**Dear Mount Woodley Manor Community Members,**

Due to the ongoing trash issues we have experienced in our community, the board has decided to make improving standards for waste removal our number one priority this year. Although most of us do know and follow the rules for waste removal, some people do not, which has led to numerous problems and frustrations for us all.

With this in mind, we have voted and approved a new policy on enforcing Article VI, Section 7 of our covenants (see below).

**As of Friday December 15th, 2023 All waste and recycling bins will be labeled with the unit number. We will be providing those numbers. If you do not provide picture proof of your labeled bins by December 15th, you will be fined $50. If you do not provide picture proof of your labeled bins by December 30th, you will be fined $100 monthly until you provide proof. Please email picture of your bins to** **mwmhoa22306@gmail.com****.**

 **All waste bins (trash and recycling) and any trash material must be moved out to the sidewalk no earlier than 5pm Sunday evening and brought back to your backyard by 11:59pm on Monday night. Additionally, all trash and recycling (except for cardboard) must be bagged and stowed away in a county issued trash bin. Each townhome unit will be issued one warning per calendar year before it is subject to any fines. Following issuance of a written warning from the Mt. Woodley Manor HOA, each infraction of the above described policy will result in a $50.00 fine which will be invoiced and collected by our property management company.**

This policy will be enforced by the board and volunteers, who will need to provide a photograph or video of bins not being stored away properly or improper trash disposal (bagged trash not being in bins, bulk pickup items being put outside on days before their pickup or no pickup scheduled at all, no bins present in your backyard).

We understand that there might be questions or concerns regarding this new enforcement policy and what other things are to come. With that in mind, here are some rules and recommendations for how you should be garbage removal should be handled:

➢  All trash and recycling (except for cardboard recycling) must be bagged and stowed away in the appropriate county issued bins. This is necessary to avoid attracting pests, animals, and to minimize unsightly messes and unpleasant odors.

➢  Trash bins must be set out no earlier than 5pm on Sunday (4pm during Daylight Savings) and returned to your backyard no later than 11:59pm on Monday. If your labeled bin is in public view outside of this time window, or if there are no bins observed in your backyard outside of this time window, you will be notified by the board via the property management company and subject to a fine (one warning per unit, per year). If you do not have bins for your unit, please reach out to the county asap as they are required for proper trash disposal.



➢ Bulk items (anything that cannot be bagged and stowed in your bin except for cardboard) must only be put out on the day they are scheduled for pickup. The pickup may be either scheduled with the county (each county address gets a free allotment per year) or a third-party vendor. If your pickup is not made for any reason, you must move those items back to your property.

➢  With the last point in mind, to avoid any extra hauling on your part, please be very clear to the people picking up your item(s) about where it is and ensure that it’s in a place where they can use any equipment they have for hauling away. The county for example requires that any bulk pickup be placed in an area where there are no trees above and there is at least six feet of clearance on all sides.

Thank you for your time and attention regarding this matter. This is only the first step in improving the cleanliness of our community. If you have any questions, concerns, or would like to volunteer to enforce this policy, please reach out to the HOA board email below.

Members of the Board will be handing out the numbers in the next 1-2 weeks.

Best regards,

Mount Woodley Manor HOA Board