

**VILLAGES OF RIPPON LANDING HOMEOWNERS ASSOCIATION, INC.
POLICY RESOLUTION NO. 2017-02**

TRASH POLICIES

WHEREAS, Section 3.04 of the Declaration of the Villages at Rippon Landing Homeowners Association, Inc. (“Association”) provides that the Board of Directors of the Association (“Board”) shall have all of the powers and duties necessary for the administration of the affairs of the Association; and

WHEREAS, Section 2.01(a) of the Declaration provides that the Board has the right “to adopt, promulgate, enforce, and from time to time amend, reasonable rules and regulations, pertaining to the use of the Common Area which shall enhance the preservation of such facilities and the safety and convenience of the users thereof;” and

WHEREAS, Section 6.13 of the Declaration provides that each Owner or Resident shall keep their premises in a clean, neat, and sanitary condition, shall comply with all laws, ordinances and regulations pertaining to health, safety and pollution, and shall provide for the storage and removal of refuse, trash and rubbish from their premises in a manner to be approved by the Board or Covenants Committee; and

WHEREAS, the Board has determined that it is necessary and desirable, in order to improve and protect the appearance of the property within the Association and the health, and safety of the Owners and Residents within the Association, that rules and regulations regarding storage and disposal of trash within the Association should be adopted.

NOW, THEREFORE, BE IT RESOLVED that the Board adopts the following rules and regulations regarding parking within the Association:

The purpose of the resolutions as described below are intended to regulate the disposal, collection point and storage of trash within our community. This Trash Policy has been developed for the Villages of Rippon Landing (VRL) Homeowners Association, and applies to all owners, residents, tenants, guests and invitees within the community. Owners and residents are responsible for the actions of their tenants, guests and invitees.

General Information and Rules

1. The Villages of Rippon Landing current disposal contract is with Patriot Disposal, 703-257-7100, www.patriotdisposalservices.com.
2. Currently, trash pickup is on Tuesdays and Fridays with recycling on Tuesdays (except on Christmas and New Year’s Day). Standard Patriot sealed trash containers or heavy-duty black plastic trash bags shall be placed at the curb no earlier than the night before pickup and removed no later than 10:00 p.m. on the day of pick up.
3. Actual days and times of trash pickup may change in the future. The Villages of Rippon Landing Homeowners Association website shall contain the most up-to-date information. If unable to contact the website, contact the Community Manager or the contractor directly.

4. All household trash must be stored in secured containers, out of sight in the rear yard or inside of the home. Yard debris must be stored in the rear yard until pick up day. No trash or trash container is to left in front of property even if hidden behind landscaping or otherwise disguised or covered.
5. Trash containers must be clearly marked with the resident's house number. Black trash bags, if so used, must be the commercial strength and must be securely tied or double-bagged, and yard debris cannot be placed at the curb until the morning of pickup. Kitchen white trash bags; grocery bags are not allowed outside of a trash container.
6. **Location.** Place trash only on the edge of your front lawn and sidewalk or the grass strip at the curb directly in front of your home. **Trash and recycling is NOT allowed in any of the following areas:**
 - a) In any corner, communal areas.
 - b) In front yards or on the sidewalk leading to the front door. Blocking sidewalk access.
 - c) Near or next to any fire hydrant or mailboxes.
7. Any trash not collected for any reason must be stored in a secure trash container in the rear yard or inside your home until the following pickup day.
8. Inclement Weather: In the event that inclement weather prevents Patriot Disposal from providing service on a regularly scheduled collection day, uncollected trash and recyclables will be removed on the next regularly scheduled collection day. Please put it in your back yard until the next pickup date. Do NOT leave uncollected trash out for the next service date.
9. Residents who are unable to place trash out within the listed times (for example because of an out-of-town trip) must either hold their trash, etc. or arrange for someone to put it out and retrieve any container or recycling bin.
10. Any resident with extraordinary circumstances, which fall outside of the rules outlined in this policy, should contact the Board of Directors or Community Manager Representative for further guidance.

Information on Large Items and Recycling and other Trash items

11. Prior arrangements must be made with the contracted disposal company for all large household items or construction debris before they are left out for pickup. Items not picked up must be returned to your home until other arrangements are made.

12. Spilled trash. Regardless of fault, if any portion of a resident's trash is spilled on any part of the grounds, it is the responsibility of the resident to pick it up. Spilled trash found on the parking lot, curb, or sidewalk adjacent to a residence will be presumed to belong to the occupant of such residence.
13. Small furniture made out of fabric and/or wood, as well as mattresses and bed frames, may be put out for collection with your regular trash. Patriot Disposal Services prefers that these items be out on the 2nd service day of the week (Friday).
14. Appliances and Large Items (Special Items). Large or heavy items are considered special items and not part of regular trash. Residents are required to provide an advanced notice to Patriot Disposal Services at 703-257-7100 if they wish to have them pick these items up. Carpet, plywood, 2x4s and other items are considered construction debris, which Patriot Disposal is prohibited from collecting with the regular trash. If you have any items for collection that are the result of remodeling or rebuilding, coordinate with Patriot Disposal Services. Special items collections will cost an additional fee which requires to be paid by the tenant(s).
15. Paint cans MUST BE dried out before it will be picked up. This can be accomplished by adding kitty litter or other absorbent (sold at local retail stores) to dry the paint into a paste, or set it outside with the lid off and it will solidify. Paint cans with dried paint in them MUST BE put out at the curb with the lids off so that the disposal crews can see that it is dried out. Do not put paint cans inside bags, as these shall spill onto the community roads. Any financial costs derived from efforts used to clean paint spills, shall be at the cost of the responsible tenant(s) or homeowner(s).
16. Prince William County Regulations. The following items will NOT be collected: liquid paint, combustibles, toxic waste, hazardous waste, flammable products, manure, friable asbestos, medical/bio-hazardous material, tires, or any other material prohibited by the landfill or any applicable state or federal law as being hazardous or toxic.
17. Recycling: Currently, pickup occurs on same day as regular trash collection days; Tuesdays, except for Christmas and New Year's Day. Actual days and times of recycling pickup and the allowable recycling items may change in the future. The Villages of Rippon Landing Homeowners Association website (<http://www.vrlhoa.com/>) will contain the most up-to-date information.
 - a) Please note that in Prince William County, residents of townhouses and single-family homes receiving curbside refuse and recycling collection are required to separate recyclables from trash.
 - b) Villages of Rippon Landing operates on a "single stream" recycling program, which means that all recycling materials can be collected in one container.
 - c) What can be recycled curbside:

- Container glass (bottles and jars);
 - Metal food and beverage containers (cans and tins) and metal lids;
 - Plastic bottles and jugs (most #1 and #2 hard plastics, if they have a neck, such as soft drink and water bottles; mouthwash bottles; milk jugs; juice bottles; bleach, detergent and household cleaner bottles; shampoo bottles etc.);
 - Cardboard and mixed paper (cardboard, cereal boxes, catalogs, junk mail, telephone books, envelopes, office paper, newspapers, magazines, paper grocery bags etc.). Be sure to flatten all cardboard and remove Styrofoam or other packaging materials from boxes. Do not include items with food residue (e.g., pizza boxes) or boxes with a wax coating.
 - Remember to rinse out all glass, metal and plastic containers and remove all lids and caps (except metal lids which can be recycled).
- d) Many other items can be recycled at local stores – for example, many grocery stores recycle plastic bags, batteries and ink cartridges, electronics can often be recycled at stores such as Best Buy and used motor oil can be disposed at most auto parts stores and county landfill sites. Consider selling or donating other items that may still have use to someone, such as through Craigslist.com or charities such as Purple Heart or Salvation Army, rather than disposing of these items in the trash.
- e) If you are unsure about how to dispose of any other material, please contact Patriot Disposal at 703-257-7100, www.patriotdisposalservices.com.
18. Yard debris should be cut in four-foot lengths with limbs no larger than six inches in diameter. It should be tied in bundles no larger than two feet in diameter and placed on the curb. A handling charge will be assessed to any individual homeowner who places more than five bundles of brush on the curb for any single pickup.
19. Christmas trees will be collected separately on the first two weeks of January. Trees must be free of tinsel and ornaments. Do not place in bags. Never dispose of Christmas trees by dumping within Villages of Rippon Landing communal areas. Violators will be subject to violation charges.
20. Pick up failure. If for any reason, trash or recyclable material is not picked up, residents are encouraged to call Patriot Disposal at 703-257-7100 for late collection (additional charges/costs are the homeowner, guest or resident's responsibility), or wait until the next schedule pick up date. Regardless of fault, uncollected trash and recyclable items must be retrieved by the resident or owner no later than 10:00 p.m. the day of missed collection and placed inside the residence or behind portion of property.
21. Homeowners/Tenants are **personally responsible** for independently disposing of the following items and anyone failing to comply will be charged by the Association for dumping:
- a) rocks

- b) concrete
- c) dirt
- d) soil
- e) sod
- f) tree stumps
- g) paint
- h) motor oil
- i) construction trash
- j) combustibles
- k) toxic or hazardous wasters
- l) any other materials excluded from the Fairfax County disposal site

Violation Charges for Violating the VRL trash regulations

22. Non-compliance: The first documented violation of the Trash Policy, will result in a warning citation issued to the homeowner(s) and resident(s), regardless of whether the violation was caused by them or their tenant(s); guest(s) or resident(s). **Any subsequent documented violation within twelve months from the date of the first citation,** however, will result in a Violation Notice and Hearing pursuant to Section 55-513 of the Virginia Property Owners Association Act (the “Act”) then the Association’s current Due Process Resolution. If found guilty of the violation, the violator(s) account will be assessed a \$50 charge for each violation. If Homeowner/Tenant does not show up for the hearing, the \$50 charge will be automatically assessed.

A documented violation shall include any reasonable evidence clearly establishing a violation of the foregoing Trash Policy, including but not limited to, dated photographic evidence that reveals the violation, and the address of the property where the violation occurred, or an affidavit signed witnesses to the violation(s) attesting to the specific type of violation(s), the address of the property where the violation(s) occurred and the date(s) of the violation(s).

23. Liability. The VRL HOA assumes no responsibility for and disclaims responsibility for any damage to any vehicle parked or operated within the VRL community. Any exceptions or changes to the above policy must be approved in writing by the VRL HOA Board.
24. Repeal of Prior Policies. The rules and regulations set forth in this policy resolution supersede and replace all rules and regulations set forth in any prior parking policy except as noted herein.
25. Effective Dates. The rules and regulations set forth in this policy resolution are effective

as of January 1, 2018.

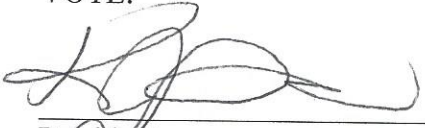

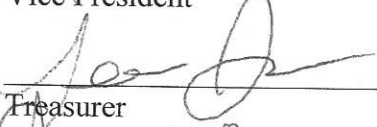
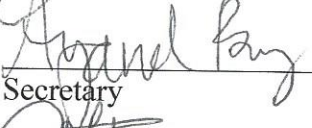
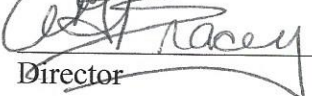
**VILLAGES OF RIPPON LANDING HOMEOWNERS ASSOCIATION, INC.
RESOLUTION ACTION RECORD**

Resolution Type: Policy No. 2017-02

Pertaining to: Trash Policies

Duly adopted at a meeting of the Board of Directors of the Villages of Rippon Landing Homeowners Association, Inc., held November 16, 2017

Motion by: Karisa Davison Seconded by: Rafael Garraton

VOTE:	YES	NO	ABSTAIN	ABSENT
 _____ President	<u>Yes</u>	_____	_____	_____
 _____ Vice President	<u>YES</u>	_____	_____	_____
 _____ Treasurer	<u>Yes</u>	_____	_____	_____
 _____ Secretary	<u>Yes</u>	_____	_____	_____
 _____ Director	<u>Yes</u>	_____	_____	_____

ATTEST:


Secretary 1 Dec 17
Date

FILE:

Book of Minutes _____

Resolution effective: January 1, 2018.