

PROPERTY MANAGER

Pool Opening Guide

6–4 WEEKS OUT: INSPECT BEFORE YOU FILL THE CALENDAR

Pumps, filters, valves, gauges, heaters, controllers, and feeders

Pool shell, drains, ladders, tiles, coping, and visible leaks

Deck, fencing, gates, signage, lighting, restrooms, and safety gear

Vendor availability for inspections, repairs, cleaning, and chemicals

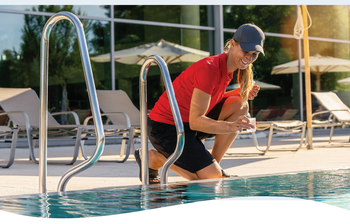
3–2 WEEKS OUT: STABILIZE WATER & CLEAN THE SITE

WATER TARGETS

- Free chlorine: at least 1 ppm for pools[1]
- pH: 7.0–7.8[1]
- Test and log readings before opening

CLEANING PRIORITIES

- Remove leaves, pollen, sediment, algae, and trash
- Brush walls, steps, ladders, tile lines, skimmers, and gutters
- Clear deck drains, furniture areas, restroom entrances, and storage zones



1 WEEK OUT: FINAL READINESS CHECK

READY

- ✓ Water is clear and balanced
- ✓ Equipment and feeders are working
- ✓ Gates, signage, and safety gear are complete
- ✓ Logs and inspection records are current

CAUTION

- ✓ Chemistry was recently adjusted
- ✓ Filter pressure needs monitoring
- ✓ Minor repairs or setup tasks remain
- ✓ Vendor follow-up is scheduled records are current

FIX NOW

- ✓ Water is cloudy or drains are not visible
- ✓ Gates, locks, signs, or fencing are broken
- ✓ Rescue equipment is missing
- ✓ Pump, feeder, controller, or alarm has failed

OPENING DAY & PEAK SEASON: KEEP THE POOL RESIDENT-READY

After Opening, Keep Checking:

- Water readings, chemical logs, and clarity changes
- Pump, filter, controller, and feeder performance
- Debris buildup, cleaning needs, and slippery areas
- Resident concerns, repair notes, and inspection history
- Seasonal service visits and maintenance follow-ups

AQUA MANAGEMENT PARTNERS

100% EMPLOYEE OWNED SINCE 2025

Sources: 1. https://www.cdc.gov/healthy-swimming/toolkit/operating-public-pools-hot-tubs-and-splash-pads.html