

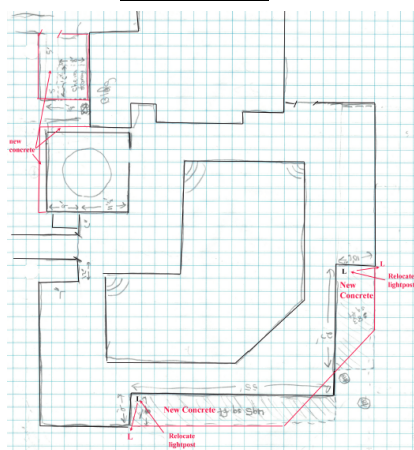
The Altamira One Pools and Spas were built in 1972. California health code governing the operation of these pools has changed significantly during the last 46 years. One of the most significant changes came in the area of water chemistry control. In 1972, it was accepted practice to use a small tablet erosion feeder to slowly feed chlorine into the pool or spa. The pool operator would ‘guesstimate’ the correct setting on the erosion feeder to maintain chlorine in the pool, and would add some acid or soda ash by hand to adjust pH at each service call. Today, code calls for automatic water chemistry control with sensors that actively monitor the chlorine and pH levels of the pool. The controller turns the circuits on the circuits that control the liquid chlorine (sodium hypochlorite) and muriatic acid pumps when levels drop below set point, then turns off these circuits when chlorine and pH levels rise up to set point. The result is significantly better control of water chemistry, resulting in vastly improved levels of oxidation, disinfection, and bather comfort.

Unfortunately, storing enough chlorine and acid on site for the chemical feeders, requires significantly more space than the old tablet erosion feeder. There is also important hazardous material protocol that must be followed to safely store these chemicals, and provide adequate protection against unintended chemical spills and/or mixing of chemicals. A concrete pad and fence enclosure at both North and South Pools was recently built. 5-foot tall Texas Privets were planted adjacent the new chemical storage enclosure. Chlorine and acid will be stored in double walled chemical tanks, in separate storage sheds (pictured below).

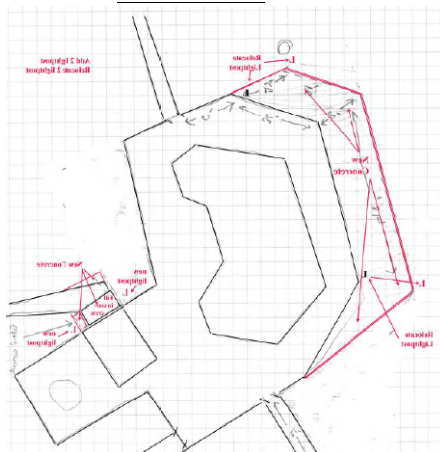


The demographics of Altamira One are evolving. The original ‘over 55’ community with an average of 1-2 adults living in each home, has now evolved into a significant number of family households with 1-2 adults and 1-3 children. The dynamics of pool use on a busy summer day have consequently changed. The pool deck has become much more crowded during periods of peak use. Consequently, over a period of several years, the Board has discussed in open Board meetings and ultimately approved, a modest expansion of the pool deck that would occur concurrent with the new pool fence enclosure project that is described later. (See photos below for detail)

North Pool



South Pool



Swimming pools and spas have proven to be a significant source of accidental injury and death. These aquatic facilities have come to be recognized as an attractive nuisance. After too many preventable deaths, and their resulting lawsuits, the pool industry has taken steps to try to reduce these risks. One significant change has been the evolution of the pool enclosure, required to prevent unauthorized access to the pool or spa. Virtually all pool enclosures today are designed to exceed code, in an effort to make it very difficult (if not impossible) for unauthorized access into the aquatic enclosure. In an effort to improve safety and to reduce legal liability, older facilities are being retrofit with better fence enclosures in order to provide better protection against unauthorized access, many times only after significant vandalism, or a drowning has occurred.

The photo below shows the existing pool fence enclosure at our North Pool. This enclosure has not been an effective deterrent for unauthorized access into the pool and spa area. Eye witnesses and security video has shown people of all ages jumping the fence to get in or out as desired (including an 80 year old man who locked his keys in the bathroom).



In an effort to prevent after hours use of a hot tub located on the UCSD campus, the spa enclosure pictured below was retrofit with a 6-foot tall iron rod fence with spikes on top. This design proved to be an ineffective deterrent against after hour access. Teens simply placed a towel over the top of the fence to cover the sharp spikes, then hopped over the fence. (The shorter teens just required a boost from one of their friends.)



The City of Carlsbad recently built the beautiful Alga Norte Aquatic Center. Risk management was an important part of the design of their new facility. Below are several photos that show a fence design that has proven to be an effective deterrent against unauthorized access. This 7 foot tall iron rod fence includes a design that curves the spiked bars outward at the top, making it very difficult (if not impossible) for most people to climb over. This design was approved for Altamira One. Below are a few photos.

