

Time to Update your Community Association's Signs Regarding Masks!



On July 27, 2021, the Centers for Disease Control and Prevention (“CDC”) updated its public health regulations, due to the increase in transmission of the COVID-19 Delta variant throughout the United States. The CDC recommends that unvaccinated and fully vaccinated people wear a mask in public indoor settings in areas of substantial or high transmission. According to the Illinois Department of Public Health, specific cities and counties throughout the state are classified as “Low Transmission”, “Moderate Transmission”, “Substantial Transmission”, and “High Transmission”. As of August 1, 2021, the City of Chicago, Cook, DuPage, Will, Kane, McHenry, Lake and Grundy were all classified as “Substantial Transmission”. Per the CDC, a county is classified as “Substantial Transmission” when the county has 50-99 new cases per 100,000 people over a seven-day period.

For this reason, several counties issued statements regarding masks and the effort to slow down the transmission of COVID-19, specifically the Delta Variant.

Cook County & City of Chicago

Last Friday, both the Cook County Department of Public Health and the Chicago Department of Public Health issued new mask guidance. Now, it is recommended for everyone in Chicago and Cook County to wear masks indoors in public settings, regardless of vaccination status. In addition, Cook County Department of Public Health and the Chicago Department of Public Health (as well as the CDC) endorse vaccinated persons wearing masks outdoors.

DuPage County

On July 28, 2021, the DuPage County Health Department stated it strongly endorses the recent updated CDC guidelines, which recommends that everyone, even fully vaccinated people, wear a mask in public indoor settings, in areas with substantial and high transmission.

Will County

As of July 30, 2021, the Will County Health Department reminded all Will County residents to wear masks indoors in public settings. This reminder was given to both vaccinated and non-vaccinated individuals.

Kane County

Kane County Health Department issued a statement that those who are not vaccinated should wear facemasks covering their nose and mouth, maintain 6 feet physical distancing, and wash their hands often. It further stated that fully vaccinated people might choose to wear masks particularly if they are immune

compromised or at increased risk of severe disease from COVID-19, or if someone of their household is immunocompromised, at increased risk of severe disease, or not fully vaccinated.

Lake County

On July 31, 2021, the Lake County Health Department and Community Health Center, through the Medical Epidemiologist at the Lake County Health Department stated “[w]e strongly recommend that everyone follow CDC recommendations and take necessary precautions to stay protected against COVID-19 and its variants.” She also stated “[a] combination of vaccination and prevention strategies is our best change to end the COVID-19 pandemic.” Executive Director at the Lake County Health Department, Mark Pfister, also stated that wearing a mask while in public indoor settings will help, until a higher vaccination rate is achieved.

McHenry County

The McHenry County Department of Health on July 30, 2021, urged residents to take precautions to avoid the trend of increased transmissions. It also advised people to continue practicing preventive measures, like wearing a mask, physically distancing, washing hands, and avoiding crowded places. I

What does this mean for community associations?

A community association’s common area is not a public setting. Even so, based on the new recommendations, community associations should revise the signs within their communities to recommend everyone wear a mask in the common areas. Yet, we do not believe that a Board of Directors should adopt or enforce rules mandating masks be worn in the common areas. Unlike before, now, it is questionable based on the new recommendations whether the Board of Directors has the authority to do more than recommend masks be worn.

In addition to encouraging that masks be worn, the Board of Directors should continue to properly sanitize and clean the common areas. As you enter budgeting season, this cleaning expense should remain in the association’s 2022 budget.

It may be that the recommendations from the CDC, the State of Illinois, City of Chicago and/or specific counties in Illinois will continue to change. For this reason, we will continue to provide updates. If at any time, you have any questions about what can be done within your community, please do not hesitate to contact us.

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KEOUGH & MOODY WEBINAR

Top Ten Mistakes to Avoid with Agents, Vendors, and Contractors

August 17, 2021 at 12:00 p.m.

1 hour of continuing education credit will be provided

Join Gabriella Comstock and Dawn Moody on Tuesday, August 17, 2021, from 12:00 p.m. to 1:15 p.m., and learn how to avoid the Top 10 mistakes commonly made when dealing with Agents, Vendors, and Contractors. Too often we see the same mistakes made and we want to help you identify these mistakes and learn how to avoid them. Come learn how to avoid these mistakes that can be very costly for an association! At the end of the Webinar, Dawn and Gabby will also take your

questions.

Attendees can register for this webinar below

“Top Ten Mistakes to Avoid with Agents, Vendors, and Contractors” is approved by Community Association Managers International Certification Board (CAMICB) to fulfill continuing education requirements for the CMCA® certification.

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