

STRATHMEADE SQUARE COMMUNITY ASSOCIATION
POLICY RESOLUTION NO. 2021-01
TRASH AND GARBAGE DISPOSAL

WHEREAS, Article VIII and Article IX of the Declaration of Covenants allow the community thought the Board of Directors to ensure that the premises are kept in a satisfactory manner and that no noxious or offensive use or activity shall be carried out;

WHEREAS, the health and good appearance of the community, and resale value of units in the community, require limitation on the placement of trash and garbage on the Common Area; and

WHEREAS, the Board has determined that it is in the best interest of the Association to promulgate rules regulating the disposal of trash and garbage within the community.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules are adopted with respect to trash and garbage disposal.

I. **Types of Trash.** These regulations differentiate between three types of trash. Recycling specification are those of Fairfax County.

A. **Household Trash** includes all ordinary household waste except for recyclables and yard waste as defined in I. B and C and that is not excluded from collection, such as wastepaper not included with newspapers; food waste; bagged pet feces and cat litter; disposable diapers; discarded clothing and other textiles; discarded leather goods; and all other disposable items and materials. Most of the items specifically not included in recycling categories are household trash, except for paint cans, motor fluid containers, and vehicle tires and batteries.

Note: Many items that should not be disposed of with trash can be recycled at Fairfax County's transfer station on West Ox Road at no cost, e.g., electronics, rechargeable batteries, and small electrical appliances.

B. **Recyclables.** Recyclable materials include paper, glass, metal and plastic.

1. Recyclable paper includes:

- a) *Newspapers, including comics and glossy inserts;*
- b) *Mixed paper, including white and colored paper, office paper, telephone books, magazines, catalogues, softcover or paperback books, junk mail (including envelopes with clear windows), and non-waxed food boxes such as cookie and cereal boxes; and*
- c) ***Flattened*** *boxboard and corrugated cardboard boxes.*

2. Recyclable paper does not include:

- a) *Plastic-coated items such as overnight shipping envelopes;*
- b) *Large cardboard boxes unless flattened;*
- c) *Frozen food boxes;*
- d) *Newspapers, paper, or boxes contaminated with food;*
- e) *Waxed or coated paper, or foil; and*
- f) *Shredded paper.*

3. Recyclable glass may not be put out with curbside recycling. Recycled glass may be taken to purple containers located throughout the county. Recycled glass includes clear, green, and brown bottles and jars. To properly dispose:

- a) *Lids and caps should be removed from glass for recycling;*
- b) *Containers must be rinsed; and*
- c) *Labels and neck rings may be left on containers.*

4. Recyclable glass does not include:

- a) *Window glass;*
- b) *Drinking glasses;*
- c) *Ceramics, plates, and cookware;*
- d) *Mirrors;*
- e) *Light bulbs;*

f) *Chemical bottles; and*

g) *Broken glass.*

5. Recyclable metal includes:

a) *Aluminum and steel food and beverage cans;*

b) *Scrap metal, including foil, pie tins, trays;*

c) *Cans should be emptied, rinsed, and flattened; and*

d) *Lids and labels may be left attached to cans.*

6. Recyclable metal does not include aerosol cans or paint cans.

7. Recyclable plastic includes plastic bottles and jugs and containers labeled 1, 2 and 5 only. Containers should be rinsed.

8. Curbside recyclable plastic does NOT include:

a) *Styrofoam;*

b) *Plastic trays and dishes;*

c) *Plastic bags and wraps (these may be recycled in cans provided for this purpose at area stores); and*

d) *Motor oil containers.*

C. **Yard Waste** includes plant material created by outdoor yard maintenance, such as grass clippings, leaves, tree branches and weeds. Similar material from indoor plants may be included in yard waste. Christmas trees are not included. Wood or lumber from fences and deck construction or renovation debris is **not** yard waste.

II. **Non-collectible items.** The following items are not ordinarily collected by the Association's trash contractor and **must not** be placed in the common area unless special arrangements have been made in advance for their collection. If no such arrangements have been made or the trash collection contractor refuses to collect them, they must be taken to a proper disposal site outside the community by the owner. Included are:

A. Vehicle tires and batteries;

B. Motor oil, hydraulic and transmission fluid, anti-freeze, and other vehicular fluids;

C. Refrigeration heating equipment, including household refrigerators and freezers, ductwork, and blower units for central systems;

D. Large appliances such as stoves and ranges, ovens, dishwashers, and clothes washing machines and dryers;

E. Water heaters;

F. Sinks, lavatories, toilets, and shower enclosures;

G. Debris from construction and interior renovation;

H. Other large items such as carpets and carpet padding exceeding 30 square feet in area; and

I. Latex and oil-based paints, varnishes, lacquers, and solvents, except for paint cans that are empty or no more than ¼ full. Paint cans that are empty or ¼ or less full may be put out with trash.

III. **Placement of Trash and Recyclables for Pickup.** Trash or garbage being left for collection by the Association's trash contractor must be placed according to the type of trash.

A. Ordinary household trash and garbage in the proper container must be placed directly behind the rear fence of the unit in which the trash was generated, between the fence and asphalt trail that passes behind the unit, or at the curb of Tobin Road, Thompson Road or Beverly Drive. If the rear of the unit is adjacent to Tobin Road, Thompson Road, or Beverly Drive, and there is no asphalt or gravel path behind the unit, the trash must be placed at the curb of the public street directly behind the unit. In no case may trash be placed in front of the unit, in the front yard or at the curb on one of the courts in the Community. For units at the south end of Breckenridge trash should be placed in the trash cans located on Beverly Drive south of the steps leading from Breckenridge. For all other units trash may not be placed anywhere on the common area, except immediately behind a unit's rear fence.

B. Trash from one unit may not be placed behind the rear fence of a different unit.

C. Recyclables excluding glass (see I.B.4 above), yard waste, and Christmas trees must be placed at the curb of one of the public streets within the community: Tobin Road, Thompson Road, or Beverly Drive.

IV. **Time of Placement.** The Association's trash collection contractor may notify the Association of specific variations in the schedule because of holidays or other issues such as a snow emergency; such notices will be included in the Association's monthly newsletter and supersede the schedule specified herein. Until other action by the Board, trash for collections shall be placed in the proper location after sunset or 7 p.m., whichever is earlier, on the day before it is scheduled for pickup. Until the Board agrees with a trash collection contractor on a different schedule and notifies the membership of the Association, the placement and pickup schedule shall be as follows:

A. **Household Trash** shall be placed in the proper location on Monday evening for collection on Tuesday and on Thursday evening for collection on Friday.

B. **Yard Waste** shall be placed in the proper location on Tuesday evening for collection on Wednesday. Yard waste shall not be placed for collections during the months of January, February, and March, unless the membership is notified that it will be collected during those months. Yard waste must be placed with household trash during January, February, and March.

C. **Recyclables** shall be placed in the proper location on Thursday evening for collection on Friday.

D. **Christmas trees** shall be placed as designated by the trash collection contractor and communicated to the members before December 25 each year.

V. **Containers and Bundling.** Trash shall be placed in proper containers provided by the community, or in the case of yard waste properly bundled, and **not piled loose at collection points.**

Note: The trash and recycling containers are provided by the community for the use of residents. As these containers belong to the trash contractor or community they must be left with the unit when the unit is sold or transferred to tenants.

A. **Household trash** shall be placed inside sturdy plastic bags closed properly by knotting the neck or securing the opening with a wire twist tie, knotted string, or comparable device. Properly bagged household trash **must be placed in the provided trash can.** Trash in bags **not** in a trash can will not be collected by the trash contractor and the resident responsible for that trash is required to retrieve any uncollected trash. If the residents at a given unit generate more trash than the provided can will hold **with the lid closed** on a routine basis, the resident must obtain an additional can **with a lid** either through the purchase of a can or the rental of a can from the trash contractor.

B. **Yard waste** shall be placed in paper leaf bags designated as such by printing on the outside or in a trash can that is used only for yard waste. Tree branches and similar waste shall be bundled in lengths of not more than four feet. The bundles shall be held together by string, or twine.

C. **Recyclables** must be placed in plastic recycling cans provided by the community. The exception is newspapers if they are bundled in paper bags or tied securely with string or twine. Each newspaper bundle must not exceed 20 pounds in weight.

VI. **Cleanup.**

A. Any uncollected trash, loose trash, or debris which has fallen from trash can must be picked up by the responsible member or resident and placed in a proper bag or container, or in one of the public trash cans maintained by the Association on the common area. Uncollected trash, loose trash, or debris that is left behind by the Association's trash collection contractor **must be retrieved by the original owner and retained for future disposal** or placed in one of the Association's public trash cans.

B. If the trash collection contractor fails to collect trash or garbage put in the proper place and at the proper time by a member or resident, the member or resident should notify the Association's managing agent or the trash contractor promptly so that arrangements for pickup can be made.

C. Trash and recycling cans shall be retrieved no later than the evening of the day on which trash was picked up. They shall be stored inside the unit's backyard fence, just outside the unit's fence provided they are closed and placed just outside the gate, or inside the unit, except between 7 p.m. of the evening before a collection and the evening of that day. They shall not be stored in any front yard, or on any other part of the common area.

VII. **Common Area Trash Cans.** Trash cans placed variously around the community, in front of the pool house, near recreational facilities and gazebos, and in other places, are **not** be used for the disposal of household trash, yard waste, or recyclables. They are to be used only for the disposal of miscellaneous trash or litter picked up from the common grounds.

VIII. **Nonresident Owners**

A. Nonresident owners are responsible for the trash disposal actions of their tenants. All provisions of this resolution apply to non-owner residents, including renters, tenants, and boarders, and to any guests of members or their tenants.

B. The nonresident owner shall insure that trash and recycle cans provided by the community remain in good order with a functioning lid. These cans must remain with the unit when a tenant departs. The nonresident owner is responsible for replacement of any cans that are taken by tenants when they leave.

C. The Association's trash contract is based on the number of residential units within the community, and the assumption that trash will be collected from that number of households. No owner or non-owner resident may bring trash, garbage, debris, refuse, or recyclables from another residence into the community for collection.

IX. **Nonresident Use.** Only trash and garbage generated by ordinary residential household activities, by a resident member's household or a nonresident's tenants, may be placed for collection by the Association's trash collection contractor.

A. No resident member or tenant of a nonresident owner may use the Association's trash collection contract for the disposal of trash, garbage, or refuse generated by a residence outside the community.

B. No resident owner or a tenant of a nonresident owner may bring trash, garbage, or refuse from a business conducted outside the community into the community for collection by the Association's trash collection contractor. In the case of a home business or work at home by an employee, conducted legally in one of the townhouses of the community, ordinary business refuse such as wastepaper, discarded writing materials, and other refuse generated by a home-based business within the housing unit, may be disposed of with household trash.

X. **Enforcement.**

If the Board or the Association's managing agent arranges for the collection and disposal of items placed in violation of Articles II through X, and the Association incurs costs, such as special pickup charges, for this disposal, the Association may assess the member responsible an amount equal to the Association's costs, plus an administrative fee of 10 percent.

Resolution adopted and approved by the Board of Directors of the Strathmeade Square Community Association this 3rd day of February 2021. Resolution to go into force on March 1, 2021.



Jonathan C. Burton

President, Strathmeade Square Community Association



Date