

Lantern Hill

Neighborhood Association

July 10, 2020

To All Lantern Hill Owners & Residents

Subject: Lantern Hill Fitness Center to Remain Closed

Dear Lantern Hill Owners & Residents,

We hope that this communication finds everyone well during this crazy time. In recent weeks, the association has started receiving more and more requests about the re-opening of the fitness center.

As most of you know, the fitness center was closed when the pandemic and stay at home order began in March of this year. Due to the circumstances that we and the world were facing at the time, and continue to face today, there was no opportunity for any advance notice or planning for the closure. Now that many businesses are re-opening as part of Governor Wolf's plan as Bucks County enters the Green Phase, many have asked when the fitness center will be re-opening. The answer is that the fitness center will remain closed indefinitely, until the Board of Directors feels that re-opening can be done in a manner which is safe and manageable for the association, and which complies with Center for Disease Control and prevention (CDC) and state guidelines.

This is not an easy decision and is one that the board of directors does not take lightly. There are a number of factors which the board must evaluate when making this decision. Ultimately, the board must decide what is believed to be in the best interests of the entire Lantern Hill community, knowing full well that regardless of what decision is made, there will be some in the community who disagree. Even during the Green Phase, there are many requirements that a fitness center must comply with in order to attempt to safely re-open. Most of these are related to legal liability, insurance and proper social distancing and sanitizing guidelines, and that equipment is properly and regularly cleaned. While the guidelines change regularly, the most recent relevant state guidelines require:

In all phases, we must:

- Wear masks in public.
- Keep our physical distance of six feet or more.
- Wash our hands frequently for at least 20 seconds.
- Clean and disinfect surfaces often.
- Limit group gatherings and crowds.

In GREEN phase:

Health and wellness can have up to 50% occupancy, but customers can enter by appointment only (this applies to gyms, spas, barbershops, hair and nail salons, saunas, tattoo parlors, massage therapists and other personal care service businesses)

We understand that the Lantern Hill fitness center is an amenity which many Lantern Hill residents rely on. However, unlike a Planet Fitness or other commercial facility, the Lantern Hill fitness center is an unmanned facility. The current guidelines are costly to implement in our relatively small facility. Your association is not in a position to implement the types of procedures and safeguards that large public facilities are trying to do. The association board does not feel that it is feasible to re-open the fitness center at this time given all of these constraints

Additionally, the association has been advised by counsel and our insurance providers that should the fitness center be re-opened, and if someone claims to have contracted Covid-19 from using the facility, the association membership and the individual board members would not be protected under the association's insurance policy. That is, none of us would be insured even for a defense against a lawsuit, nor against a judgment. Each owner would have to pay their share of those costs out-of-pocket. This is a significant risk for the association and is one that the board does not believe is in the best interests of Lantern Hill at this time.

For these reasons, the Lantern Hill Neighborhood Association Board of Directors has decided that the fitness center should remain closed indefinitely, until such time that the decision to re-open is deemed to be in the best interest of the community.

Sincerely,

Board of Directors
LANTERN HILL NEIGHBORHOOD ASSOCIATION

MK/laf