



PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

To All PWCCA Residents:

In response to Governor Abbott's Executive Order GA-34, effective March 10, 2021, the PWCCA Board of Managers has, by unanimous vote, approved the re-opening of our Community Pool and Clubhouse.

While private businesses and other establishments, under GA-34, may continue to require Masks and Social Distancing, Texas Condominium Associations would need to amend their Governing Documents to continue to keep their Pools closed, in effect, exempting themselves from GA-34. The proposed new Rules (rule-making authority is granted to Condominium Association Boards under Section 82.102(a)(7) of the Texas Property Code) would have to be voted on and approved by the HOA community, and ultimately filed with Dallas County. Our outside legal counsel, RMWBH, have advised us that this would involve considerable delay and expense to undertake. The Board has determined that this expense would be prohibitive for our HOA Budget.

In re-opening the Pool and Clubhouse (both are designated as Common Elements in our Governing Documents), PWCCA Residents will need to determine what level of risk to their health and well-being they are willing to take on. PWCCA's HOA Board and Management will not assume any responsibility, nor be held liable for any resident who contracts COVID-19, or its Variants, at the Pool and/or Clubhouse. This will be a matter of personal choice and decisions made by PWCCA residents, themselves.

Indeed, our Maintenance and Office Staff will be required to continue Masking and Social Distancing, as they are direct employees and fall under the protections of the Occupational Safety and Health Act (OSHA.)

The CDC's latest Guidelines, announced yesterday, March 8, 2021, "strongly encourages Americans to continue to Mask and Socially Distance, in public, and to avoid all travel." In support of this guidance, the CDC pointed to several data points, which all Americans should be aware of:

1) The recent decline in U.S. COVID cases has leveled off, plateauing at around 50,000 new cases per day. Of these, a sharply increasing percentage have been found to be the "Variants" (U.K., Portugal and South Africa.) The Variants' rate of spread is many times faster than the original Covid strain, and much more lethal.

2) While the Pfizer, Moderna and Johnson & Johnson vaccines have proven effective in preventing severe illness, hospitalizations and death--even against the Variant Strains--only 9.7% of Americans are fully vaccinated, defined as having received both doses of the Pfizer or Moderna vaccines, or the single dose from Johnson & Johnson. In Texas, only 7% of residents have been vaccinated.



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3) “Herd Immunity” is in the range of 70% to 80% of Americans being fully vaccinated. We are a long way from achieving that.

4) Texas has the 2nd-highest “Positivity Rate” in the nation, defined as the percentage of persons testing positive for COVID-19 or it’s Variants. All three Variant Strains (U.K., Portugal and South Africa) have been confirmed in Harris County (Houston.)

The biggest fear that keeps the folks at the CDC awake at night is whether the speed of the U.S.’s Vaccination Program will be fast enough to suppress the spread of the Variant Strains. (This is what caused the U.K. and much of Europe to have to “Roll Back” in late-2020.) With some states dropping CDC Protocols (Masking, Socially Distancing and avoiding Travel), coupled with Spring Breakers’ “Cluster” events this week, the CDC is concerned that the U.S. could experience a 4th Surge/Wave of increasing illness, hospitalizations and deaths. It really comes down to a Horse Race between the speed of the U.S.’s Innoculation Program, versus the speed of COVID’s spread--especially, it’s Variants. Only time will tell, but the CDC has determined that we will have a much better handle on whether we’re winning the battle in about 8 weeks, around mid-May. Until then, they advise all Americans to adhere to their Guidelines, continuing to Mask and Socially Distance, at least for another two months.

With some preparations to be completed, PWCCCA’s Management and Maintenance Staff hope to have the Pool and Clubhouse ready for re-opening by this Friday, March 12th, 2021. There will be new Signage affixed to both Gate Entry points, announcing that the CDC Guidelines are still in effect.

Good Health and Best Regards To All Our PWCCCA Residents!

Jeff Hughes
Board President

(or, Carrie, if you think it would be more powerful, just sign, “Board of Managers, PWCCCA.” Doesn’t matter to me.)