

Discussion Item

**Trash Disposal Rules -
Maintenance Yard**

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION
ADMINISTRATIVE RESOLUTION NUMBER FORTY-ONE
TRASH AND RECYCLING POLICIES

I WOULD SUGGEST NOT MAKING THIS A POLICY RESOLUTION – POLICY RESOLUTIONS, WHEN EITHER FIRST ADOPTED OR AMENDED, REQUIRE TWO READINGS AND A PUBLIC HEARING PRIOR TO ADOPTION WHILE AN ADMINISTRATIVE RESOLUTION AND AMENDMENTS THERETO CAN BE APPROVED BY MAJORITY VOTE AT ANY MEETING. THIS MAKES CHANGING THIS EASY RATHER THAN LABOROUS.

WHEREAS, Article III, Section Two of the Parkfairfax Condominium Unit Owners Association (Association) Bylaws assigns the Board of Directors (Board) with all of the powers and duties necessary for the administration of the affairs of the Association, and further states that the Board may do all such acts and things as are not by the Condominium Act, the Declaration or by these Bylaws required to be exercised and done by the Association; AND

WHEREAS, Article III, Section Two of the Association Bylaws enables the Board to adopt any rules and regulations deemed necessary for the benefit and enjoyment of the condominium; AND

WHEREAS, Article V, Sections Eight and Eleven WHY INCLUDE ELEVEN WHICH DEALS WITH PARKING – I THINK EIGHT FILLS THE BILL of the Association Bylaws establish certain limitations on use of the common elements; AND

WHEREAS, in order to assure hygienic, safe and attractive common elements, as well as reduced costs to owners, the Board hereby wishes to establish Trash and Recycling Policies;

NOW, THEREFORE, IT BE IT RESOLVED THAT the following Trash and Recycling Policies be adopted by the Board for the Association:

1. TRASH PICKUP DAYS: Trash is removed by a contractor all weekdays except Sunday and some holidays. Trash must be placed outside the unit door by 7:00 a.m. Trash may not be placed out the night before a scheduled pick up, nor carried to the street or other areas of Parkfairfax. ARE YOU SURE YOU WISH TO SAY THIS IN THAT MANY ARE USED TO PLACING TRASH IN CENTRAL LOCATIONS FOR EASY PICKUP AND THIS SAVES THE CONTRACTOR TIME IN HAVING TO GO DOOR-TO-DOOR. THE CENTER OF LYONS LANE IS A GOOD EXAMPLE.
2. CITY ORDINANCES: All Alexandria City Ordinances apply to Parkfairfax and will be enforced.

3. **RECYCLABLE PICK UP DAYS:** Wednesday is the day slated for recyclable pick-up as well as for regular trash. Please place all recyclables and newspapers outside your unit door before 7:00 a.m. **DO NOT USE PLASTIC BAGS PER CITY GUIDELINES.** Recycling will be done first and can be in paper bags or in cardboard boxes. Recyclables include newspapers, cardboard (must be flattened), magazines, junk mail, office paper, paper bags, plastics, and aluminum cans. These restrictions also apply to recycling taken to the yard.
4. **THERE IS NO TRASH SERVICE ON SUNDAY:** Residents may not place any trash or recycling outside on this day. If you find it necessary to discard trash on Sunday, you must take it to the Maintenance Yard and place it in the appropriate dumpsters. **PERHAPS THIS PARAGRAPH WOULD BE BETTER PLACED ABOVE IN THE AREA SPEAKING TO PICK-UP DAYS?**
5. **LARGE ITEM PICKUP:** Maintenance employees will pick up large items (excluding appliances) for a fee of \$70.00 per truckload with prior arrangement with the Association office. Our trash service provider will, at no charge, pick up large items (household materials such as furniture but excluding appliances) on the 2nd and 4th Thursday of the month. The items should be placed at the curb and marked for large item pick-up.
6. **MAINTENANCE YARD TRASH DISPOSAL – COMPACTORS: PROHIBITED ITEMS:** It is prohibited to dispose of (or provide access for anyone else to dispose of) construction debris and materials; hazardous waste; large items like appliances, mattresses, furniture; metal items; paint; or any other non-recyclable item or non-regular household waste item at or in the Maintenance Yard.
7. **HAZARDOUS WASTE AND PAINT:** These items cannot be placed outside of a unit for trash pickup and cannot be discarded at the Maintenance Yard. Hazardous waste and paint must be taken to the City of Alexandria's Household Waste Site located at 3540 Wheeler Avenue, Alexandria, Virginia 22304. You may contact the City for further information **PERHAPS GIVE CURRENT EMAIL ADDRESS?.**
8. **MISSED TRASH OR RECYCLING PICKUP:** If your trash or recycling is missed on a scheduled pick-up day when placed out in compliance with this policy, contact the Administrative Office immediately at 703-998-6315.
9. **FAILURE TO FOLLOW THESE TRASH AND RECYCLING GUIDELINES:** A failure to comply with these policies, including disposing of (or providing access to others to dispose of) prohibited items and the Maintenance Yard, may result in the following schedule of violation penalties and fines:

- a) FIRST OFFENSE: This will result in a \$100 fine to the unit owner responsible (or whose tenant or contractor is responsible) or the unit owner who provided access or use of their card to access the Maintenance Yard.
 - b) SECOND OFFENSE: This will result in a \$250 fine to the unit owner responsible (or whose tenant or contractor is responsible) or the unit owner who provided access or use of their card to access the Maintenance Yard.
 - c) THIRD OFFENSE: This will result in a \$250 fine to the unit owner responsible (or whose tenant or contractor is responsible) or the unit owner who provided access or use of their card to access the Maintenance Yard, as well as the revocation of amenity access card for the responsible unit owner thus denying access to the Maintenance Yard for them or their tenants.
 - d) FUTURE OFFENSES: Each will result in a \$250 fine to the unit owner responsible (or whose tenant or contractor is responsible) or the unit owner who provided access or use of their card to access the Maintenance Yard.
10. ENFORCEMENT: All enforcement of this policy will be at the discretion of staff and Management, including the Covenants Director, and the violation will be issued to the identified offending owner using a substantial evidence standard. Any owner who wishes to contest a violation with evidence may appeal to the Covenants Committee, and thus also has access to the other due process afforded with any other similar Covenants violation.
- THIS SECTION, AS WELL AS THE ONE ABOVE, MUST BE REVIEWED BY COUNSEL – I THINK IT RUNS AFOWL OF RECENT COURT RULINGS AS WELL AS THE CONDO ACT. THE LARGE FAIRLINGTON VILLAGE HAS A POLICY MUCH LIKE THIS ONE; HOWEVER, THEIR BOARD HOLDS A HEARING FOR EACH OFFENSE AND THE MOST THEY CAN CHARGE IS \$50.00 AND \$10.00 FOR A CONTINUING OFFENSE.

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION TRASH AND RECYCLING GUIDELINES

- **Trash Pick up Days: Monday, Tuesday, Wednesday, Thursday, Friday and Saturday.**
Trash is to be placed outside your unit door by 7:00 a.m. **Do not place trash out the night before a scheduled pick up.** Do not carry it to the street or other areas of Parkfairfax.
- City Ordinances apply at Parkfairfax and will be enforced.
- **Recyclable Trash Pick-up Day: Wednesday**
Please place all your recyclables and newspapers outside your unit door before 7:00 a.m. **DO NOT USE PLASTIC BAGS PER CITY GUIDELINES.** Recycling will be done first and can be in paper bags or in cardboard boxes. Recyclables include newspapers, cardboard (must be flattened), magazines, junk mail, office paper, paper bags, plastics, and aluminum cans. This includes recycling taken to the yard (Waste Management cans). **NO PLASTIC BAGS**
- **THERE IS NO TRASH SERVICE ON SUNDAY:** Please do not place any trash outside on this day. If you find it necessary to discard trash on Sunday, you must take it to the Maintenance Yard* and place it in the dumpsters. **IF YOU PLACE YOUR TRASH OUT ON SUNDAY YOU COULD BE ASSESSED A \$70.00 REMOVAL FEE.**
- **Large Items Pick-Up:** Maintenance will pick up large items (**excluding appliances**) for a fee of \$70.00 per truckload.
- Hazardous waste and paint **must not** be placed outside of your unit for trash pickup and **should not** be placed at the Maintenance Yard. **IF YOU ARE FOUND PLACING YOUR HAZARDOUS WASTE OR PAINT AT ANY OF THESE LOCATIONS YOU COULD BE ASSESSED A REMOVAL FEE OF UP TO \$100.00.** Hazardous waste and paint must be taken to the City of Alexandria's Household Waste Site located at 3540 Wheeler Avenue, Alexandria, Virginia 22304, on Monday or Saturday from 7:30 a.m. to 3:30 p.m.
- Capital Services will pick up large items (household stuff such as furniture, **excluding appliances**) on the 2nd and 4th Thursday of the month at no charge. The items should be placed at the curb and marked for Capital's pick-up.
- If your trash is missed on a scheduled pick-up day, contact the Administrative Office immediately at 703-998-6315.
- **FAILURE TO FOLLOW THE TRASH GUIDELINES WILL RESULT IN THE UNIT OWNER BEING ASSESSED A \$70.00 REMOVAL FEE.**

With your cooperation Parkfairfax will be a cleaner and more attractive community.

** The maintenance yard is located at 1200 West Glebe Road*