

**Reflection Homes Association, Inc.**  
**Policy Resolution 2023-002**  
**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;

**WHEREAS**, Section 55.1-1819 of the Virginia Property Owners' Association Act ("Act") provides that the Board may establish, adopt and enforce rules and regulations with respect to use of the common areas and with respect to such other areas of responsibility assigned to the Association by the Declaration;

**WHEREAS**, Article IX(A)(7) of the Declaration provides that trash and garbage containers shall not be permitted to remain in public view except on days of trash collection and no accumulation or storage of litter, new or used building materials or trash of any kind shall be permitted on any lot; and

**WHEREAS**, the Board has determined, after substantial member input, that it is in the Association's best interest to establish new policies and procedures relative to trash and garbage collection;

**NOW THEREFORE BE IT RESOLVED THAT** the Board enacts the following rules and standards governing garbage and trash collection:

1. All trash and/or recycling, including bundled or bagged yard debris and large item trash, are to be placed:
  - a) Directly in front of the townhome if it faces the parking lot, such as the home's sidewalk/median alongside the parking lot, property lawn or walkway to the resident.
  - b) In a Common Area adjacent to the parking lot, if the townhome is not alongside the parking lot. (If located along an alley or pipe-stem away from the direct parking area).
  - c) **Trash** receptacles must be placed out **NO Earlier than 7 PM or darkness (whichever is later); Monday/Thursday for Trash pick up Tuesday/Wednesday.**
  - d) **Recycling** receptacles must be placed out **NO Earlier than 7 PM or darkness (whichever is later); Tuesday for Recycling pick up Wednesday.**
  - e) Trash and/or recycling receptacles must be removed from public view by 7 PM of the pick-up day.
  - f) Any trash receptacle, toter or recycling container left in public view after trash pickup day may be disposed of by management.
  
2. No trash, litter or recyclables or loose trash bags, shall be left in the common area other than during designated trash pickup days. All trash must be placed in appropriate trash/recycle containers. Trash, recycling, litter, bulk items, etc. that are left in the common area will be considered dumping and subject to a **\$50.00 violation charge** for each occurrence.

3. Public view shall be defined as more than 30% of a stored trash or recycling receptacle 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.
4. All loose trash, garbage, perishables and pet debris, as well as all trash bags containing such items, must be placed inside either a trash can with a fixable lid or a contractor provided trash receptacle. All recyclables must be placed inside either a trash can with a fixable lid or a contractor provided recycling container.
5. All yard debris, including leaves and grass clippings, must be bundled, bagged or placed in trash can and placed out with normal trash pickup.
6. Member Litter and Junk Mail Must Not be left on top of the Mailbox or dropped on the ground surrounding the mailbox. Remove all mail and dispose of it properly. Junk Mail found in the common area will be considered Litter and subject to a **\$50.00 violation charge** for each occurrence.
7. **Large/Bulk item** trash is the responsibility of the member and must be placed for pickup in the common area alongside the parking lot. **Acceptable Bulk Items must be placed out NO Earlier than 7 PM or darkness (whichever is later) Sunday; for Bulk pickup on Monday.**
  - a. **Bulk Trash NOT picked up on Monday MUST be removed from public view or arrangements made for removal by 7 PM of the Bulk pickup day. See Item 8.**
  - b. **Large Bulk items are defined as:** Appliances, furniture, construction materials, including cardboard and delivery boxes, which will not fit into the trash cans, totes or receptacles described in this resolution.
8. Members must arrange directly, on an individual basis, for **Unacceptable Bulk items** not accepted by the Association's contractor.
  - a. **Unacceptable Non-Bulk items include:** hazardous materials (including paint, antifreeze, motor oil), landscaping debris, construction/demolition debris, Christmas Trees and tires. Members may contact the Association's contractor trash removal service, or a service of their choice.
  - b. Dumping Bulk Items in the common area any day other than Sunday, without arranging for pickup of these items directly, will be considered dumping and subject to a \$50.00 violation charge for each occurrence.
9. All trash cans and totes must prominently bear the address of the property to which it belongs. Any trash can, tote or recycling container in public view without a prominently displayed address may be disposed of by management.
10. Any uncollected trash, loose trash, or debris which has fallen from trash cans, totes or recycling containers or which has not been collected by the Association's trash contractor on the designated pick-up day must also be removed from public view by the same deadline. Any uncollected trash, loose trash, or debris is the responsibility of the member. 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 member under the terms of Section 2, 5 and 7 of this policy resolution.

11. As provided for in the Virginia Property Owners Association Act, Section 55.1-1819 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 the Association's Policy Resolution 2021-5. If an owner is found to be in default of this Trash Policy Resolution, the owner will be given notice of the violation charge and an opportunity to be heard by the Board of Directors pursuant to the Association's due process procedures and applicable law.
12. 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 violation charges and fees assessed under this policy shall be treated as an assessment against the member's lot.
13. 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 violation charges 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-----, 2023.

**REFLECTION HOMES ASSOCIATION**

**RESOLUTION ACTION RECORD**

Resolution Type: Policy No. 2023-002

Pertaining to: **Town Home Trash and Garbage Collection**

Duly adopted at a meeting of the Board of Directors held:

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

VOTE: YES NO ABSTAIN ABSENT

Director - President

Director – Vice President

Director - Treasurer

Director - Secretary

Director – Member at Large

ATTEST:

Secretary

Date

Resolution effective: \_\_\_\_\_, 2023

**CERTIFICATE OF MAILING**

I, \_\_\_\_\_, Property Manager for \_\_\_\_\_ Association hereby certifies that a copy of the foregoing Policy Resolution No. \_\_\_\_\_, was mailed, postage prepaid, to all Owners of record on the \_\_\_ day of \_\_\_\_\_, 2023.

Property Manager