

Reflection Homes Association, Inc.
Policy Resolution 2000-8
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 that it is in the Association's best interest to establish new policies and procedures relative to trash and garbage;

NOW THEREFORE BE IT RESOLVED THAT the following policy will govern the collection of trash and garbage:

1. Trash and recycling shall be placed in front of each home for next day pick up no earlier than 7:00 PM or darkness.
2. All trash, including trash bags and loose trash, 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.
3. All trash cans and toters must prominently bear either the address of the property to which it belongs or bear a contractor-provided registration number.
4. Trash and/or recycling, including bundled or bagged yard debris, are to be placed at a designated common area pickup point 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 pick up day will also be disposed of by management.
5. Public view shall be defined as more than 30% of the trash can 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.
6. 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 pickup day must also be removed from public view by the same deadline. Any uncollected trash, loose trash, or debris is the responsibility of the owner. 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 owner under the terms of Section 5 of this policy resolution and Policy Resolution 2000-5.

7. 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.
8. Moreover, 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.
9. Large items -- which are defined as: items which will not fit into the trash cans, totes or receptacles described in this resolution -- are the responsibility of the member and must be placed at the curb and removed from public view according the same requirements stated above.
10. Members must arrange on an individual basis for large item pick ups by contacting the Association's contract trash removal service. Any charges for large item pick-up are payable directly to the contract trash removal service by the requesting party. The Association bears no responsibility for the failure of the contract trash removal service to pick up large items.
11. Trash/recycling pick up will occur only at the designated trash pick up sites in each parking lot or common area, as close to Saunders Place as possible. Trash/recycling pick up sites will be designated by Association signs indicating the days of pick up.
12. **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 **June 1, 2001**.