



Official Policy Document: Trash Pickup Rules & Procedures
Adopted: April 2024 | Last Updated & Amortized: July 2025

Table of Contents

SECTION 1.0: Weekly Collection Schedule	Page 2
1.1 Standard Service & Placement Window	
1.2 Curbside Location	
1.3 Can Storage	
1.4 Holiday & Inclement Weather Delays	
SECTION 2.0: Household Waste & Volume Allowances	Page 2
2.1 Household Waste & Volume Allowances	
2.2 Weekly Volume Limit	
2.3 Cardboard Box Rules	
2.4 Equipment Maintenance	
SECTION 3.0: Yard Waste Regulations.....	Page 3
3.1 Schedule Window	
3.2 Volume Limits	
3.3 Prohibited Yard Materials	
SECTION 4.0: Strictly Prohibited Materials (Landfill Restrictions).....	Page 3
4.1 Strictly Prohibited Materials (Landfill Restrictions)	
SECTION 5.0: Compliance, Enforcement & Fine Structure.....	Page 4
5.1 Compliance, Enforcement & Fine Structure	
SECTION 6.0: Appendix	Page 4
6.1 Quick Checklist: Top Reasons Trash is Skipped	



SECTION 1.0: Weekly Collection Schedule

1.1 Standard Service & Placement Window

Collection occurs every **Thursday morning** starting as early as **7:00 AM**. Cans/bags may be placed curbside the **evening before** collection, but absolutely no earlier.

1.2 Curbside Location

All waste **must** be placed on or directly adjacent to the **white dot** at the end of your driveway. The disposal driver will bypass any waste not clearly marked by the dot. Please note the dot may not be at the end of your driveway.

1.3 Can Storage

Empty garbage cans must be returned to your garage (or completely out of sight from the street if your property does not have a garage) no later than **Thursday evening**.

1.4 Holiday & Inclement Weather Delays

Collection will bypass Christmas Eve, Christmas Day, and New Year's Day if they fall on a Thursday, or cancel in the event of severe weather. In these cases, pickup shifts to Friday (the following day) or as directed by the disposal network.

SECTION 2.0: Household Waste & Volume Allowances

2.1 Household Waste & Volume Allowances

All standard household garbage must be completely bagged and sealed, even if placed inside a personal garbage can. Loose trash inside a can will not be serviced.

2.2 Weekly Volume Limit

Maximum of **3 sealed plastic bags** (up to 33-gallon capacity) OR **4 tall kitchen bags** per week.

2.3 Cardboard Box Rules

Boxes must be entirely empty and broken down flat. There is a strict limit of **3 large boxes** or **5 small/medium boxes** per week.

2.4 Equipment Maintenance

Property owners are entirely responsible for purchasing, cleaning, and maintaining their own personal garbage cans.



SECTION 3.0: Yard Waste Regulations

3.1 Schedule Window

Yard waste must not be placed at the curb earlier than **Wednesday evening**.

3.2 Volume Limits

A maximum of **three 33-gallon sealed bags** of yard clippings and flowers are permitted. This may be combined with your standard 4 household kitchen bags for a maximum total of 7 bags on your driveway. Unsightly accumulations of materials are prohibited. No unsightly conditions shall be visible from the front of the residence including, but not limited to, woodpiles, pine straw, mulch, or compost piles, recycling bins, rain barrel, construction debris or materials, etc.

3.3 Prohibited Yard Materials

Due to strict local landfill restrictions, the disposal company will not accept: *Grass/Sod, Dirt, Rocks, Stones, Sand, Tree Stumps, and Tree Limbs*.

SECTION 4.0: Strictly Prohibited Materials (Landfill Restrictions)

4.1 Strictly Prohibited Materials (Landfill Restrictions)

The following structural, automotive, and chemical materials will **never** be picked up under standard residential service:

Material Category	Prohibited Items
Hazardous & Liquids	Paint, stain, varnish, motor oil, cooking oil, solvents, liquid waste of any kind, and driveway sealant.
Electronics & Auto	Televisions, computers, small household appliances, batteries, and tires.
Construction Debris	Lumber, drywall, tile, roofing materials, countertops, flooring, brick, stone, concrete, cement, and toilets.
Medical & Large Items	Needles/syringes, major appliances (washers, dryers, stoves), and Christmas trees.

Note: For overages or specialized material inquiries, you must coordinate with the Community Operations Director via email.



SECTION 5.0: Compliance, Enforcement & Fine Structure

5.1 Compliance, Enforcement & Fine Structure

To preserve neighborhood aesthetics and maintain budget integrity, the Board enforces the following compliance structures:

1. **Failure to Remove Unserved Waste (\$Daily Fine):** If trash or prohibited material is rejected by the carrier for violating policy, the owner must immediately pull the waste back inside the garage or out of sight by Thursday evening. Failure to remove unserved items from the street will result in a **daily recurring fine** until cleared.
2. **Unapproved Excess or Prohibited Waste Removal Fee (\$50.00):** A minimum fee of **\$50.00** will be assessed to the lot owner if the Association or the disposal driver has to manually remove, clean up, or special-request the haulage of excess/unacceptable materials.
3. **Concealed Waste Violations (\$100.00):** If an owner attempts to hide prohibited items inside standard garbage bags and it is processed by the carrier, a minimum fine of **\$100.00** will be billed to the lot.
4. **Late Penalties:** All compliance fees and overage charges must be settled within **fifteen (15) days** of the billing date to avoid immediate finance charges and late fees.
5. **Access Obstructions:** If vehicles, trailers, boats, or bicycles block the line of sight or access to your trash location, your collection will be skipped for the week.
6. **Landlord Accountability:** Property owners are legally responsible for ensuring that all tenants, guests, and independent contractors understand and follow these guidelines. Any fines incurred by a tenant will be billed directly to the homeowner's ledger.
7. No person shall dump debris, garbage, or any other form of solid waste on any lot or common property. No clotheslines are allowed.

SECTION 6.0: Appendix

6.1 Quick Checklist: Top Reasons Trash is Skipped

1. **Timing:** Not out by 7:00 AM (always put it out the night before).
2. **Missing the Dot:** Not placed explicitly on or next to your driveway's white dot.
3. **Prohibited Items:** Contains banned yard waste, construction material, or liquids.
4. **Volume:** Exceeded the weekly bag or flat-box allowance.
5. **Obstruction:** Vehicles or trailers parked too close to the container, blocking the driver's approach.
6. **Loose Litter:** Trash thrown loosely into a can without being tied off in bags.