

Discussion Item

**Trash Disposal Rules -
Resolution**

REC: Create one pager on alex city options, specific items allowed, and narrative on costs born by all owners of the failure to comply by some owners

Adopted and revised: XX/XX/XXXX

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

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 of the Association Bylaws establish certain limitations on use of the common elements; AND

WHEREAS, in order to assure clean property conditions, safe and attractive common elements, and 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 COLLECTION

- a) GENERAL HOUSEHOLD TRASH: Collection of generic trash items (i.e. food waste and other non-hazardous, daily household items) are Monday, Tuesday, Wednesday, Thursday, Friday and Saturday. Properly bagged generic trash is to be placed outside a unit door by 7:00 a.m. There is no trash service on Sundays.
- b) RECYCLABLE TRASH: Collection of recyclable trash items (i.e. newspapers, flattened cardboard boxes, magazines, junk mail, office paper, paper bags, plastics, and aluminum cans.) is on Wednesday. Recyclable items must be placed in either paper bags or within cardboard boxes; **plastic bags cannot be used for recyclable items and glass cannot be included, unless Management notifies residents otherwise.**
- c) BULK ITEM TRASH: Bult item trash is defined to be large, non-appliance items (i.e. furniture, trash, or waste items of considerable weight or size not reasonably considered to be generic or recyclable trash).

- i. Collection will occur on the 2nd and 4th Thursday of each month. Items to be discarded must be placed on the curb by 7:00 a.m. and be clearly marked for collection.
 - ii. Collection on days not defined in Section 1(c)(i) may be arranged via the Association office. A fee of \$70.00 per truckload will be charged for the removal of such items.
 - d) MISSED PICK-UP: Unless advanced notice is given by the Association about a change to the routine collection of general, recyclable, and/or bulk item trash, if trash is not collected as scheduled, a unit occupant should notify the Association immediately.
 - e) PARKFAIRFAX MAINTENANCE YARD: Only current residents of the Association in good-standing are permitted usage of the Parkfairfax Maintenance Yard for the disposal of generic, recyclable, and certain bulk item trash. Contractors, non-residents, and other unauthorized 3rd parties are forbidden from accessing or utilizing the Parkfairfax Maintenance Yard.
 - f) PROHIBITIONS:
 - i. No trash item of any type may be placed outside of a unit the night before a scheduled pick up, nor may it be placed on any street or other common area of the Association.
 - ii. No trash items of any type may be placed outside a unit on Sunday. Owners must dispose of these items manually at the Parkfairfax Maintenance Yard.
 - iii. HAZARDOUS WASTE, ELECTRONICS, AND PAINT: These items, including those defined by federal, state, and local rules and regulations, may not be placed outside a unit for trash collection, nor may they be disposed of in the Parkfairfax Maintenance Yard. Such items must be manually taken to the City of Alexandria Household Hazardous Waste and Electronics Recycling Collection Site.
 - iv. An occupant may not dispose of, or grant permission to 3rd parties, including contractors or non-residents of Parkfairfax, to dispose of, construction debris and materials; hazardous waste, electronics, paint, and bulk item trash, including appliances, metal items, and mattresses at the Parkfairfax Maintenance Yard.
2. CITY ORDINANCES: Rules and regulations adopted by the City of Alexandria regarding the collection and storage of waste items apply to all properties within Parkfairfax and can and will be enforced by appropriate authorities.
3. COMPLIANCE AND ENFORCEMENT
- a) All current residents of Parkfairfax are bound by the policies outlined in Sections 1 and 2. Further, any resident who has been issued an amenities card to the Parkfairfax Maintenance Yard is responsible, and subsequently liable, for any actions or violations of policy if that card is used to access the yard.
 - b) Any resident who is found to be in violation of Sections 1 and 2 may be subject to the following schedule of violation penalties and fines:

- i. FIRST OFFENSE: A \$50 fine to the unit owner responsible or the unit owner who provided access or use of their card to access the Maintenance Yard and a charge of any Association costs related to the violation.
 - ii. SECOND OFFENSE: A \$50 fine to the unit owner responsible or the unit owner who provided access or use of their card to access the Maintenance Yard and a charge of any Association costs related to the violation.
 - iii. THIRD AND LATER OFFENSES: A \$50 fine to the unit owner responsible or the unit owner who provided access or use of their card to access the Maintenance Yard, a charge of any Association costs related to the violation, and the revocation of all unit amenities cards for the responsible unit, thus denying access to the Maintenance Yard. The amenities card shall be returned/reactivated after 30 calendar days and only once all financial penalties are paid in full.
- c) ENFORCEMENT: Enforcement of this policy is at the determination of staff and Management 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 has access to all due process afforded with all Covenants violations.