



Tall Grass of Naperville  
Homeowners Association

***Membership Handbook***

Revised Effective: March 16, 2018

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CONFIDENTIAL

**CONTACT INFORMATION**

**TALL GRASS HOMEOWNERS ASSOCIATION CLUBHOUSE**

3324 Deering Bay Drive  
Naperville, IL 60564  
Clubhouse Attendant: 630-967-6626  
Hours: From February 15<sup>th</sup> – October 15<sup>th</sup>  
Monday, Wednesday, Friday  
8:00 a.m. to 2:30 p.m.

From October 16<sup>th</sup> – February 14<sup>th</sup>  
Monday, Wednesday, Friday  
8:00 a.m. to 1:00 p.m.

**AQUATIC CENTER OFFICE**

Open during pool hours/season only.  
Phone: (630) 922-6871

**\*Any Tall Grass HOA form is available on the HOA website, [www.tallgrassnews.com](http://www.tallgrassnews.com). \***

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**HOA MEMBERSHIP INFORMATION**

The facilities, activities and all resources of the Tall Grass Homeowners Association are available only to association members in good standing. Outside memberships are not offered.

**ASSOCIATION DUES**

Association dues are due annually on January 1<sup>st</sup>. Statements and a copy of the approved budget for the next year are mailed to homeowners each December. A late fee of \$50 will automatically be applied to any account not paid in full by January 30<sup>th</sup> and 1.5% each month thereafter on the 30th.

**ANNUAL MEETING OF THE MEMBERSHIP**

An annual homeowners’ meeting is held each fall, with the purpose of electing new Board Members to the homeowners’ association board of directors. Information about the meeting is mailed to residents in advance of the meeting and is also printed in the monthly newsletter.

**DECLARATIONS OF COVENANTS AND RESTRICTIONS**

The Declaration of Covenants and Restrictions include information about the governing rules of the homeowners association. A copy of this documentation is posted on the association’s website, [www.tallgrassnews.com](http://www.tallgrassnews.com).

## HOA COMMUNICATIONS

Website: [www.tallgrassnews.com](http://www.tallgrassnews.com)

The Tall Grass HOA website provides information about the association, a calendar of events and resident/staff directories. You may also find copies of past newsletters and the covenants and restrictions governing the HOA, as well as other valuable information.

## SUBSCRIBE TO HOA EMAIL NOTIFICATIONS

To receive periodic email notifications about HOA events and other important news, visit [www.tallgrassnews.com](http://www.tallgrassnews.com) and update your resident profile. Check the box for receiving email from the HOA.

## TALL GRASS WHISPERS MONTHLY NEWSLETTER

A monthly newsletter, the Tall Grass Whispers, is mailed to residents each month. The HOA Board of Directors uses the newsletter as the primary vehicle of communication, in order to keep communication costs to a minimum and provide timely information. The newsletter includes information about scheduled events and other matters of importance. Copies of the past newsletters are posted to the HOA website.

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## MEMBERSHIP ACCESS CARDS AND GUEST PASSES

1. Each member, including children over 6 months old, must present a valid Tall Grass Access Card to gain entrance to the Tall Grass Facilities.
2. Any member willfully permitting use of his/her membership by an unauthorized person will be subject to disciplinary action and possible termination of membership privileges.

## OBTAINING A TALL GRASS ACCESS CARD

1. Tall Grass Access Cards will be issued at the Clubhouse (not at the pool) on pre-determined days. Look in the monthly newsletter for a list of scheduled appointment times, or call the Clubhouse Attendant to arrange for a personal appointment.
2. Adult residents (18 and older) must provide one of the following forms of ID when obtaining an Access Card:
  - Valid driver's license with a Tall Grass address.
  - Government-issued picture ID and a recent utility bill in the resident's name with a Tall Grass address. (License plate renewal forms, car registration, a recent auto insurance

bill, social security document will be accepted in lieu of the utility bill, provided the resident's name and Tall Grass address are listed.)

- Government-issued picture ID and closing papers for a Tall Grass residence.
- Children must be accompanied by an adult resident, showing the appropriate ID. Birth certificates are required for each child whose surname is different than the parent.

3. Your assessment account must be in good standing.
4. You must have a current Homeowner Information Sheet on file.
5. If you are leasing your unit, the owner must provide a completed Off-Site Owner Form and a copy of a current lease.

### **REPLACEMENT ACCESS CARDS**

1. There will be a \$10.00 charge for replacement access cards. Please make checks payable to the "Tall Grass of Naperville HOA."
2. Residents must provide the appropriate identification (as previously noted) when requesting a replacement card.
3. A permanent replacement access card can be issued at the Clubhouse office by appointment or on predetermined dates, as advertised.

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### **NANNY ACCESS CARDS**

Households with in-home childcare providers may purchase one (1) nanny access card. Nanny access cards are good for one pool season and must be returned to the Clubhouse office if the nanny's employment is terminated during the pool season. Nanny access cards are \$75.00 payable to the "Tall Grass of Naperville HOA." The homeowner must be present with the nanny in order for the nanny to obtain the access card.

Persons presenting a nanny access card will be admitted to the pool when accompanied by at least one of the children in his/her care. Nannies are not allowed entrance to the pool alone (e.g. on days off work).

### **"LIVE-IN NANNY" ACCESS CARDS**

For live-in nannies or au-pairs, a special "Live-In Nanny" access card may be obtained so that the live-in caregiver may use the pool with or without the children in his/her care. In order to obtain an "Live-In Nanny" access card, the Tall Grass resident must provide proof of residency in the Tall Grass of Naperville HOA.

When applying for a “Live-In Nanny” access card, please provide **at least one** of the following documents:

- Documentation from an au-pair agency showing the Tall Grass home as the nanny’s legal residence.
- A valid government-issued ID, including a Tall Grass address

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### **TALL GRASS FACILITIES**

The Tall Grass of Naperville Homeowners Association offers many fine facilities for your family’s enjoyment.

- Clubhouse (available for rental)
- Swimming Pool
- Zero-Depth Wading Area
- Waterslide
- Shaded Sand Activities
- Lighted Tennis Courts
- Walking/Biking Trails
- Patio (available for rental)
- Showers
- Coin Operated Lockers
- Covered Outdoor Seating
- Gated Outdoor Seating
- Basketball
- Scenic Ponds

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### **AQUATIC CENTER RULES AND REGULATIONS**

The following Rules and Regulations have been established to assure the safe and orderly operation of the Tall Grass Aquatic Center. Cooperative compliance by members and their guests will help all to realize the greatest satisfaction and benefits offered by this fine facility.

#### **GENERAL RULES**

1. The Aquatic Center’s management and staff are charged with the enforcement of the Rules and Regulations. In addition, they are authorized to establish temporary rules to deal with situations that may arise, and to take appropriate disciplinary action when necessary. There is a zero tolerance policy on abusive, indecent or inappropriate behavior.
2. Use of the Aquatic Center by members and guests is at their own risk.
3. The management is not responsible for lost or stolen articles or property. Please use the coin operated lockers to secure your belongings.
4. Any Aquatic Center property that is broken or damaged by a member or guest shall be paid for by the member.

5. All persons using the Aquatic Center facility hereby waive claims of injury arising out of the use of the Center's facilities. In the case of minors or disabled persons, a parent or guardian shall waive and shall also agree to indemnify, hold harmless and defend the Aquatic Center and its operator from any claims resulting from injury to the minor or disabled person. This applies to all members, families and guests.
6. Children under the age of twelve (14) must be **accompanied and supervised** by person(s) eighteen (18) years or older with a valid Tall Grass access card. No one under the age of fourteen (14) is permitted entrance alone.
7. Persons refusing to obey established rules, or whose conduct, actions or language is determined to be detrimental to the patrons may be barred by the management or designated personnel from the use of the facilities on a temporary or permanent basis.
8. The Tall Grass Aquatic Center is a smoke-free facility.
9. No alcohol is permitted within the Aquatic Center. The use of alcohol within the Aquatic Center may result in a loss of pool privileges for the remainder of the season.
10. No pets are allowed on the premises.
11. Skateboarding is not allowed anywhere in or around the Clubhouse/Aquatic Center property or parking lot.
12. Notices, signs, decorations or pictures shall not be posted without approval of the Aquatic Center management.
13. The use of cameras, camera phones and cell phones in the locker rooms is strictly prohibited.
14. The Aquatic Center (pool) is not available for rental use. (Contact the Clubhouse Attendant for information about renting the Clubhouse and/or patio.)
15. Certain pool activities, such as lap swimming, water volleyball and basketball may be set up on pre-determined, posted evenings when the use of the pool is such that there is sufficient space, in the opinion of the Aquatic Center staff, to conduct these activities safely and without disruption of normal swim activities.
16. Chairs are for the primary use of adults. Because available chair space is limited on busy pool days, please ask children to share chairs whenever possible.

#### **REST PERIOD/SAFETY BREAK RULES**

For those under the age of eighteen (18), an enforced 15 minutes rest period/safety break will take place hourly during open swim. Rest periods/safety breaks begin at 45 minutes after the hour, following these rules:

1. The entire pool and water slide will be reserved for adult use during the rest period/safety break.
2. Children three (3) and under may swim directly with their parents in the pool.
3. Children three (3) and under may be allowed to use the waterslide, with a parent catching them. (No double riding permitted).

#### **WATERSLIDE RULES**

1. Parents are asked to exercise good judgment when determining whether their small children are old enough/tall enough to use the waterslide. Lifeguards may ask parents to remove children who are visibly too frightened to use the slide.
2. Slide users enter the water feet first.
3. Only one person at a time is allowed on the waterslide.
4. Each slider must wait until the area at the bottom of the slide is clear and a lifeguard has signaled that it is safe for the next person to slide down the slide.
5. When finished sliding, exit to the pool immediately. For safety purposes, sliders are not allowed to remain in the pool when finished sliding.
6. Swimming is not allowed in the waterslide pool, other than when exiting the waterslide area.

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#### **AQUATIC CENTER GUEST ADMISSIONS**

1. Each member household is allowed to bring four (4) guests to the pool each day. A resident must be at least 18 to sign in a guest, unless advance arrangements have been made.
2. When bringing guests, the host member and each guest must sign the guest log at the admissions desk.
3. The host must remain at the pool with the guests at all times. Guests will not be allowed to stay if the member host leaves the pool.
4. Guests fees are \$5.00 per day per guest, billed to the member's account. No refunds. Guests that are under 2 years old are free.
5. Members will be billed for any guests signed in under the family's account, including any Tall Grass residents signed in as your guest when they have forgotten their access card.
6. At the discretion of the Aquatic Center Management, guests may be refused admission if the facility is crowded.



7. No exceptions to guest admission rules are allowed.
8. If anyone is found to not be abiding by these rules may have their access card(s) revoked.

## HEALTH

Certain health rules are required by the State of Illinois Public Health Department. Failure to comply with these rules could result in the pool being closed for an indefinite period of time. Please be respectful to these rules. If anyone is found to not be abiding by these rules, they may have their access card(s) revoked.

1. A public health regulation requires that a shower be taken before entering the pool area.
2. Admission to the pool is refused to all persons who have any contagious disease, infections, skin lesions, carbuncles, boils, inflamed eyes, ear discharges or any other condition which has the appearance of being infectious. Persons with excessive sunburns, abrasions that have not healed, corn plasters, bunion pads, adhesive tape, rubber bandages or other bandages of any kind may not be permitted.
3. Any person under the influence of alcohol, or one who exhibits erratic behavior, shall not be admitted.
4. In accordance with the Illinois Health Department regulations, individuals are required to wear bathing suits in the pool. Colored t-shirts, cutoffs or non-swimwear shorts/pants/dresses of any kind are not permitted.
5. People in street shoes, and all other spectators, are not allowed on the pool deck or the "wet" areas of the bathhouse.
6. Lotions applied to the skin must be removed, by showering, each time before entering the water.
7. Spitting, spouting of water, blowing the nose or otherwise introducing contaminant into the pool is not permitted.
8. Food and drinks will only be allowed in the following designated and controlled sections: concessions area, 2 tent areas around the pool. Drinking water is allowed at the chairs around the pool. (This rule is required by the State of Illinois and also due to residents with highly sensitive food allergies. Please be respectful of this rule.)
9. Swim diapers AND rubber pants must be used on children that are not toilet trained.
10. To prevent unnecessary pool closings, please monitor your child's eating habits and overall wellness prior to and during pool visits.

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## SAFETY

1. Nobody may enter the pool area unless the lifeguard staff is on duty.
2. No diving from poolside is permitted, except under supervised competitive and training conditions.
3. No running is permitted anywhere inside the Aquatic Center.
4. Sponge balls, beach balls, and other small pool toys may be used only on days when attendance is low, with the approval of a lifeguard.
5. Glass, soap or other material which might create hazardous conditions or interfere with efficient operation of the swimming pool, shall not be permitted in the swimming pool or on the pool deck.
6. Rafts, noodles, inner tubes, rings and other flotation devices are not allowed in the pool. The following exceptions are permitted:
  - Young children and babies swimming directly with an adult may use Coast Guard approved wearable floats, vests, water wings, etc. as they build confidence in their swimming skills
  - Kickboard floats may be used at the discretion of the lifeguards.
  - During certain scheduled, designated times, rafts and other flotation devices may be allowed.
7. If anyone is found to not be abiding by these rules, they may have their access card(s) revoked.

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**AQUATIC CENTER HOURS OF OPERATION**

The Aquatic Center is open each year from Memorial Day weekend through Labor Day. Every effort will be made to inform residents of alterations to the Aquatic Center operating schedule and season.

**SCHEDULED AQUATIC CENTER CLOSINGS**

The pool will occasionally close early or open late when home swim meets are hosted by the Tall Grass Lightning Swim Team. A list of pool closings will be posted on the website calendar and also printed in the Tall Grass Whispers newsletter.

**OTHER CLOSINGS OF AQUATIC CENTER**

It is expected that the Aquatic Center will be open during all scheduled hours. However, certain conditions may warrant a closing of the pool either temporarily or for the remainder of the day.

The pool may be closed temporarily (until the management signals that swimmers may return to the water) if any of the following conditions exist:

1. Health concerns due to vomiting or fecal spills.
2. Any other temporary safety or health hazard.

The facility will close for the remainder of the day if any of the following conditions exist for that day:

1. The temperature falls below or fails to reach 68°F.
2. In general, the Aquatic Center will close on any day that the weather conditions, in the management's opinion, make operation of the facility unsafe. This includes, but is not limited to lightning sightings, tornado warnings, severe weather warnings and certain weather watch conditions, as identified by the National Weather Service.
3. At any time the Aquatic Center's mechanical workings are not functioning properly.
4. At any time after 8:00 p.m., if the facility use does not, in the discretion of the management, warrant staying open.
5. If lifeguard staffing is not adequate to ensure adequate safety of residents.

#### **AQUATIC CENTER CLOSING HOTLINE**

In the event that the Aquatic Center closes for weather or any other reason, the recording on the pool's answering machine will be updated to reflect the closing. Residents may call the Aquatic Center office at 630-922-6871 to verify whether the pool is open.

#### **REGULAR SEASON HOURS**

Open Swim Daily: 11:00 a.m. to 9:00 p.m.  
Adult Swim: 9:00 a.m. to 11:00 a.m. (Sundays only)

#### **MEMORIAL DAY AND LABOR DAY WEEKEND HOURS**

Saturday: 11:00 a.m. to 9:00 p.m.  
Sunday: 11:00 a.m. to 9:00 p.m. (Adult Swim: 9:00 a.m. to 11:00 a.m.)  
Monday: 11:00 a.m. to 9:00 p.m. (Labor Day: Pool closes at 8:00 p.m.)

#### **EARLY SEASON HOURS (WEEKDAYS WHILE SCHOOL IS IN SESSION)**

Special hours of operation apply on weekdays, following Memorial Day, when District 204 schools are still in session. Regular hours apply on weekends during this time.

Early Season Weekday Hours: 4:00 p.m. to 8:00 p.m.

**LATE SEASON HOURS (WEEKDAYS WHEN SCHOOL IS BACK IN SESSION)**

Special hours of operation apply on weekdays when District 204 schools are back in session. Regular hours apply on weekends during this time.

Late Season Weekday Hours: 4:00 p.m. to 8:00 p.m.

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**SWIM TEAM AND WATER POLO**

Tall Grass is the proud home to a competitive youth swim team and water polo team, the Tall Grass Lightning. The Tall Grass Lightning swim team and water polo team are non-profit recreational teams with the sole purpose of providing a safe, fun summer sport for the children of the Tall Grass subdivision, thereby allowing these youngsters to discover their swimming potential and to help them develop qualities of good sportsmanship. The teams are part of the Naperville Park District’s swim conference.

Non-members can join Tall Grass swim programs. Non-members are only allowed access during their program’s designated time. Non-members are required to pay an additional \$50.00 fee. The total amount of non-members cannot exceed 25% of the total members enrolled in the program.

Additional information about the swim team and water polo team, including schedules, are available at [www.tallgrasslightning.com](http://www.tallgrasslightning.com).

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**TALL GRASS TENNIS**

Tall Grass offers four lighted tennis courts.

1. All courts are available on a first come, first served basis except when the courts are being reserved for programming.
2. Check [www.tallgrassnews.com](http://www.tallgrassnews.com) or bulletin board outside the courts to determine when the courts are available for open play.
3. Time is limited to one (1) hour of play, starting on the next half hour. Play may continue beyond the one (1) hour time period if no other residents are waiting.
4. Courts are open daily from 6:00 a.m. through 10:00 p.m. The lights must be off at 10:00 p.m.

## GENERAL INFORMATION AND RULES

The following policies have been developed to help Tall Grass residents understand the proper procedures and usage of the facilities:

1. Only Tall Grass members may utilize the courts. Any non-member will be asked to vacate the courts. Therefore, always carry your Tall Grass access card to gain entrance.
2. Non-members can join Tall Grass tennis programs. Non-members are only allowed access during their program's designated time. Non-members are required to pay an additional \$50.00 fee annually. The total amount of non-members cannot exceed 33% of the total members enrolled in the program.
3. Tall Grass Tennis programs and courts are available only to residents in good standing.
4. Only gym shoes will be allowed on the courts (no bare feet, flip flops or non-athletic shoes). Shirts must be worn at all times.
5. No food or glass containers are permitted within the court area.
6. Pets, rollerblades, skates, skateboards and bicycles are strictly prohibited on and around the courts.
7. Do not leave children unattended.
8. Members will be responsible for any damage (caused by themselves, their children or guests) to the courts and equipment.
9. If anyone is found to not be abiding by these rules, they may have their access card(s) revoked.

Additional information about tennis lessons, team play and other special programming are available on the association website, [www.tallgrassnews.com](http://www.tallgrassnews.com).

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## BASKETBALL

There are two basketball hoops located to the east of the east tennis court.

1. Both hoops are available for usage daily between 6:00 a.m. to 10:00 p.m.
2. Both hoops are available on a first come, first served basis except when/if the hoops are being reserved for programming.
3. Time is limited to one (1) hour of play, starting on the next half hour. Play may continue beyond the one (1) hour time period if no other residents are waiting.

4. No food or glass containers are permitted within the area.
5. Do not leave children unattended.
6. Members will be responsible for any damage (caused by themselves, their children or guests) to the hoops and surrounding area.
7. Pets, rollerblades, skates, skateboards and bicycles are strictly prohibited on/ around the courts.
8. No vulgar or offensive language is allowed.
9. If anyone is found to not be abiding by these rules, they may have their access card(s) revoked.

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## **CLUBHOUSE/PATIO RENTALS**

### **CLUBHOUSE RENTALS**

1. Available year-round. Patio is only accessible between April 15<sup>th</sup> and October 15<sup>th</sup>.
2. 30 day minimum notice/6 month maximum notice.
3. No holiday rentals allowed.
4. \$500 Deposit/\$200 Rental Fee
5. Standard rental times are as follows: 10:00 am to 4:00 pm or 5:30 pm to 11:30 pm. Additional option timeframe of 5:30 pm to 12:30am has a \$300 rental fee.
6. Cleaning Included.
7. \$50 penalty plus \$1 per minute fee for every minute after 10 minutes from their scheduled starting time.
8. \$100 penalty plus \$1 per minute fee for every minute after 10 minutes from their scheduled ending time.
9. Can cancel for a full refund with no less than 14 days before event date.
10. Lessee is only allowed within the Clubhouse during rental time frame. Not allowed to set up prior to event start time.
11. No more than 90 guests for Clubhouse.
12. Not to utilize any other area on association other than rented areas during party.

13. Should guests utilize the pool area, swimsuits are not allowed in the clubhouse. Guests must go through the pool house and change back into street clothes prior to entering the clubhouse.
14. Alcohol is not allowed on the pool deck.
15. Lessee must be present for entirety of event, including cleanup.
16. Furniture must be returned where moved from and the furniture storage closet must be stacked according to diagrams posted.
17. If tables are utilized, they must be wiped down prior to returning them to the storage closet.
18. No items are to be taped, tacked, or otherwise adhered to walls, trim, soffits or floors.
19. Confetti and glitter are not allowed.
20. No smoking allowed within Clubhouse.
21. No candles, other than on a cake, are permitted.
22. Kitchen, including refrigerator, MUST be cleaned after each use and emptied completely of personal belongings.
23. Deposit will be returned within 30 days of event.

#### **PATIO RENTALS**

1. 14 day minimum notice/30 day maximum notice
2. No holiday rentals allowed.
3. \$100 Deposit/\$75 Rental Fee.
4. Guest list due to Clubhouse Attendant no less than 10 days prior to party. All non-residents must be on the guest list. Any guest not on the list will not be allowed entrance and will be required to pay for a guest pass. Guest passes are available for purchase of \$5.00 a pass. **No exceptions.**
5. No more than 50 guests for Patio, with no more than 30 non-resident guests.
6. Cannot rent if the Clubhouse is rented.
7. Patio is only open between April 15<sup>th</sup> and October 15<sup>th</sup>.
8. Scheduled with a minimum of an hour between parties in a 4 hour block (parties to end no later than 9pm and including set up and clean up).
9. Events cancelled less than 14 days prior to event will incur a \$25 cancellation fee.

10. Will receive a full refund if event is cancelled due to inclement weather as long as the patio was used for less than one hour.
11. Lessee is not allowed in the Clubhouse for any reason.
12. No alcohol allowed.
13. Lessee must be present for entirety of event, including cleanup.
14. Furniture must be returned to original location.
15. Entire cleaning checklist must be completed. This includes hosing down the patio if necessary, wiping fingerprints from glass and removing of all garbage.
16. Lessee must sign off on cleaning checklist with a member of Aqua Guard in order to receive deposit back.
17. Deposit will be returned within 2 weeks of event.