

Reflection Homes Association, Inc.
Policy Resolution 2018-4
Town Home Trash and Garbage Collection

WHEREAS, Article VII, Section 1 of the By-Laws of Reflection Homes Association (Association) charges the Board of Directors (Board) with the powers and duties of administration of the Association; and

WHEREAS, the Board has determined, after substantial member input, that it is in the Association's best interest to establish new policies and procedures relative to trash and garbage collection;

NOW THEREFORE BE IT RESOLVED THAT the Board enacts the following rules and standards governing garbage and trash collection:

1. All trash and/or recycling, including bundled or bagged yard debris and large item trash, are to be placed directly in front of the townhome, such as the homes property lawn or walkway to the resident no earlier than 7 PM or darkness; the night before pick up. Trash and/or recycling receptacles must be removed from public view by the evening of the pick-up day. Any trash can, toter or recycling container left in public view after trash pickup day may be disposed of by management.
2. No trash, litter or recyclables shall be left in the common area or loose trash bags. All trash must be placed in appropriate trash/recycle container. Trash, recycling, litter, etc left in the common area will be considered dumping and subject to dumping fines.
3. Public view shall be defined as more than 30% of a stored trash or recycling receptacle is observable from the public side walk or common area while the observer is standing at ground level and directly in front of or directly behind that portion of the lot being examined. In the case of end units, public view is defined as more than 30% of the trash can is observable from the front or side of the home facing public or common property.
4. All loose trash, garbage, perishables and pet debris, as well as all trash bags containing such items, must be placed inside either a trash can with a fixable lid or a contractor-provided trash toter. All recyclables must be placed inside either a trash can with a fixable lid or a contractor provided recycling container. All yard debris, including leaves and grass clippings, must be bundled, bagged or placed in trash can or toter as described.
5. Large item trash is the responsibility of the member and must be placed for pick-up and removed from public view according the same requirements stated above. Large items are defined as: All items, including cardboard and delivery boxes, which will not fit into the trash cans, toters or receptacles described in this resolution.

6. Members must arrange on an individual basis for large item pick-ups by contacting the Association's contract trash removal service.
7. All trash cans and toters must prominently bear either the address of the property to which it belongs. Any trash can, toter or recycling container in public view without a prominently displayed address may be disposed of by management.
8. Any uncollected trash, loose trash, or debris which has fallen from trash cans, toters or recycling containers or which has not been collected by the Association's trash contractor on the designated pick-up day must also be removed from public view by the same deadline. Any uncollected trash, loose trash, or debris is the responsibility of the member. If uncollected trash, loose trash, or debris is not removed from public view by the evening of the pick-up day, the Board reserves the right to initiate enforcement action against the member under the terms of Section 5 of this policy resolution and Policy Resolution 2000-5.
9. As provided for in the Virginia Property Owners Association Act, Section 55-513 (B) of the Code of Virginia, violations of these provisions may be addressed by assignment of monetary charges for each occurrence against the cited member in accordance with Policy Resolution 2000-5.
10. Additional fees may be assessed to cover the actual cost of special handling of garbage, trash or debris of any kind by Association contractors. These additional fees may be charged to and will be payable by the member owning the violating town home. All fees assessed under this policy shall be treated as an assessment against the member's lot.
11. Non-resident members are responsible for all violations involving their property, including those caused or allowed by their tenants, guests or other invitees, and are subject to the same fines and fees as resident members.

Location: This Policy Resolution shall be filed in Section V, Trash Collection Rules, of the Book of Resolutions.

The effective date of this resolution is October 11, 2018.

Reflection Homes Association

By: *Mike Olson*

Mike

Olson,

President