



**Abaris Real Estate Management, Inc.**

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TO: TUCKERMAN STATION HOMEOWNERS ASSOCIATION HOMEOWNERS  
TUCKERMAN STATION CONDOMINIUM ASSOCIATION UNIT OWNERS

FROM: KAITLYN AMBUSH, CMCA  
COMMUNITY MANAGER FOR TUCKERMAN STATION RECREATION ASSOCIATION

RE: 2025 POOL PASS REGISTRATION

DATE: MARCH 24, 2025

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 offices of Abaris Realty **no later than Monday, May 12, 2025.** This registration packet is also posted on the Association's website at <https://tuckermanstationrec.com/>

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

As was the procedure last summer, your pool pass registration will be documented by Abaris upon receipt of your completed application. The list of registered residents will be delivered to the pool before opening day and will remain at the pool throughout the season. When you visit the pool this summer, simply sign your name and address in the sign-in sheet and if your name is listed, 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 processed and delivered to the pool in time for opening day. Please be advised that there will be no walk-in service for pool pass applications which are processed on a first come, first serve basis. Pool passes are delivered to the pool weekly throughout the season.

Please note that the pool will be open one weekend before Memorial Day, May 17 & 18, 2025, weather permitting. The pool will be open daily from May 24, 2025 – September 1, 2025. The pool hours this summer will be as follows – **please note earlier opening time on Saturday, Sunday & Holidays:**

<b>Monday - Friday</b>	<b>12:00 p.m. - 8:30 p.m.</b>
<b>Saturday, Sunday &amp; Holidays</b>	<b>10:00 a.m. - 8:30 p.m.</b>

All residents should be aware that the pool management company has been given strict instructions to check pool registration for every resident and to require that every resident sign-in when entering the pool facility each day they swim. Each resident is allowed to bring a maximum of five guests to the pool throughout the season. Owners who wish to convey their rights to use the pool facility to their tenants must submit a copy of the current lease along with the completed application. Have a safe and happy summer!

**Tuckerman Station Recreation Association  
Pool Pass Application  
2025**

Owners Name: \_\_\_\_\_

Address Within Tuckerman Station: \_\_\_\_\_

Mailing Address (if different from above): \_\_\_\_\_

\_\_\_\_\_

Owner's E-mail Address: \_\_\_\_\_

Owner's Phone(s): \_\_\_\_\_

Tenant's Email Address: \_\_\_\_\_

Tenant's Phone (s): \_\_\_\_\_

Names of persons residing at the above address: (Please list ages if under 21 years of age.)

\_\_\_\_\_ Age: \_\_\_\_\_

\_\_\_\_\_ Age: \_\_\_\_\_

\_\_\_\_\_ Age: \_\_\_\_\_

\_\_\_\_\_ Age: \_\_\_\_\_

\_\_\_\_\_ Age: \_\_\_\_\_

I HAVE RECEIVED, READ, AND AGREE TO COMPLETELY ABIDE BY THE RULES AND REGULATIONS OF TUCKERMAN STATION RECREATION ASSOCIATION.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

**Please send Completed Applications to:**

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

## Tuckerman Station Recreation Association Rules and Procedures for the Pool 2025 Pool Season

### Dates of Operation:

May 24, 2025 - September 1, 2025

The pool will also be open on Saturday and Sunday: May 17 & 18, 2025, weather permitting.

### Hours of Operation:

Monday – Friday                      12:00 Noon to 8:30 P.M.

Weekends and Holidays            10:00 A.M. to 8:30 P.M.

### Swimming Pool Rules

1.     Admittance: The pool is for the use of Tuckerman Station residents and their guests only during the official hours. Entry to the pool will be provided only if a pool pass registration is on file and your name is listed. All persons must sign in on the sheets provided at the pool house. All residents must be current with their Recreation Association fees in order to use the pool facility. Five guests per session are permitted per household.
  
2.     ALL BATHERS MUST OBEY THE DIRECTION OF THE POOL MANAGER/LIFEGUARDS. THE POOL MANAGER/LIFEGUARDS ARE NOT ONLY AUTHORIZED, BUT ARE REQUIRED TO ENFORCE THE POOL RULES AND REGULATIONS FOR THE PURPOSE OF ENSURING THE SAFETY OF THE BATHERS. THEY HAVE THE AUTHORIZATION TO TEMPORARILY DEPRIVE ANY RESIDENT OR GUEST OF THE USE OF THIS FACILITY. THE POOL MANAGER/LIFEGUARDS HAVE THE AUTHORITY TO ESTABLISH AND ENFORCE ANY OTHER RULES AND REGULATIONS THAT WILL FURTHER THE SAFE OPERATION OF THE POOL. THE POOL MANAGER/LIFEGUARDS AND POOL STAFF HAVE THE AUTHORITY TO PROHIBIT ANY ACTIVITY, WHETHER SPECIFICALLY DESCRIBED IN THE FACILITY RULES, REGULATIONS, POLICIES AND PROCEDURES OR PREVIOUSLY UNSTATED, THAT THEY DETERMINE IS UNSAFE.
  
3.     All persons using the pool area do so at their own risk and accept responsibility for their own safety. Personal property is the responsibility of the persons using the pool.
  
4.     Bathhouse, shower and sanitary facilities are provided. Showers should be taken before entering the pool.
  
5.     **NO FOOD, ALCOHOLIC BEVERAGES, or GLASS CONTAINERS** may be brought into the pool area.
6.     Children who are not toilet trained must wear cloth diapers and snugly fitting rubber or plastic pants, or “swimming diapers” made specifically for pool use.
  
7.     In order for children under twelve to come to the pool they must be accompanied by an adult of eighteen years or older for admission to the pool. Children may be asked to pass a short swim test by the lifeguards. Any child requiring a flotation device (arm floaties, Puddle Jumper vest, etc.) must have an adult in the water with them at all times.
  
8.     Bathers must wear swimming suits or swimming trunks. Gym shorts, cut offs, and other makeshift suits are not permitted because of health regulations.
  
9.     Parents will be held responsible for all actions of their children and their children's guests under 18 years of age. The cost of any property damage will be charged to the responsible party. Residents will be held responsible for all actions of their guests. The Recreation Association will not be responsible for loss or damage to any personal property of any kind.
  
10.    Running, boisterous or rough play, pushing, acrobatics, dunking, wrestling, splashing, spouting of water, yelling, diving or jumping haphazardly, snapping of towels, hanging on lane ropes, improper conduct

causing undue disturbances in or about the pool area, or any acts which would endanger any patron are prohibited.

11. Water rings, small floating tubes, life vests, noodles, and other such flotation devices may be used by adults at the discretion of the lifeguard staff. Floating devices may be used by children under 12 only if supervised by an adult in the immediate vicinity, precisely an arms-length away.
12. No storage of personal belongings/items is permitted.
13. No pets are permitted within the pool area.
14. No wheeled vehicles are permitted in the pool area except infant strollers and wheelchairs for the use of the physically handicapped.
15. Admission will be refused to all persons having infectious disease, sore or inflamed eyes, cold, nasal or ear discharge or any communicable disease of any kind. Persons with excessive sunburn, open sores or bandages of any kind will not be admitted.
16. No abusive or profane language or breach of the peace will be tolerated.
17. All trash and refuse must be placed in the receptacles provided.
18. All emergencies are to be reported immediately to the Pool Manager/Lifeguards, who will then take charge of the situation.
19. Swimming lanes will be roped off for those persons wishing to swim lengths undisturbed. Persons not swimming lengths should remain in other pool areas. For effective use, multiple swimmers should swim counterclockwise near the lane markers and pass in the middle if desired.
20. For fifteen minutes each hour there will be a rest period during which children under the age of fourteen will be required to vacate the pool - only during weekends and holidays
21. Use of the pool facilities before or after hours or without a lifeguard in attendance is strictly forbidden.
22. No private pool parties are permitted.
23. The Property Manager and/or the Board of Directors reserve the right to revoke pool passes of any person and/or guest who violates any of the Rules and Regulations.
24. Smoking and Vaping is prohibited in the pool area, including in the pool house, pool deck, and entry way.
25. Swim lessons are permitted for Tuckerman Station residents only. All non-resident instructors must be recorded as a guest by the resident. Upon arrival at the pool, they must sign in with the lifeguard at the desk. Instructors that are residents of Tuckerman Station cannot provide lessons to any individual who is not a resident of Tuckerman Station.

Any complaints or suggestions pertaining to the operation, maintenance, and policing of the pool should be made to the offices of:

**Abaris Real Estate Management**  
**Attention: Kaitlyn Ambush, Community Manager**  
**7811 Montrose Road Suite 110**  
**Potomac, MD 20854**  
**Phone: 301-468-8919**  
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