



*Representing Member Homeowner Associations Since 1982*

## May 2020 Newsletter

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Dear JCCA Members,

Pairing with the phased approach of Governor Kemp to open our state, the City of Johns Creek has announced plans to re-open select public parks and facilities on Friday, May 15. The city requests park guests maintain social distancing and follow the [CDC Guidelines for Visiting Recreational Areas](#) when visiting any Johns Creek recreation and park facility.

### **Available Park Facilities:**

- Athletic Fields (no organized play)
- Tennis / Pickleball Courts
- Track at Shakerag Park
- Picnic Pavilions (no groups larger than 10)
- Park Restrooms (limited to accessible park areas only)
- All walking trails
- Bocce Ball Courts

### **Facilities to Remain Closed:**

- Basketball Courts
- Playgrounds
- Newtown Dog Park
- Mark Burkhalter Amphitheater
- Park Place Senior Center
- Newtown Park Community Clubhouse
- Autrey Mill Nature Preserve's Visitors Center & Indoor Facilities

With these plans in mind, many HOA's are beginning discussions on when and how best to proceed with opening their amenities and pools. Below are two articles/webinar that discuss these topics.

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## Community Amenities... Opening Soon?

Original Article May 8, 2020 (Updated May 13, 2020)  
Michael W. Crew, President HMS Association Management



Everyone is anxious for a return to a pre-COVID-19 “Normal”, including the reopening of community pools. But it is apparent that Normal will not be normal, and normal will not be soon. What should be expect in the interim?

Fulton County requires an annual pool inspection & permit. It appears that inspections will begin no earlier than May 20. We can expect that some pools will not be inspected immediately and will remain closed until inspected (unless the county creates a waiver policy).

The Governor’s Executive Order [05.12.20.02](#) will expire on May 31. Under that order, community pools are *allowed* to open, but are *not required* to open. At present there are numerous requirements found in Order 05.12.20.02 which apply to pools (not Critical Infrastructure establishments). While the association must comply with all the requirements, these are the main focus:

4. Enhancing sanitation of the workplace as appropriate.
5. Disinfecting common surfaces regularly.
15. Placing notices that encourage hand hygiene at the entrance to the workplace and in other workplace areas where they are likely to be seen.
16. Enforcing Social Distancing of non-cohabitating persons while present on such entity's leased or owned property.
21. Frequently disinfecting PIN pads.

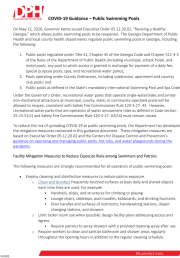
What should your community do to meet these requirements and the others contained in prior Executive Orders? Develop a plan to meets the above listed requirements, including:

- Maintain Social Distancing. The Executive Order requires “Enforcement” by the business. Since all homeowners are stakeholders of the association, every homeowner would be responsible for enforcement (#16).
- Limit the number of homeowners to 10 persons or 10 cohabitating family groups at one time.
- Consider reserving time slots in the same way tennis courts are reserved.
- Cancel swim team and swim lessons.
- Due to supply shortages and expense, providing sanitation supplies may not be practical. The sanitation requirement could be met by requiring homeowners to bring their own hand sanitizer and wipes to the pool (# 4 & 5).
- Place a limited amount of pool furniture around the pool. Eliminate tables; they are just another surface to sanitize.
- Require homeowners to sanitize pool furniture before personal use (# 4 & 5).
- Implement “BYOF” – yes, Bring Your Own Furniture.
- Mark locations on the deck for placement of furniture; no moving or clustering furniture.
- Place signs at pool entrances and bathrooms “USE AT YOUR OWN RISK. COVID-19 COULD BE PRESENT” in addition the required hand washing signage (#15).

Questions? Contact HMS at 770-667-0595 or [www.hms-inc.net](http://www.hms-inc.net)

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The Georgia Department of Public Health  
has also published information  
regarding pools and COVID-19.  
Click [here](#) to read their guidance.



## Coronavirus Update #4

Craig Sears, President Sears Pool Management Consultants, Inc.

Thank you to everyone who attended our live webinar. We were overwhelmed with the attendance, as the weblink went viral once we went live, and we ended up with over 2,200 viewers for the webinar. In case you missed it or would like to share with others, you can find the recording on our website and Facebook page, and the direct link is below.



<https://www.youtube.com/watch?v= KmForMPYe4&feature=youtu.be>

As this situation remains fluid, there is an important development to report since Wednesday:

Governor Brian Kemp announced a new executive order Thursday evening (April 23) which includes specific guidance for restaurants that are allowed to open Monday April 27.

Buried in this executive order, the Governor explicitly states that “all live swimming pools, performance venues, operators of amusement rides... bars....shall not engage in in-person operations and shall remain closed to the public while this order is in effect.”

His order runs through May 13, which is the end of the Public Health State of Emergency previously declared by the Governor. In other words, no pools should open until May 14, 2020, at the earliest.

As discussed in our webinar, that does not mean all pools are clear to open May 14. This date may be extended pending further developments. In addition, we expect more detailed guidance to come from the Governor’s office and the CDC prior to the expiration of this order, and it will be up to each community to develop a plan to follow that guidance so that we can open safely. We will work with you to assist in crafting plans for the different scenarios at our clients’ pools.

Please also keep in mind that if everything goes well between now and May 13, and pools are allowed to reopen May 14, that will be the day that training can resume for our lifeguard and attendant staff. We are making plans with this hope in mind. Stay tuned, follow us on Facebook and LinkedIn, and we will keep you posted on further developments.

If you missed our previous Coronavirus updates, you can find them here:

[Update #1](#)

[Update #2](#)

[Update #3](#)

Sears Pool Management Consultants is a local small business serving communities for over 23 years. We are proud to support fellow local small businesses!  
Questions? Contact us at 770-993-7492 or [service.request@searspool.com](mailto:service.request@searspool.com).



## City of Johns Creek News and Updates:

### City Covid-19 Updates Website

Our City is in daily contact with local and state agencies, as well as community partners, hospitals, schools, and neighboring public safety agencies to ensure we have the most updated information pertaining to coronavirus (COVID-19). City staff continue to monitor the situation.

[JC covid-19 website](#)



### City Seeks Town Center Advisory Committee

The City Council identified the development of a Town Center Master Plan as one of the top priorities in 2020. The Tech Park Character Area was identified as the appropriate area for a Town Center in the Comprehensive Plan update adopted in 2018. The Master Plan will review and establish appropriate land use, linear park design, street and multi-modal networks, streetscape, and architectural standards desired by residents, businesses, and property owners to create a vibrant, inviting and experiential Town Center unique to the City of Johns Creek.

The Advisory Committee for the Town Center Master Plan will be composed of 25 members and 2 City Councilmember liaisons, representing a broad range of ages, backgrounds and expertise. The Advisory Committee will function as the sounding board to review and provide feedback to staff at various milestones of developing the Master Plan. For more info and to apply, [click here](#).



## Zoning Update

Several items are on the agenda for the currently scheduled June 2 Planning Commission Meeting.



**RZ-20-005** - Application for construction of a 1,500 square foot Regions Bank in the existing Target Shopping Center at 5950 State Bridge Road. The applicant is also requesting a concurrent variance VC-20-005-01 to reduce the number of parking spaces from 476 to 402. View the [internal memo](#) for more details.

**RZ-20-003** - Application for construction of two commercial buildings totaling 14,000 square feet in existing H-Mart Shopping Center at 10820 Abbots Bridge Road. Applicant also requests a concurrent variance (VC-20-003-01) for removal of a landscape strip requirement. This application has been revised since their public hearing to add the variance and include improvements to the overall center to encourage pedestrian circulation and provide additional open space. View the internal memo, revised renderings, elevations and documents [here](#).

**RZ-20-004** - Application to add 20,600 square feet of office buildings and 21,800 square feet of commercial space for restaurants and retail in existing Medlock Bridge Shopping Center at 6000 Medlock Bridge Parkway. Applicant also seeks Concurrent variances (VC-20-004-01 and VC-20-004-02) to allow for parking space reduction from 599 to 596 and eliminate parking islands. This application has been revised from their public hearing to add the parking island variance and modified elevations and site plan. View the document [here](#).

**Zoning Ordinance Text Amendment Change A-20-001** - Staff seeks to define "brewery" and formally regulate this use in C-2 (Community Business) Zoning District. View the Agenda Report [here](#).

**Comprehensive Plan Revision** - The 2018 Comprehensive Plan identified a 94.22 acre in Technology Park to be the Town Center. City staff seeks to revise the defined Town Center boundary to include the State Farm properties (55.52 acres) and properties bounded by E. Johns Crossing, Medlock Bridge Road, McGinnis Ferry Road and Johns Creek Parkway (approx. 43.19 acres.) View more details [here](#).



**Vote for our Johns Creek Firefighters  
in the Fulton County Video Challenge!**

Johns Creek firefighters need our votes to make sure they are #1 in Fulton County's 2020 Census Fire Station Video Challenge!

Vote for their video today and enter to win a \$500 gift card.

Vote & enter to win: <https://campaign.aptivada.com/contest/826476>

If you just want to vote without entering to win, vote here:

<https://www.surveymonkey.com/r/2020CensusFirehouseChallenge>

Voting ends soon - May 22. And, don't forget, remember to fill out your 2020 Census online at [2020census.gov/](https://2020census.gov/)

[Amy Little, President](#)

[Aurobind Kondala \(AK\), Vice President](#)

[Teri Hernandez, Treasurer](#)

[Rebecca Beaver, Secretary](#)

[Anne Harriman, Committee Development Director](#)

[Scott Sanders, Training Director](#)

[Kirk Canady, Training Director](#)

[Larry DiBiase, Zoning Director](#)



**NOWACKHOWARD**  
COMMUNITY ASSOCIATION ATTORNEYS

## Upcoming Events and Important Dates

May 18, City Council Work Session  
(5:00pm), Meeting 7:00 pm

June 1, City Council Work Session  
(5:00pm), Meeting 7:00pm

June 2, Planning Commission, 7:00pm

June 16, Board of Zoning Appeals, 7:00pm

June 18, City Council Work Session  
(5:00pm), Meeting 7:00pm



Johns Creek Community Association | [www.iccahome.org](http://www.iccahome.org) |

STAY CONNECTED



