

Aina Nalu House Rules Regarding COVID-19

The Governor of Hawaii has issued recovery guidelines for Hawaii. The guidelines are issued for each county by the Governor with 5 phases that loosen or further restrict permitted activities based on how each county is currently handling community spread of the virus. The AOA Board of Directors has followed this strategy regarding the status of reopening common areas at Aina-Nalu.

Stay at Home (Major disruption) – The “Stay at Home” impact level means that COVID-19 cases are surging or increasing, and we risk insufficient testing, hospital, and/or contact tracing capacity.

While under Stay At Home orders, the pools, spa, pavilion, barbeque grills and common area bathrooms will be closed to all residents, and guests. Appropriate signage will be placed notifying the public that use of these facilities is not permitted at this time.

Safer at Home (Moderate Disruption) – The “Safer at Home” impact level indicates that new COVID-19 cases may occur through controlled community spread, with stressed capacity utilization for testing, hospitals, and/or contact tracing.

While under Safer At Home orders, the pools, spa, pavilion, barbeque grills and common area bathrooms will be closed to all residents, and guests. Appropriate signage will be placed notifying the public that use of these facilities is not permitted at this time.

Act with Care (Minor Disruption) – The “Act with Care” impact level anticipates some new COVID-19 cases, which are manageable, along with improved capacity utilization for testing, hospitals, and/or contact tracing.

While under Act with Care the following rules will apply:

1. All owners, occupants, and residents shall comply with all rules and regulations issued by the federal, State and County governments, including compliance with quarantine restrictions currently in effect. All persons arriving on property shall register with the AOA Property Manager or designee prior to arriving on property or immediately upon arrival and provide a copy of the State form identifying the quarantine requirements (if applicable) or waiver due to the negative COVID-19 test.
2. All owners and rental agents who allow persons travelling from the mainland to use or occupy their units have “host responsibility” and shall, upon a traveler’s arrival at Aina-Nalu, ascertain all persons’ quarantine periods (if applicable) and report any violations of quarantine to the County of Maui police department and Association.
3. All persons residing at the project shall sign a liability waiver. Entry in facilities is not permitted without an executed waiver. Owners are responsible for any person occupying their unit to execute a waiver. Waivers are located in the Management Office.

4. Except for immediate family members, persons in or on the common areas shall maintain at least six feet of distance from each other, including at the pools, spa, barbecues and pavilion.
5. Only persons residing overnight at Aina-Nalu are permitted to use the facilities. Except for caretakers and immediate family members, guests including but not limited to friends, rental agents, trainers, work out partners, etc., are not permitted to use the facilities.
6. Persons in or on the common elements shall wear a face mask at all times as recommended by the CDC, except while exercising or while lounging on pool furniture and/or in the pools and/or spa, provided there is social distancing of at least six feet from others.
7. The use of the pools are limited to ten (10) persons at each pool any given time unless all persons in the area from the same household then a maximum of twenty (20) people will be allowed in at one time. The use of the spa is limited to four (4) persons at any given time. To use the pools and/or spa and/or pavilion area, prior reservations are required. Reservations may be made by contacting the Management Office at _____ . Face masks will not be required while exercising or in the pool but will need to be worn when entering and exiting the pool area. Social distancing of six feet must be followed at all times while using the pool, spa and/or recreation area.
8. To prevent the spread of Covid-19 all Aina-Nalu seating in the pool areas has been removed. Persons using the pool area must bring their own seating, if seating is desired, and remove it from the pool area when finished using the area. Hand sanitizer will be available in pool areas with signage encouraging its use.
9. Persons using the common areas are encouraged to use restroom facilities in their individual residence at Aina-Nalu. Common area restrooms will be able to be accessed with key cards. All common area hard surfaces will be sanitized regularly in accordance with CDC guidelines.
10. The Association reserves the right to close any and all common elements, wholly or in part, to comply with the federal, State, and County rules and for safety purposes.
11. If anyone develops any COVID-19 symptoms, please immediately notify the Manager. Appropriate contacts may need to be notified and if that person utilized common facilities they would need to be temporarily closed and disinfected.
12. Elderly and others at high risk for COVID-19 are urged to stay in their residences to the extent possible.

Recovery (Minimal Disruption) – The “Recovery” impact level occurs when new COVID-19 cases indicate sporadic activity and optimized capacity utilization for testing, hospitals, and/or contact tracing.

While under the Recovery phase the following rules will apply:

1. All owners, occupants, and residents shall comply with all rules and regulations issued by the federal, State and County governments, including compliance with quarantine restrictions (if applicable) currently in effect. All persons arriving on property shall register with the AOA Property Manager or designee prior to arriving on property or immediately upon arrival and provide a copy of the State form identifying the quarantine requirements (if applicable) or waiver due to the negative COVID-19 test.
2. All owners and rental agents who allow persons travelling from the mainland to use or occupy their units have “host responsibility” and shall, upon a traveler’s arrival at Aina-Nalu, ascertain all persons’ quarantine periods (if applicable) and report any violations of quarantine to the County of Maui police department and Association.
3. All persons residing at the property shall sign a liability waiver. Entry in facilities is not permitted without an executed waiver. Owners are responsible for any person occupying their unit to execute a waiver. Waivers are located in the Management Office.
4. Except for immediate family members, persons in or on the common areas shall maintain at least six feet of distance from each other, including at the pools, spa, barbecues and pavilion.
5. All persons residing on the property are allowed to use common area amenities with up to 2 guests. Guests must sign a liability waiver.
6. Persons in or on the common elements shall wear a face mask at all times as recommended by the CDC, except while exercising or while lounging on pool furniture and/or in the pools or spa, provided there is social distancing of at least six feet from others.
7. The use of the large pool is limited to twenty (20) persons and ten (10) at the small pool at any given time and four (4) in the spa. Compliance with limits will be monitored and enforced by AOA staff or Security. Face masks will not be required while exercising or in the pool but will need to be worn when entering and exiting the pool and/or spa area. Social distancing of six feet must be followed at all times while using the pool and recreation area.
8. Pool seating in the pool areas and pavilion will be spaced to maintain 6 foot social distancing. Disinfecting spray/wipes will be available in these areas. Residents and guests using the furniture are encouraged to disinfect the surfaces before and after use. Hand sanitizer will be available in pool areas with signage encouraging its use.

9. Persons using the common areas are encouraged to use restroom facilities in their individual residence at Aina-Nalu. Common area restrooms will be able to be accessed with key cards. All common area hard surfaces will be sanitized regularly in accordance with CDC guidelines.

10. The Association reserves the right to close any and all common elements, wholly or in part, to comply with the federal, State, and County rules and for safety purposes.

11. If anyone develops any COVID-19 symptoms, please immediately notify the Manager. Appropriate contacts may need to be notified and if that person utilized common facilities these areas would need to be temporarily closed and disinfected.

12. Elderly and others at high risk for COVID-19 are urged to stay in their residences to the extent possible.

New Normal (No Disruption) – The “New Normal” impact level means that we have adjusted to living with COVID-19 through a potential combination of effective treatments and containment methods, natural “herd immunity,” and/or vaccines.

While under the Recovery phase the following rules will apply:

1. All owners, occupants, residents, shall comply with all rules, regulations and guidelines regarding COVID-19 issued by the federal, State and County governments.

2. Except for immediate family members, persons in or on the common areas shall maintain at least six feet of distance from each other, including at the pools, spa, barbecues and pavilion.

3. All persons residing on the property are allowed to use common area amenities with guests.

4. Persons in or on the common elements shall follow current face mask wearing guidelines as recommended by the CDC.

5. Pool seating in the pool areas and pavilion will be spaced to maintain 6 foot social distancing. Disinfecting spray/wipes will be available in these areas. Residents and guests using the furniture are encouraged to disinfect the surfaces before and after use. Hand sanitizer will be available in pool areas with signage encouraging its use.

6. Persons using the common areas are encouraged to use restroom facilities in their individual residence at Aina-Nalu. Common area restrooms will be able to be accessed with key cards. All common area hard surfaces will be sanitized regularly in accordance with CDC guidelines.

7. The Association reserves the right to close any and all common elements, wholly or in part, to comply with the federal, State, and County rules and for safety purposes.

8. If anyone develops any COVID-19 symptoms, please immediately notify the Manager. Appropriate contacts may need to be notified and if that person utilized common facilities they would need to be temporarily closed and disinfected.

Violations of any of these rules are subject to the unit owner incurring an immediate fine of \$1,000 per violation, to be assessed against the owner's unit.

References: <https://www.cdc.gov/coronavirus/2019-ncov/community/parks-rec/aquatic-venues.html>
<https://recoverynavigator.hawaii.gov/reopening-status/>