

MEMORANDUM

TO: The Greenbelt Station Master Association

FROM: Rosana Gilmore, Community Manager
Community Association Management Professionals (CAMP)

DATE: May 31, 2023

RE: Trash Reminder

In 2020 The Greenbelt Station Master Association Board of Directors chartered an Ad Hoc Trash Committee to review the trash issue in the community and recommend a path forward that addresses all residents' concerns. At the October 28, 2020, Board of Directors meeting, the Board approved the recommendations made by the Ad-Hoc Trash Committee to become effective January 1, 2021. A follow-up Town Hall Meeting was conducted on March 29, 2021, to inform the community of the recommendations made by the Ad-Hoc Trash Committee and the changes to trash pick-up days to twice a week.

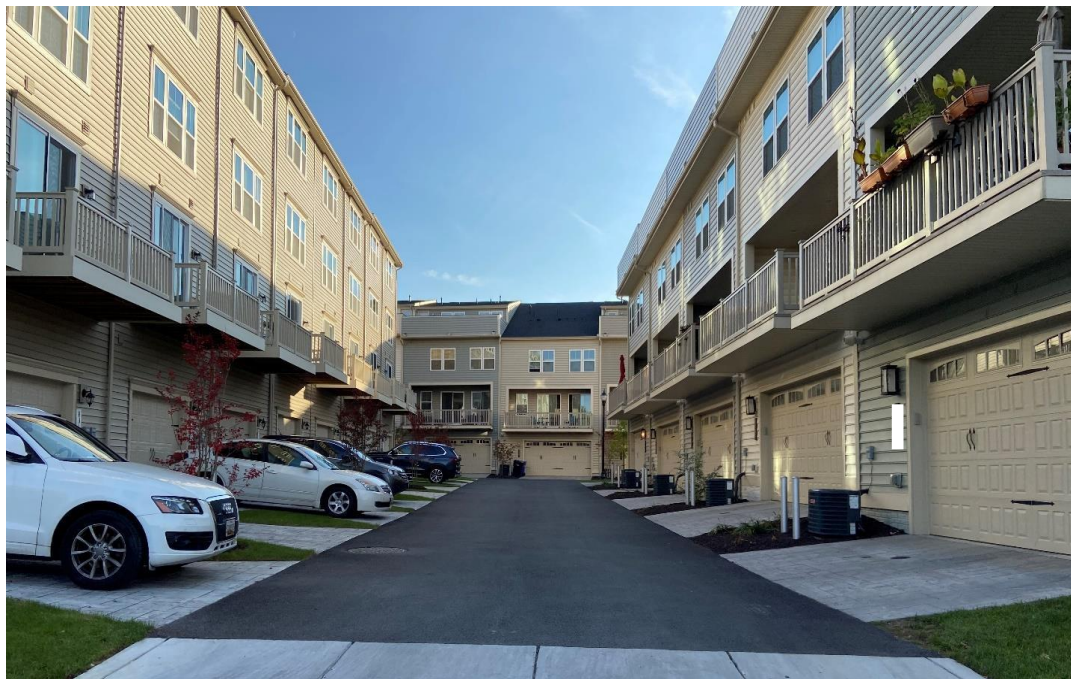
After considering residents' concerns, reviewing the existing Greenbelt Station HOA covenant documents, and discussing potential alternatives, the Ad Hoc Trash Committee Recommended:

1. Mandate that homeowners keep their trash and recycling bins in their garages on non-trash pickup days, as per the Association's governing documents.
2. Remind homeowners that they have the freedom to use the trash and recycling bins that best fit in their garages. For Picasso & Matisse garages (Condominiums), a 65 or 35-gallon trash/recycling bin will be a better fit. Old trash containers may be removed by our Trash vendor. * Please see pictures below.
3. Add an additional day of trash-only pickup to allow residents to downsize their bins (if desired) and to help ameliorate concerns about the cleanliness of storing bins in the garage. **The assessment increases in FY 2021 & FY 2022 were in part due to the increased costs of trash removal services contracted in 2021 - 2022.**
4. Enforce Violations.

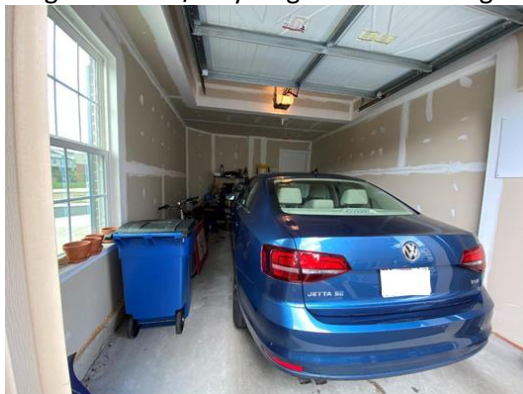
The Ad Hoc Trash Committee found the following benefits of the recommendations:

1. Increase property value.
2. Aesthetically pleasing to current and prospective homeowners.
3. Reduce the amount of loose trash and recycling in the streets.
4. Eliminate the driving hazard of trash and recycling bins in the alleyways.
5. Reduce the known appearance of mice and raccoons in the community.

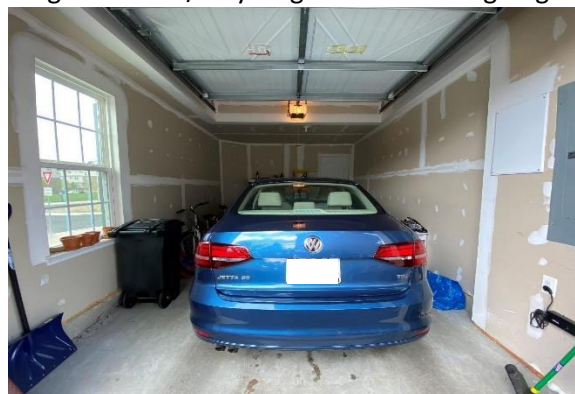
Example comparison of an alleyway with trash and recycling bins stored outside versus inside:



65-gallon trash/recycling bin in Matisse garage



35-gallon trash/recycling bin in Matisse garage



TRASH AND RECYCLING PICKUP:

Trash is collected on Mondays and Thursdays, and Recycling is collected on Thursdays between 8:00 AM – 2:00 PM. Trash and recycling containers are permitted in public view only on the evening before trash day and the day of trash collection. In addition, management regularly conducts trash and recycling container inspections and issues violation notices and fines accordingly.

BULK PICKUP:

Bulk trash is collected on the first Monday of each month and is limited to five items or 1 piece of furniture per household. Evictions and move-outs are not included in the service – If you are a Landlord/Property Manager, please notify your tenants of the community rules and regulations or you will be subjected to violations and or fines. In the event the landfill is closed due to holidays or inclement weather, the trash/recycling/bulk will be collected on the next day.

Below are examples of Bulk items that are **NOT** acceptable:

<ul style="list-style-type: none"> • Appliances • Automobiles or auto parts • Chemical and/or petroleum cleanup waste • Construction and demolition debris • Fencing/sheds/gazebos • Hazardous and bio-hazardous medical waste • Liquids, including paint, sewage and septic waste 	<ul style="list-style-type: none"> • Radioactive material • Shingles, roofing materials • Skids and pallets • Soil, rocks, grubbing material and spoil • Stumps and logs • Windows • Wood (unless it is a piece of furniture)
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YARD WASTE REMOVAL:

- Yard waste removal is every Thursday. Please ensure that all grass clippings, loose leaves, and yard waste are bagged in paper bags and cut branches no longer than 2 feet long are tied in small bundles and placed beside the trash containers.
- DO NOT PLACE GRASS CLIPPINGS AND BRANCHES ON TRASH CONTAINERS. The trash vendor will not empty trash containers that hold yard waste.

TRASH CONTAINERS:

Downsizing is optional and not required, but if you would like to downsize or need a replacement receptacle, you can purchase them at your local hardware store or at Amazon. It is the Homeowners’ responsibility to replace or purchase new trash receptacles. The Associations trash vendor, J & S will remove the old trash receptacle, labeled “REMOVE”. Please contact the Community Manager to schedule the removal for you.

If you have any questions regarding the information presented above, please do not hesitate to contact me at greenhoa@ciramail.com or at 571-363-4045.

Rosana Gilmore, CMCA®
Community Manager
Greenbelt Station Master Association