

The Smart Pool Revolution

For HOAs: Lowering Pool Maintenance Costs While Making Pool Health the Gold Standard

As Homeowners Associations (HOAs) manage shared community assets such as pools and hot tubs, top concerns include the health of the pool water for swimmers and managing costs such as labor, energy, and chemicals.

Common HOAs Pool Problems

Many HOAs outsource this function to property management companies that have historically done a poor job of pool maintenance. This is why it's commonplace for swimmers to wear goggles when swimming due to over-chlorination or low pH levels. Saving money often translates into using the lowest cost pool service provider whose staff turnover and need to cover a great many pools often results in over-use of chemicals to contain bacterial growth and also creates less than hospital swimming water conditions.

This problem has existed for so long that it has become the norm to expect burning eyes and itchy skin, among other poor water quality symptoms. Since most property management companies don't keep up with the latest advancements in pool technology or best practices for pool care, the onus is on the HOA to educate the property management firm and to direct them to use smart pool technology to improve pool health and save money. Smart HOAs would require that some of that financial savings come back to them rather than it all being captured as profit enhancements by the property management firm.

Apart from the high cost of labor used for manual water testing, the over-use of chemicals (often due to imprecise test measurements) and the high costs of energy, which happens when variable speed pumps are running at unnecessarily high speeds, become easily recovered costs. The role of the smart pool monitor is to allow the variable speed pump to be run at a reduced speed while closely monitoring the water quality to ensure there is no quality offset from the energy savings.

The Science Behind Balanced, Safe Water

According to guidelines [issued by the CDC](#) for residential swimming pools, the chlorine level and pH of pool water should be tested at least twice per day and more often than that during heavy use. A [separate survey](#), however, which polled over 2,100 American adults, found that 23% of pool owners

do not test their pool's chlorine and pH more often than once every two weeks. In addition, pool service companies typically only schedule once-a-week visits with their customers, which falls well below the CDC's guidelines. A smart pool system makes the labor-intensive and error-prone manual testing that was first invented a century ago obsolete. The days of performing manual tests every week, and taking water samples to the pool store, are over. AI-powered pool monitoring provides more accurate data with zero effort on the part of the pool owner or pool care professional.

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Pool Service can be Risky for HOAs

Moreover, HOAs tend to be the most exploited of pool owners. Hotel brands care a great deal about guest experiences, so pay attention to pool health matters. Country clubs are the same as they have customers to please. Individual pool owners tend to have greater control over the condition of their pools, given their close association with their second most expensive asset. HOAs, however, tend to make the mistake of turning over the keys to the pool to a property management company that either runs its own pool service operation or contracts out those services. In either event, unless there is a report card or some way of assigning accountability for performance in delivering a consistently healthy pool, the HOA homeowners pay the price by thinking that it's the job of the pool service to deliver pristine water.

In the mind of the pool service, however, their prime objective is to avoid big problems like algae blooms or other manifestations of bacterial growth, and the easiest way for them to do that is to over-chlorinate the pool water so that there is sufficient chlorine for a week. Their safe bet is to overdose the water with chemicals since chlorine can quickly be consumed, especially in more heavily used pools.

Coming Together as a Community

When you give every homeowner in the HOA a mobile pool app that reveals the pool water health data, just like a daily weather report, each and every homeowner is empowered to be watchful over the performance of the property management firm and the pool service. "A knowledgeable consumer is a smart consumer," and this has never been more true with pools.

More and more HOAs are learning about the advent of the smart pool monitor and its ability to perform highly precise daily water test measurements, whose data is transmitted to anyone with the mobile phone app. Greater accountability for the pool service translates directly into delivering better service results. Just watch the goggles come off as the water becomes resort-level healthy.