

DATE: November 22, 2021
TO: Bella Sera Community
FROM: Bella Sera Board of Directors
RE: Updated Bella Sera COVID/COVID Variant Measures

Considering the ever-changing COVID and COVID variant realities, the Bella Sera Board of Directors reviewed and revised the Bella Sera COVID/COVID Variant Measures.

It is out of respect and consideration for the health and safety of ALL members of our community that the Board made the following revisions, **effective Monday, November 29, 2021.**

Masks

- For RESIDENTS, OWNERS, and LESSEES of Bella Sera, mask use is optional while in the Common Areas. If in doubt as to whether a mask needs to be worn, **please wear it, especially if one is feeling ill or symptomatic.**
- NON-RESIDENTS, including visitors, family members, contractors, building and unit-specific service providers, guest suite visitors, office unit clients, and clients of MORPH, are required to wear masks **for entry and while in the Common Areas**
- Signs will continue to be posted at all building entrances above the garage level stating that “Masks are required for entry.”
- Out of consideration, respect, and safety of others, **please wear a mask when sharing an elevator or the mailroom with anyone already wearing a mask. In these situations, for any resident not wearing a mask, please wait to enter the mailroom or to use the next available elevator.**
- Masks are optional in the garage.

Fitness Center and Locker Rooms

- The **Fitness Center** is available to residents, owners, lessees, Morph clients, and non-residents who are staying with residents or the guest suites for at least one night.
- Individuals using the Fitness Center are expected to wear masks **if a distance of at least 6 feet between/among users cannot be maintained.**
- **Locker rooms, including the locker room showers,** are available to residents, owners, lessees, Morph clients, and non-residents who are staying with residents or the guest suites for at least one night.
- **Sauna and steam rooms** are available ONLY to residents, owners, lessees.
- **Locker rooms are closed to contractors and service providers.**
- See Bella Sera Rules and Regulations for additional requirements about using the Fitness Center.

Guest Suites

- The guest suites are available for use upon approved reservation. Mask expectations for NON-RESIDENTS apply (see above).
- See Bella Sera Rules and Regulations for additional requirements about using the Guest Suites.

Group Gatherings: Indoor

- Until further notice, there will be **no HOA-sponsored indoor events** (e.g., Social Suppers, Holiday Gathering).
- Gatherings of **only Bella Sera residents, owners, lessees** can be held in the Common Areas or in individual units. Although there is no upper limit, the Board is asking that residents consider safety and **reasonably limit the number** at each gathering. If the event is held in the Common Area, a reservation form may be necessary. Contact Terry Usina for more information.
- **NO common area event which includes non-residents is permitted, with certain exceptions.** It is permissible to have small, informal, or spontaneous-type gatherings such as playing pool, sitting by the fireplace, watching television, “puzzling” in the library, or watching a movie in the media room. **For any non-resident/resident, owner, and/or lessee gatherings, all participants are to follow the mask expectations for non-residents.** See Masks section of this document.
- The units of Bella Sera residents, owners, and lessees can be used to entertain non-resident visitors/guests - - of course!

Group Gatherings: Outdoor

- The Bella Sera upper and lower patio areas, including the fire pit, are available for group gatherings of residents, owners, lessees, and non-resident guests/visitors.
- Mask use is based on individual comfort.
- See Bella Sera Rules and Regulations for additional requirements about use of the upper and lower patio areas. Guidelines for using the fire pit are available in the mailroom.

As always, the Board and Management will continue to monitor the changing health environment and make revisions as needed. Let’s all do our parts to protect ourselves and our friends and neighbors at Bella Sera.

Please contact any member of your Board of Directors for questions regarding these revised measures.