Administrative Resolution 2019-2

POLICIES AND PROCEDURES for

Lake of the Woods Association

Meeting Rooms and Outdoor Facilities
RESOLVED, the Board of Directors hereby adopts the amended Policies and Procedures for Lake of the Woods Meeting Rooms and Outdoor Facilities:

INTRODUCTION

The purpose of this Policy and Procedure document is to provide guidance to LOWA Management for overseeing operations. The Lake of the Woods Association owns and manages several buildings with meeting room spaces. These rooms are available for use by the Lake of the Woods Board of Directors and Management, civic, and community groups as well as LOW members and registered tenants in good standing. The Board of Directors sets the fees and charges for rental of rooms. Authority for such charges is derived from the regulations and Board Actions as listed in Appendix A. These policies and procedures apply to:

Community Center  
Clubhouse Lower Level  
Woods Center  
Campground Pavilion  
Sweetbriar Park Lions Pavilion

A. USE OF FACILITIES

Facilities Defined

For the purposes of this policy, facilities are defined as:

1. Community Center  
2. Woods Center (Including Cart Barn and Golf Course)  
3. Lower Level of Clubhouse  
4. Sweetbriar Park and Pavilion  
5. Hollyfield Park  
6. Campground Pavilion

All other facilities and common areas are addressed in LOWA Regulations.

Permitted Uses

1. Meetings (LOWA Board, civic clubs, church groups, neighborhood groups, committees, political gatherings, town hall meetings, etc.)

2. Arts and Educational Activities (Theatrical productions, recitals, art shows, lectures, children and youth programming, dance instruction, self-help and how to courses, training sessions, clinics, private instruction through health agencies, etc.)
Celebrations (weddings, anniversaries, birthdays, graduations, retirements, showers, family reunions, pot lucks, private banquets, etc.)

Business Functions (seminars, clinics, lectures, training sessions, self-help, etc.)

Other appropriate uses approved by the General Manager.

**Prohibited Uses and Limitations**

1. Open invitation parties and similar events where alcoholic beverages are being served are prohibited.

2. Gatherings that may lead to disorderly conduct of the type prohibited in LOWA Regulation I.G. regarding member, tenant, and invited guest conduct.

3. Alcohol that is served at either the Woods Center or the Clubhouse must be purchased from those facilities. No outside alcohol is permitted to be brought to those facilities. Alcohol served at the Community Center or other Lake of the Woods facilities requires an ABC permit to be obtained by the individual, group, or organization wishing to reserve that facility. Please consult with ABC directly as all Local, State, and Federal laws must be adhered to. ABC banquet license information: [https://www.abc.virginia.gov/licenses/get-a-license/banquet](https://www.abc.virginia.gov/licenses/get-a-license/banquet).

**Eligible Organizations in Priority of Use**

1. Lake of the Woods Association Board of Directors and Management

2. Lake of the Woods Committees

3. Lake of the Woods Community Events and Special Functions

4. Lake of the Woods Clubs, Community Organizations, and Neighborhood Groups

5. Private Member and/or Business Planned Functions

6. Member’s Private Informal Unplanned Gatherings

**Special Conditions**

Groups one (1) through four (4) may use the facilities at no charge with proper scheduling paperwork in place. Group five (5) is able to use the facilities on a fee basis, with certain restrictions and proper scheduling paperwork in place. Group six (6) may use a facility that is available without charge during normal business hours, when a site manager is present, and when there is no extenuating circumstances that are deemed by LOWA Management as a group five (5) event. Groups one (1) and two (2) must be in accessible spaces for member ease of convenience. Group three (3): Special consideration may be given to the effort, planning and scheduling before pre-empting an amenity for priority groups one (1) and two (2).
B. HOURS AVAILABLE FOR USE

All LOWA facilities are available seven days a week to individuals, groups, and organizations who wish to utilize them. Operating hours are from 7am to 11pm unless previously approved by the General Manager.

C. RESERVATION POLICY

1. All users wishing to use LOWA facilities must execute a Facilities Use Agreement with LOWA and designate one contact person who must be a LOWA Member or Registered Tenant will be designated as the Responsible Party for the group. An Applicant becomes a “User” once the Facilities Use Agreement is received by the Community Operations Staff and approved by LOWA Management. An applicant should use the Event Set Up Form to indicate any special needs such as audio equipment, projection screen, tables, chairs and set-up of LOWA owned equipment or assistance by Maintenance, Security, or Administration requirements of Security.

2. Only those members/registered tenants who are at least 21 years of age or older may reserve facilities. All events must have one person 21 years of age or older for every 20 persons under 21.

3. Reservation applications will be accepted on a first come, first served basis after it has been confirmed that Lake of the Woods Association, Inc. (LOWA) Board of Directors, Committees and LOWA activities are not using the facility. Applicants may print the appropriate forms by accessing our website at www.lowa.org and follow the link to “Forms”. For applicants without computer access, Facility Use Forms are available from 8:30 a.m. to 5:00p.m. at the Holcomb Administration Building, 102 Lakeview Parkway, Locust Grove, Virginia 22508 (Telephone (540) 972-2237).

4. Reservations may be made no earlier than six months in advance of the event date. All Ongoing requests have to be resubmitted on January 1st and July 1st of EVERY year and will be valid for six months or until the next submittal date. Annual events or events that involve a speaker / caller may make reservations up to one year in advance with the General Manager’s review and approval.

5. Cancellation of events must be made in writing at least 30 days prior to the date reserved. Failure to cancel an event will result in that user, group, or organization being suspended from being able to make reservations for a period of six months.

6. Lake of the Woods Association reserves the right to cancel or modify reservations for any reason, including unforeseen circumstances beyond the LOWA’s control.

D. FEE POLICY

1. The Association reserves the right to adjust fees or require a deposit for extraordinary circumstances with the General Manager’s approval.

2. Payments of cash, check, or credit cards are accepted. Checks shall be made to the Lake of the Woods Association (LOWA). Payments may be made at the Holcomb Administrative Building at 102 Lakeview Parkway, Locust Grove, VA 22508. Payments by check may also be made at the Community Center.
3. Receipt and approval by LOWA Management of the Facilities Use Agreement is necessary to finalize a reservation.

4. The User Fee will be determined in accordance with the rate schedule on the Facilities Rental Information Chart herein, and by the hours that the building is made available to the user. This includes opening of the building for rental equipment, florist, or catering company deliveries, furniture set-up and decorating. Full payment of the User Fee must be received by the last business day prior to the event or the event will be CANCELLED.

5. Damage to LOWA facilities will be assessed by the General Manager and charged to the User, in addition to any User fee. Types of damage include but are not limited to:

- Damage to building or grounds
- Damage to A-V equipment or appliances
- Failure to properly clean up food, beverage, trash
- Incomplete removal of decorations, rental furniture or equipment
- Failure to vacate the facility after scheduled conclusion of event
- Other reasons as outlined in the Policies and Procedures

6. LOWA reserves the right to charge a set-up, break down, and/or audio/visual fee to all individuals, groups and organizations for Community Activities staff services on weekends and holidays.

E. BUILDING RULES/PROHIBITIONS

1. User is responsible for all damages to the building or grounds occurring during use.

2. User is responsible for enforcing law and order or obtaining at his/her own expense the services of the Orange County Sheriff’s Office to do so.

3. User must comply with all smoking, fire, alcoholic beverage, noise, and other lawful regulations.

4. No pets or animals (with the exception of service dogs) are allowed in LOWA buildings. Pets are allowed in LOWA parks and outdoor facilities. All regulations regarding pets must be observed including leash laws, clean up, etc.

5. No loud music. Amplified sound systems may be used but must be held to the minimum volume necessary to address those in attendance, and must not disturb surrounding residential areas.

6. No tobacco chewing or smoking in the building.

7. No rice or birdseed inside or outside of any LOWA buildings.

8. No open flames, except decorative candles no larger than a small votive in glass containment, are permitted.

9. No alcohol without proper permit and explicit conditional approval as stated in the Facilities Use Agreement.
10. No sale of items without the approval of the LOWA Management.

11. Collection of money or admissions only as approved in the Facilities Use Agreement.

12. Promotional materials, advertising materials, and decorations must not list LOWA as a co-sponsor and must be approved prior to posting.

13. Use of tape or adhesives, nails, tacks on doors, windows, or ceilings is forbidden, unless prior approval is obtained by LOWA Management.

**Set Up Procedures**

1. Requests for specific arrangement of LOWA furnished tables and chairs must be received in writing at least **one week** prior to the event. If the LOWA is not given advanced notification, the user will be responsible for the setup.

2. Setup of LOWA owned furniture and equipment will generally occur at least one hour prior to building availability. Set up and break down of rental furniture and equipment is the responsibility of the user.

3. Delivery, decorating, set up time and break down/clean up time must be included in the hours reserved. **Once the user fee has been established, any requests for earlier entry or late exit may result in additional user fees being charged.**

4. Storing of materials in advance of event must have prior approval of the LOWA Management.

**Clean Up Procedures**

1. The building must be cleaned, decorations and trash removed and vacated by the stop time indicated on the reservation agreement. Otherwise the cost of cleanup and additional hourly usage will be billed to the sponsoring member.

2. User is responsible for removal of all personal articles, including leftover food, beverage containers, decorations, etc., and depositing waste in the trash cans or dumpsters and replacing trash bags as directed by the Community Operations staff.

3. The User is required to spot clean spills. Sweeping and mopping of the floors is the responsibility of LOWA staff.

4. **LOWA takes no responsibility for any rental items, equipment, or other personal effects left at the facility at the conclusion of an event.**
F. FOOD AND BEVERAGE POLICY

1. In order for a User to serve alcoholic beverages at the Community Center, a one-day beverage license from Virginia ABC Commission is required. Use of a caterer with an ABC license is recommended. ABC license must be posted in the Community Center Building before the start of the event.

2. Where the User elects to have a one-day beverage license, the sponsoring person or organization accepts full responsibility for maintaining control of consumption and enforcing moderation. Any behavior which indicates intoxication of any participant shall be cause for consumption to immediately cease, and also shall be cause for future denial of permission for the sponsoring organization or member.

3. Alcohol may NOT be brought onto the premises of the Clubhouse or the Woods Center. Any alcohol consumed at those locations must be purchased from that facility.

4. No alcohol may be consumed in any other area except the designated area of the Event provided that the required ABC License has been obtained and is properly posted.

5. Cold Food is allowed in all facilities however any professionally catered event must have prior approval of LOWA Management. No outside commercial catering will be permitted in the Community Center, Woods Center and Clubhouse without the express approval of the General Manager. The Clubhouse will have the right of first refusal for any commercial catering in the Community Center, and Clubhouse. Commercial catering is defined as any food that is prepared on site by a commercial entity, served in commercially owned equipment and/or served by paid professional staff. Use of LOWA Clubhouse or Fareways is recommended.

G. DISCLAIMERS

1. LOWA is not responsible for property placed in or on the premises. All property must be brought in and removed the day of event.

2. LOWA reserves the right to deny applicants or cancel approved reservation dates for unforeseen circumstances such as inclement weather or electrical outages.

3. LOWA reserves the right to request security at events at the expense of the applicant.

4. LOWA reserves the right to remove from the premises any person or persons failing to abide by LOWA’s Facility Use rules, including disorderly conduct and inappropriate behavior.

5. Persons failing to abide by Facility Use rules shall be prohibited from applying for future use of LOWA facilities for a period of six months.

6. The LOWA will not be liable for accidents, injury, or damages of users of the facility.

H. USE OF A TENT ON LOWA PROPERTY

1. Users may erect tents on LOWA property provided all necessary Permits have been obtained, and all laws and regulations are followed. Arrangements for tents are the sole responsibility of the User.
2. Tent location on the site (foot print) must be approved prior to the event by LOWA Management.

3. All decorations must be non-combustible or treated with an approved flame retardant.

4. Open flames are not permitted except for small votive candles in glass containers.

5. Cooking is not permitted in the tent used for an event. Cooking is permitted in a separate tent separated by at least 30 feet and used solely for that purpose. A fire extinguisher must be on site.

7. Heating equipment must be listed by an approved testing agency such as UL or FM. Proper clearances must be maintained.

8. Placement of tents of any size must be coordinated with the LOW Management at least one week prior to the event.

9. Tents must be erected on the day of the event and must be disassembled and removed from the facility no later than 10a.m. the following day, unless otherwise approved by LOWA Management.

10. Event tents of over 30 feet by 30 feet or that accommodates 50 or more persons must be approved by the Orange County Building Official. The user is responsible for obtaining the county permit.
I. Facilities Rental Information Chart

<table>
<thead>
<tr>
<th>Facilities and Rooms Available</th>
<th>Per Hour for private Member use tax included</th>
<th>Per Hour Member with profit tax included</th>
<th>Size of Room</th>
<th>Maximum Occupancy Theatre Style (TS)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Center</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classroom 1</td>
<td>$36.86</td>
<td>$55.28</td>
<td>23X25 575ft²</td>
<td>33 (TS)</td>
</tr>
<tr>
<td>Classroom 2</td>
<td>$36.86</td>
<td>$55.28</td>
<td>34X25 850ft²</td>
<td>48 (TS)</td>
</tr>
<tr>
<td>Computer Room</td>
<td>Free</td>
<td>Free</td>
<td>13X12 156ft²</td>
<td>6 (Non TS)</td>
</tr>
<tr>
<td>Craft Room</td>
<td>Free</td>
<td>Free</td>
<td>28X11 308ft²</td>
<td>20 (Non TS)</td>
</tr>
<tr>
<td>Marion Pronk Hall</td>
<td>$63.18</td>
<td>$94.77</td>
<td>73.5X44 3.234ft²</td>
<td>230 (TS)</td>
</tr>
<tr>
<td>Game Room</td>
<td>$36.86</td>
<td>$55.28</td>
<td>44X19 836ft²</td>
<td>35 (TS)</td>
</tr>
<tr>
<td><strong>Lower Level Clubhouse</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rapidan Room (Lower) and Rappahannock Room (Upper)</td>
<td>$63.18</td>
<td>$94.77 $</td>
<td>27X41 1107ft²</td>
<td>70 (TS)</td>
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<tr>
<td>Trophy Room</td>
<td>$36.86 $</td>
<td>$55.28</td>
<td>22X16 352ft²</td>
<td>40 (TS)</td>
</tr>
<tr>
<td>Dogwood Room</td>
<td>Special requests only. Part of Fareways Cafê</td>
<td></td>
<td>22X28 616ft²</td>
<td>40 (TS)</td>
</tr>
<tr>
<td><strong>The Woods Center</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
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<td>$36.86</td>
<td>$55.28</td>
<td>22X16 352ft²</td>
<td>40 (TS)</td>
</tr>
</tbody>
</table>

Rental Rates Revised November 19, 2019

Set Up/Breakdown/Audio Visual Fees – Applies to All Individuals, Groups, and Organizations

<table>
<thead>
<tr>
<th></th>
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<th>Per Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Set Up Fee for Weekends and Holidays</td>
<td>$25</td>
<td></td>
</tr>
<tr>
<td>Breakdown Fee for Weekends and Holidays</td>
<td>$25</td>
<td></td>
</tr>
<tr>
<td>Audio/Visual Support for Weekends and Holidays</td>
<td>$25</td>
<td></td>
</tr>
</tbody>
</table>
J. Available Equipment

**Community Center**

- 6 Tables 6' long
- 14 Tables 8' long
- 11 Card Tables 34”x34”
- 247 Fold up chairs
- 12 Oval Folding Tables (10-Top)
- 7 Round Tables 5’

**Woods Center**

- 40 Chairs
- 6 Card Tables 34”x34”
- 9 Tables 6' long

**Lower Level Clubhouse**

- 156 Fold up Chairs
- 135 Wedding Chairs (Only Available through Clubhouse Manager)
- 7 Card Tables 34”x34”
- 9 Tables 6' long
- 11 Tables 8' long

**Sweetbriar Park-Lions Pavilion**

- 6 - 8' Park Tables with Attached benches
- 11 - 6' Park Tables with Attached benches

**Campground-Pavilion**

- 12 - 8' Park Tables with Attached benches
APPENDIX A

LOWA Regulation XV.A

A. GENERAL

User fees, when established by the LOWA Board of Directors, shall be charged for the use of the facility. User fees shall be set to encourage the use of the facility and produce revenue for LOWA.

LOWA Regulation VIII.E.1.a

VIII. USE OF THE CLUBHOUSE (Lower Level)
E. USE OF THE CLUBHOUSE FOR GROUP AND ORGANIZATION ACTIVITIES (2/2009)
   1. Lower Level of Clubhouse (Rapidan and Rappahannock Rooms) (2/2009)
      a. These rooms are designated as areas to service LOW civic/service, social and
         recreational groups which are nonprofit-making activities. Simple cold food and
         non-alcoholic beverages may be brought in for consumption by the group itself. These
         rooms shall be available to such groups seven (7) days a week by making arrangements
         with Management. (2/2009)

LOWA Regulation XVII.F.2.

XVII. USE OF THE COMMUNITY CENTER
F. RESERVATIONS
   2. Individuals, groups, or organizations wishing to reserve space in the COMMUNITY CENTER
      must make advance arrangements with the LOWA Community Operations Manager. A user’s fee
      may be charged as well as clean-up fee at the discretion of the Management.

Board Action of March 4, 2006

(D-06-18)
Motion by Dynes, second by Thoms, to accept and approve the recommendations of the Meeting Space
Working Group, specifically as described in the report as to addressing the issues of scheduling
priorities, security deposits, and user responsibilities, and that they be applicable to all LOWA facilities.
Motion by Dynes, second by Rogers, passed unanimously, to amend the motion to remove the wording
"and approve." Vote on the original motion as amended passed unanimously.”

*Board Action of August 7, 2010

“Discussion of Facility Use and Fees. (D-10-65)
Motion by Kay, second by Kelly, passed unanimously, that the Board institute a policy that all
activities of members using LOWA facilities (e.g. Community Center, Woods Center, Clubhouse) for
club events not be charged a fee for setup or cleanup, and that those costs be absorbed through LOWA’s
assessment.”
*Modified by Board vote on January 15, 2019 to allow set-up, break down, and audio/visual fees for weekends and holidays to be charged to individuals, groups and organizations.

FURTHER RESOLVED, Administrative Resolution 2014-3 and 2016-5 is hereby repealed.

Effective Date: January 15, 2019

LAKE OF THE WOODS ASSOCIATION, INC.

By:____________________________

Clifton D. Wilks, President

ATTEST:

I, as Secretary for Lake of the Woods Association, Inc., hereby attest that the foregoing Administrative Resolution 2019-2 was adopted by the Board of Directors at a duly-held and noticed Board of Directors meeting held on the 15 day of January 2019.

___________________________
Walter Diercks, Secretary