

Oak Ridge HOA Pool Issues Timeline

2024 – 2026

1. Pool Replastering Project

October – December 2024

Construction Phase

- Pool replastering completed.

Post-Construction Phase

- Post-construction curing and water/chemical management required.
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2. Pool Opening

May 2025

Issues discovered at opening:

- Heater malfunction – repaired by a homeowner.
 - Pump house plumbing issues – repaired by a plumber.
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3. Pool Staining & Algae Issues

Late June – September 2025

Consultations conducted by:

- Pool Doctor — July 31, 2025
- Metro Pools — Early August 2025
- Chavez Construction — Early August 2025

Professional Conclusions

Plaster Quality by Pool Doctor and Metro Pools concluded the plaster was *applied correctly* and *considered a good installation*.

Cause of Pool Staining

Chavez Construction, Pool Doctor, and Metro Pools concluded staining likely resulted from *improper post-construction curing*, including:

- Water not maintained in the pool throughout the winter
- Improper chemical balance during the curing period and pool shutdown process
- Improper chemical balance with heater start-up and during the summer season

Algae Causes

Pool Doctor and Metro Pools determined algae issues were due, in part, to:

- Improper chemical balance
 - Significant plumbing problems
 - Equipment issues involving the pump, filter, and heater
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4. Chemical Remediation Proposal

August 8, 2025

Metro Pools presented a *chemical remediation discussion and proposal* to address staining and water quality issues.

5. Skimmer Control Valve and Chlorinator Repair

August 22, 2025

Cracked skimmer control valve and chlorinator repaired by Metro Pools

6. Board Meeting

October 29, 2025

Pool issues discussed, including:

- Summary of *pool issues* from 2024 through the 2025 pool season.
- Bids obtained for *pool heater replacement, tree trimming, pool house water heater replacement* and *safety steps* from pool level to pump room.
- Investigating source of water leaking to South Street.

7. Pool Winter Shutdown & Leak Discovery

October and November 2025

Winterization process:

- Water and chemicals left in the pool for the winter by Metro Pools.
- Within a few days of shutdown, water leaked from the pool.
- Metro Pools re-plugged and placed new chemicals in pool.

Leak Discovery:

- Water leakage continued near South Street and was not draining through pump house plumbing.
- Metro Pools evaluated with pressure testing and confirmed issues.
- American Leak Detection performed additional testing.

8. Board Meetings

December 15 & 18, 2025

Pool issues discussed, including:

- Pool leak investigation
- Leak Investigation Executive Summary
 - American Leak Detection Scope of Work performed:
 - Pressure testing of plumbing lines
 - Confirmation of an existing *leak in the pool return line*
 - Additional testing including camera scoping of the *gravity drain to/from South Street and the T-joint*
- Equipment repairs and replumbing bids for pool mechanicals and heater.

9. Board Meeting

January 15, 2026

Discussion topics included:

- Leak investigation work with American Leak Detection
 - Pool water usage for the previous three years
 - Various *financial options for repairs*
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10. Homeowner Assistance Offered

January 27 & 31, 2026

Two homeowners contacted the HOA Board offering assistance:

- **Scott Wilson** — 157 Dawon Road
- **Travis Burton** — 1251 South Street

Both are **Certified Pool Operators** and offered to assist with:

- Leak investigation
 - Review of pump house equipment
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11. Board Meeting

February 12, 2026

Board reviewed:

- Updated *information on the pool leak(s)*
- Condition of *mechanical equipment*

Board concerns:

- Continued *degradation of the plaster if the pool remains empty*

Board action:

- *Voted to prioritize financial resources toward leak discovery and repair.*
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12. Leak Resolution and Pump Room Equipment Replacement

February & March

Due Diligence continues on *Leak Identification*:

- American Leak Detection
- Metro Pools
- Travis Burton

Due Diligence continues on *Mechanical Pump Room Proposals*:

- Metro Pools
 - Travis Burton
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13. Upcoming Board Meeting

March 10, 2026

Agenda:

- Call to Order
 - Approval of Board Meeting Minutes
 - Financial Update
 - Nominating Committee
 - Pool Update
 - Other Business
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