



**Abaris Real Estate Management, Inc.**

7811 Montrose Road, Suite 110, Potomac, MD 20854  
301-468-8919 · Fax: 301-468-0983

397 Herndon Pkwy, Suite 100, Herndon, VA 20170  
703-437-5800 · Fax: 703-471-6578  
[abarisrealty.com](http://abarisrealty.com)

March 17, 2025

Dear Lakelands Ridge HOA Homeowner:

Summer is just around the corner and it's time to register for your pool passes! Enclosed is the 2025 pool pass application. Please complete your application and forward it to the Abaris office **no later than Monday, May 12, 2025.**

**Abaris Real Estate Management**  
**Attention: Andrew Moorman**  
**7811 Montrose Road Suite 110**  
**Potomac, MD 20854**  
Email: [customercare@abarisrealty.com](mailto:customercare@abarisrealty.com)

Pool passes will only be issued to households who are current with their monthly association dues. Each household is permitted to bring up to four guests per visit.

After you have submitted your application and we have processed it, your pool pass registration **will be documented on file to the pool lifeguards** before opening day and will remain at the pool throughout the season. When you visit the pool this summer, simply state your name and address to the lifeguard and, provided that you are registered, you will be allowed access to the pool. This system will avoid the hassle of residents having to carry passes to the pool with each visit and lost, missing or stolen passes, etc.

Due to the high volume of pool pass applications received by our office, you must be sure to submit your application **no later than Monday, May 12, 2025,** in order to have your pool pass registration card processed and delivered to the pool by opening day on Saturday, May 24, 2025. **Please be advised that there will be no walk-in service for pool pass applications. Applications are processed on a first come, first serve basis and pool passes are processed and updated weekly throughout the summer.**

The pool will be open from May 24, 2025 – September 1, 2025. The pool hours this summer will be as follows:

<b>Monday - Friday</b>	<b>12:00 pm - 8:00 pm</b>
<b>Saturday, Sunday &amp; Holidays</b>	<b>11:00 am - 8:00 pm</b>

<b>When public school is in session,</b>	
<b>Monday - Friday, the pool hours will be</b>	<b>3:00 pm - 8:00 pm</b>

All residents should be aware that the pool management company has been given strict instructions to check pool passes for every resident and to require that every resident sign-in when entering the pool facility. This is being done in order to ensure that the pool is only being used by residents of Lakelands Ridge HOA and their guests. Your cooperation in abiding by the enclosed Pool Rules and Regulations is greatly appreciated. On behalf of the Board of Directors, I wish you all a safe and happy summer!

Sincerely,

Andrew Moorman, CMCA  
Community Manager

# Lakelands Ridge Homeowners Association

## 2025 Swimming Pool Pass Application

**Note: All information must be provided or passes will be delayed until information is received. (All information will be kept confidential)**

**Please Print**

Lakelands Ridge – Homeowner Address:

Street Number	Street Name	Unit Number (If Applicable)
<hr/>		
Home Phone		Work Phone
<hr/>		<hr/>
Other Phone		E-Mail
<hr/>		<hr/>
First Name		Last Name
<hr/>		<hr/>
Spouse Name		Last Name
<hr/>		<hr/>

**Family Members (ONLY FULL TIME residents of the address above)**

<u>First Name</u>	<u>Last Name</u>	<u>Birth Date</u>	<u>Age</u>
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# Lakelands Ridge Homeowners Association

## 2025 Swimming Pool Pass Application

### **PLEASE NOTE:**

- No passes will be issued to a household if assessment fees are delinquent thirty (30) days or more.
- Each household is permitted to bring up to four guests per visit.

### **RESIDENT CERTIFICATION FOR POOL PASSES:**

I hereby certify that the information supplied above is accurately stated and I am requesting resident passes for **ONLY FULL TIME residents of the address above**. Upon signature of the application, I acknowledge that my family, my guests and I will abide by the Rules and Regulations governing the use of the swimming pool facility.

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Signature of Homeowner (required)

Date

### **PERMISSION TO RELEASE POOL PASSES TO TENANTS/RESIDENTS:**

**(Required only for owners who have tenants. Owners must sign before passes are released).**

I/We authorize Lakelands Ridge Homeowners Association to release swimming pool passes to the Tenants referenced above and I/We understand that our tenant(s) are required to abide by the rules and regulations governing the swimming pool facility.

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Signature of Homeowner

Date

### **COMPLETED APPLICATIONS SHOULD BE SENT TO:**

**Abaris Real Estate Management  
Attention: Andrew Moorman  
7811 Montrose Road Suite 110  
Potomac, MD 20854  
Email: [customercare@abarisrealty.com](mailto:customercare@abarisrealty.com)**

### **Have you included the following?**

1. **Proof of residency for each adult (18 years or older) whose last name differs from that of the Registrant** (i.e. copy of driver's license, piece of mail with name and address, etc)
2. **For tenants, a copy of the lease and the Release Form signed by the owner**

# **LAKELANDS RIDGE HOMEOWNERS ASSOCIATION SWIMMING POOL RULES**

The following Rules and Regulations are for the protection and benefit of all to assure safe and sanitary operations of the pool and facilities. Your cooperation in abiding by these conditions will afford pleasant relaxation and recreation for all concerned.

1. A qualified and responsive pool contractor operates the pool. Comments regarding lifeguards, supervision or any other pool-related issues should be directed to the management agent or the Board.
2. Lifeguards are on duty to assure your safety. Assist them by following their instructions. The community will not tolerate dangerous or discourteous behaviors. **ANYONE BEHAVING IN SUCH A MANNER CAN AND WILL BE ASKED TO LEAVE THE PREMISES. REPEAT OFFENSES WILL RESULT IN SUSPENSION OF PRIVILEGES.**
3. The pool may be closed at any time at the lifeguard's discretion for reasons such as equipment breakdowns, operational difficulties, health issues or inclement weather.
4. All persons using the pool are required to have a pool pass on file to gain admission. The pool management company has been given strict instructions to check pool passes for every resident and to require that every resident sign-in when entering the pool facility.
5. All patrons that enter the pool and are over the age of 12 must sign in the guest log.
6. No one under 12 is allowed in the pool area without a member who is at least 18 years old. **NO exceptions. IT IS THE RESPONSIBILITY OF ADULT MEMBERS AND GUESTS TO SUPERVISE THEIR CHILDREN AT ALL TIMES.**
7. Admission may be refused to anyone with skin cuts or abrasions, colds or infections.
8. All patrons must wear appropriate attire. No cutoff jeans will be allowed in the pool.
9. Members will be responsible for all actions of their guests. The cost of property damage will be charged to the responsible party.
10. Management will not be responsible for the loss of, or damage to, any personal property of any kind.
11. In accordance with Montgomery County regulations, no food or beverages are allowed at the pool, except at the tables. No glass is permitted in the pool area. Keep the pool area clean and safe.
12. No one may use the pool unless it is officially open and a lifeguard is on duty (Maryland State Law).
13. No running or diving.
14. No smoking or consuming of alcoholic beverages is permitted in the pool area.
15. Persons who appear to be under the influence of alcohol or other controlled substances are not permitted into the facility.
16. No life preservers will be permitted. Inner tubes or other flotation devices will be allowed only at the discretion of the lifeguard. All infants or young children using flotation devices must be within the reach of a water-safe adult at all times.
17. No pushing, dunking, wrestling or other horseplay will be permitted.
18. No pets.
19. Abusive or profane language will not be tolerated.
20. All patrons must shower before using the pool.
21. All infants and toddlers must wear swimmer diapers. Children who are not toilet trained must wear snugly fitting rubber or plastic pants over their swimmer diapers made specifically for pool use.
22. All trash must be put in the proper receptacles provided within the pool area.

**These rules may be revised, or additional rules established at any time**  
**By the Board of Directors.**