

Composting Pilot Project - Monster Organics Resolution Worksheet

Date: August 19, 2026

Suggested Motion:

“I move to approve the Composting Pilot Project with Monster Organics.”

2nd:

Vote:

	In Favor	Opposed	Abstained	Absent
Caitlin Counihan				
Robin Davis				
Dan Ebeling				
Lucille Eddy				
Elaine Lawler				
Paula Martori				
Scott Mulrooney				
Jillian Sharples				
Jim Wicker				

Maintenance Yard Composting Pilot Proposal

Submitted by: Building & Utilities Committee

Submission Date: 8/20/26

Proposal Description

This proposal is for a pilot program for compost collection in the Maintenance Yard. Through a contract with Monster Organics (MO), compost disposal bins will be placed in a mutually agreeable location in the yard that will be accessible to all residents. MO will provide bins and bin liners and will collect compost on a weekly basis. Bins will be rinsed and liners replaced weekly at the time of service.

Implementation Requirements

Staff time will be required to coordinate with MO on an ideal location in the yard for compost bins. Staff will also need to provide a means of access to the maintenance yard, similar to what is used for the trash and recycling pickup.

Monster Organics will service and maintain the collection bins. Please see the attached proposal from MO for more information about the company.

Per the attached communication plan, a sign may be developed and placed near the bins to guide residents on proper use. Details to be determined when a location is established.

Ongoing Support Requirements

If all goes well, staff time for this will be minimal. MO will service and maintain the compost bins and provide a report of the amount collected. We have the option to increase the number or size of collection bins in the future, if required.

We recognize that there is a possibility that bins may be misused or overfilled. This may require some clean up efforts from staff. With careful monitoring and appropriate signage, we believe that composting bins present a lower risk of misuse than trash or recycling services.

MO will provide ongoing support for this project per contract. All equipment will be owned and maintained by MO.

Key Considerations

This pilot project is intended to gauge the feasibility of offering a low cost composting option to all residents. If the proposed amount of bins is consistent with need, the cost per year for this program will be ~\$4420 per year, around \$3 per unit/year.

If this composting option is widely adopted, the proposed number of bins will likely not be sufficient. We therefore ask for an allowance of \$500/month for this pilot in case we need to quickly increase the number of bins.

Maintenance yard composting is not intended to replace or cancel the existing door-to-door composting solution. Residents who desire door-to-door pickup may maintain current agreements.

The contract with Monster Organics does not have a cancellation penalty, meaning it can be canceled at any time. If the pilot program, or future service, becomes untenable, Parkfairfax has the option to discontinue service at our request.

The BUC recognizes that communication with residents will be key to the success of this program. Please see the attached proposed communication plan.

Requested Board Action

We request that the Board approve a pilot program for compost collection in the maintenance yard to begin as early as September 1, 2026 and to be evaluated after three months.

Draft Motion

I move that the Board approve the contract with Monster Organic, not to exceed \$500 per month, for a pilot program for compost collection in the maintenance yard.

Compost Pilot Communication Plan

Communication Type	Content	When
Standalone Email	Introduction to composting pilot, including attachment of what can be dropped in bins.	No later than the start date of the program
Sign next to collection bins	Sign outlining acceptable items and encouraging residents now to overfill bins	ASAP
Community Sandwich Boards	Message Announcing Program to be placed on sandwich boards through the community	After pilot launch, pending coordination with other sandwich board messaging
Message in weekly email	Short paragraph about pilot to be included in weekly email through length of pilot, including attachment of acceptable items	Weekly throughout pilot
Newsletter & Social Media Article	Detailed description of composting and pilot program, including graphic of acceptable items.	First available newsletter after service starts, to be coordinated with editors Reposted on HOA Facebook page
Trash/Recycling/Compost Town Hall	Company representatives to present to residents at planned town hall (Pending MO availability)	Target Date: October 27



COMMERCIAL COMPOSTING PROPOSAL FOR: PARKFAIRFAX BUC COMMITTEE



eliminate the “ick” factor.

ABOUT MONSTER ORGANICS

Founded & still owned today by Garrett Jones & Jay Walton, Monster Organics is a purpose built composting and recycling company serving commercial, industrial, and special event clients throughout DC, Maryland, and Virginia.

Since inception, our mission has been to simplify sustainability for our clients by eliminating the “ick” factor of composting, without extra fees for things like liners, bin rinsing, or impact reporting.

Our growing fleet of custom designed collection vehicles, we are proud to off our clients service up to seven days a week with container sizes ranging from 2-, 7-, or 13-gallon interior bins, to our 35-, 65-, and 95-gallon exterior carts as well as our roll off dumpster & compactor division.



WHY WORK WITH US?



Purpose Built: We collect food scraps & glass from commercial, industrial, and special event clients throughout the Mid-Atlantic region.

Strategic Partners: We work with a network of organics processing sites to ensure collected material doesn't travel unnecessary distances.

Transparent Pricing: No hidden fees or upcharges for things like liners or reporting.

Clean Bins: Custom designed fleet of vehicles with built in wash systems, we rinse your bins at every service & install a new compostable liner.

Robust Reporting: Emailed weight reports monthly and 24/7 access to your impact dashboard included standard.

COMMON COMPOSTING MISCONCEPTIONS

MYTH

Composting is messy, smelly, and attracts rodents.

Composting is a lot of extra work.

It costs more than traditional trash services.

We don't generate a lot of food scraps that could be composted.

FACT

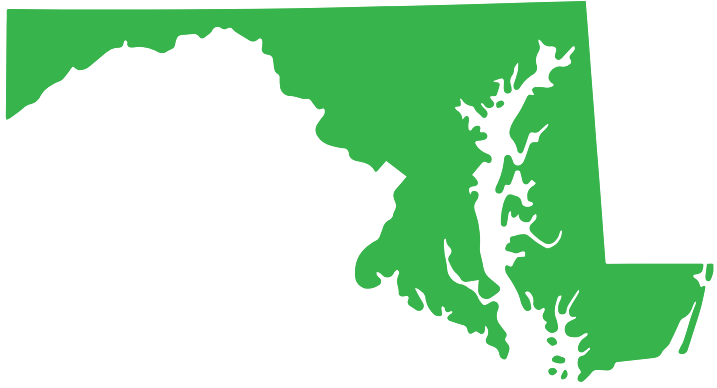
We rinse the bins every service, reducing smells and vectors to attract unwanted pests.

If you separate your trash and recycling, you can compost! It's as easy as adding a third bin.

You can often save money by composting which can reduce the need for frequent garbage collection.

On average, 30% of trash be diverted through a composting program – compost more than you think!

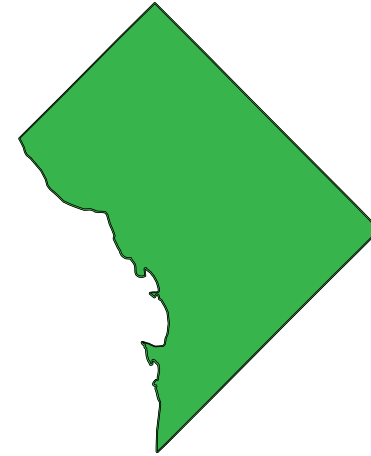
REGULATIONS ARE EVOLVING



MARYLAND

HB 264/SB 483

Effective January 2023, businesses generating at least one ton of food residuals weekly within 30 miles of an organics recycling facility are required to separate and divert food waste from landfills via composting, anaerobic digestion, or animal feed with reporting



WASHINGTON, DC

D.C. Code 8-1031.03a

Large food waste generators including colleges with 500+ residential students, 10,000+ sqft retail stores, arenas with 15,000+ seats, and hospitals with 300+ beds are required to divert back of house food scraps in alignment with DC's Zero Waste Initiative.

COMPOST MORE THAN YOU THINK

IF IT GROWS, IT GOES:



**BPI, CMA, or TUV certified compostable items
(cups, plates, utensils, etc)**

FROM THE KITCHEN:

- Fruit and vegetable scraps
- Coffee grounds and paper filters
- Paper tea bags (no staples)
- Meat, fish, and bones
- Cheese and dairy products
- Sauces and dips
- Cookies, chocolate, and sweets
- Snack/granola bars
- Wooden toothpicks, skewers and popsicle sticks
- Paper towels
(Not used with cleaning chemicals)

- Tissues
- Greasy pizza boxes
- Paper egg cartons and fast food drink carriers
- Cotton string
- Paper grocery bags
- Byproducts of fermentation, such as sourdough discard or hops.
- Wine corks (only those made from real cork, sometimes there are plastic corks)
- Breads products, croutons, and tortillas
- Pastries/muffins/donuts

- Crackers and chips
- Cooked or uncooked oats
- Cooked or uncooked grains
- Popcorn and unpopped kernels

FROM THE REST OF THE HOUSE:

- Hair (pet & human)
- Finger and toenail clippings
- 100% Cotton swabs (sometimes the handles are made with plastic)
- 100% Cotton balls
- House plants
- Green waste that fits in the bin

THROW IT OUT:

- Feces (even if it's in a compostable bag)
- Metal, glass and petroleum based plastics
- Lotion, shampoo, conditioner and body wash
- Grease
- Gasoline or petrol, oil, and lubricants

- Hygiene products
- Glue and tape
- Charcoal ashes
- Produce stickers
- Plastic lined packaging

- Chewing gum
(commonly made with plastic, but plastic-free compostable gum is fine to add)

**CHECK CERTIFIED COMPOSTABILITY AT
[PRODUCTS.BPIWORLD.ORG](https://products.bpiworld.org)**

IF YOU'RE NOT SURE, PLEASE CONTACT US:

Call 703-574-3414 or service@monster-organics.com

HOW IT WORKS



1) We work together to choose the collection frequency & bin size to suit your needs.

2) Fill your lined bins with food scraps & compostables.



3) We empty your bins at the agreed frequency every week.

4) We rinse your bins, install new liners & provide detailed weight reporting via our online portal at no extra cost.



PRICING - PARKFAIRFAX

The following pricing includes the requested quantity of 4x 65g bins with our full service of liner installation & bin rinsing. Bin quantity and service frequency can be adjusted to ensure the program is right sized based on participation.

ADDRESS	BIN SIZE	QUANTITY	PICKUP FREQUENCY	PRICE PER MONTH
3360 GUNSTON ROAD, ALEXANDRIA, VA 22302	65G	4	1X WEEK	\$368.33

What's Included Besides Emptying Your Bins:

- Rinsing your bins at every service to help mitigate smells.
- Installing new compostable liners in each bin serviced.
- Optional emailed service reports & 24/7 access to your impact dashboard.

What's Not Included:

- Extra fees for liners, extra fees for weight reports, or bin delivery fees.

GLASS RECYCLING

In addition to our composting services, Monster Organics is also a fully permitted recycling company specializing in glass collection & recycling.

We are the only company in the region who offers our clients a comprehensive solution for your sustainability needs - allowing us to incorporate glass collection & recycling alongside your composting program.



On behalf of the entire Monster Organics team, thank you for considering us as your partner in simplified sustainability! I hope you'll find that our standard service of included liners, rinsing, and reporting provides an all-in-one solution that exceeds your expectations.

Should you need any additional information, please don't hesitate to call, text, or email anytime. We are here as a resource and want to ensure all your questions are addressed.

*Thank you again,
Jay Walton
Co-Founder & Managing Partner*

THANK YOU!



Contact Information:

jay@monster-organics.com

C: 703-259-8723 | Office: 703-574-3414 x101