDING DESTRUCTION OR VANDALISM OF POOL EQUIPMENT, POOL FURNITURE, RESTROOMS, TELEPHONE, ETC.) BE PERMITTED IN THE POOL OR SURROUNDING AREAS, ANYONE SEEN ENGAGING IN SUCH BEHAVIOR WILL BE SUBJECT TO LOSS OF POOL PRIVILEGES AND BE REPORTED TO THE LAKEVIEW POLICE DEPARTMENT. Individual(s) found to be in violation of any of the pool rules should be reported to HMCS @ 832-864-1200 (24-HR EMERGENCY LINES). Serious infractions or repeat offenses may result in the loss of pool privileges.

1. The pool and tennis courts are for the use of Kirby Woods POA members, resident tenants and their invited guest(s) only.
2. The gates is to remain locked at all times. The pool/tennis court can be accessed only with a key. Under no circumstances should the gate be propped open. For resident safety and property protection, do not admit anyone that does not have a key.
3. Children 12 years of age and under must have adult (18 years or older) supervision.
4. Proper swim attire is required. No "cut-offs" are allowed. Children who are under the age of three and children who are not toilet trained must wear a swim diaper.
5. Be respectful of others at all times. Parents are responsible for the behavior of their children.
6. Conduct by any person deemed to be dangerous, unreasonable, or offensive (including "horseplay", loud radios, and obscene language) is not allowed.
7. **NO GLASS CONTAINERS** of any type are allowed in the pool/tennis court areas.
8. **NO PETS ALLOWED.**
9. **NO DIVING PERMITTED.**
10. **NO RUNNING**, hopping, skipping or speed walking within pool area.
11. **NO BICYCLES**, skateboards or scooters permitted within the pool/tennis court fences. Roller-skates and or roller blades must be taken off at the gate and carried in and stored with your personal belongings. They may not be worn within the pool fence or on the court surfaces.
12. **NO FOOD OR CHEWING GUM** is permitted in the pool/tennis court at any time.
13. In the event of inclement weather, **EVACUATE the pool immediately** until all signs of thunder and/or lightning have ceased. You may stay in the pool area during this time, but are cautioned to remain a safe distance from the water.
14. All trash must be placed in garbage containers.
15. Restrooms are to remain locked at all times.
16. Swimmers are encouraged to shower before entering the pool. Persons with opens sores, wounds, bandages or communicable diseases should not use the pool.
17. Any items lost will be your responsibility.

**THANK YOU FOR PUTTING YOUR SAFTEY FIRST. HAVE FUN!!**

### Caution

Given the incident on Monday, 8/8/22, for the security and safety of the children of KW, it is highly recommended that responsible adult residents always inspect the pool area for safety and security upon entering the pool area.

Again, as an owner/resident of Kirby Woods, please do you part in keeping our tennis court, pool, club house and picnic area clean, safe and secure so that we all can enjoy our amenities.

Respectfully,

Jon Hall  
President, KWPOA (2022)