

WOODLAWN MEWS HOMEOWNERS ASSOCIATION, INC.
REGULATORY RESOLUTION NO. 2021-02
DISPOSAL OF HOUSEHOLD TRASH
RECYCLING, YARD WASTE AND SPECIAL PICKUP ITEMS

WHEREAS, Article VII, Section 1(a) of the Woodlawn Mews Homeowners Association Bylaws authorizes the Board of Directors to exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the Bylaws, the Articles of Incorporation, or the Declaration;

WHEREAS, Article VII, Section 1(a), of the Bylaws empower the Board of Directors to adopt and publish regulations governing the disposal of household trash, recycling, yard waste and special pickup items, and to establish penalties for the infraction thereof;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby replaces the May 13, 2002, Regulatory Resolution, Disposal of Household Trash, with Regulatory Resolution No. 2021-02, Disposal of Household Trash, Recycling, Yard Waste, and Special Pickup Items.

I. DISPOSAL OF HOUSEHOLD TRASH

- A. Household trash placed at curbside for collection shall be contained in rigid plastic or metal cans, each with a lid providing a tight seal.
- B. Household trash shall not be mixed in with recycling or yard waste;
- C. Trash cans shall be constructed and maintained as to prevent access to the contents by birds, rodents and other creatures.
- D. Trash cans shall be clearly marked with the homeowner's address.
- E. Trash cans shall be placed at the curb no earlier than 6:00 p.m. of the day before a scheduled collection and shall be removed from the curb no later than 6:00 a.m. of the day following collection.
- F. **Trash cans shall be placed for collection at the curb in front of the home, or on Sacramento Drive for houses fronting or backing to it. Only homes without a curb-front shall use the nearest available corner of the parking lot.**
- G. Trash cans shall not be stored in the front yard of a home, the side yard of any corner home, nor on the outside of any fenced area.
- H. Trash cans shall be stored inside the fence of the rear yard or within the home.

II. DISPOSAL OF RECYCLING

- A. Household recycling placed at curbside for collection shall be placed in plastic recycling bins obtainable from our current waste disposal company, Republic Services;
 - 1. Please contact Republic Services at republicservices.com or (703) 818-8222, to request a recycling bin
- B. Recycling shall not be mixed in with household trash or yard waste.
- C. Recycling containers shall be clearly marked with the homeowner's address;

- D. Recycling containers shall be placed at the curb no earlier than 6:00 p.m. of the day before a scheduled collection and shall be removed from the curb no later than 6:00 a.m. of the day following collection;
- E. **Recycling containers shall be placed for collection at the curb in front of the home, or on Sacramento Drive for houses fronting or backing to it. Only homes without a curb-front shall use the nearest available corner of the parking lot;**
- F. Recycling containers shall not be stored in the front yard of a home, the side yard of any corner home, nor on the outside of any fenced area.
- G. Recycling containers shall be stored inside the fence of the rear yard or within the home.

III. UNACCEPTABLE MATERIALS FOR TRASH AND RECYCLING DISPOSAL

- A. These are things that do not belong in your trash or recycling bins.
 - Liquids, including sewage/septic waste;
 - Hazardous waste including paint, oil, asbestos, and other chemical waste;
 - Compressed cylinders (any size);
 - Automotive parts and tires;
 - Animal carcasses;
 - Construction and demolition debris (drywall, shingles, roofing material, insulation, concrete)
 - Bio-hazard medical waste;
 - Glass must be boxed up/taped closed and labeled "glass"

UNACCEPTABLE MATERIALS FOR RECYCLING DISPOSAL

- A. These are things that do not belong in recycling bins:
 - Plastic bags, film and pillow packaging;
 - Glass
 - *Glass is no longer accepted in curbside recycling bins.
 - Please dispose of glass with your regular trash disposal or take to your nearest Purple, glass-only recycling center.
 - Contact www.fairfaxcounty.gov/publicworks/recycling-trash/glass for the location of the nearest purple glass-only recycling center.
 - Food bags and wrappers
 - Needles and Medical waste
 - Shredded paper
 - Diapers
 - Mixed packaging
 - Hangers, hoses and cables
 - Clothes
 - Foam and Plastic Cups and Containers
 - Batteries.

IV. MATERIALS ACCEPTABLE FOR RECYCLING:

- Plastic bottles and jugs (with lids on)
- Metal food and beverage cans (rinsed clean)
- Milk and juice cartons
- Newspapers, magazines, cereal boxes, etc.
- Cardboard boxes (**FLATTENED** for pick-up).

V. YARD WASTE COLLECTION

- A. Yard waste is collected from March through December;
- B. The amount of yard waste placed at curbside for collection shall;
 - Be in small quantities of yard waste tied in bundles (no longer than 4 feet in length, and no more than 50 pounds in weight);
 - Branches must not exceed 6 inches in diameter;
 - Yard waste does not include soil, mulch, sod, stumps, whole trees, large branches, or limbs;
 - No more than 10 bags of yard waste shall be set out for collection;
 - More than 4 bundles of tied yard waste should be scheduled for a special pickup.
- C. Yard waste shall not be mixed in with recycling or household trash;
- D. Yard waste shall be contained in rigid containers designated for yard waste or compostable paper yard waste bags;
- E. Yard waste containers shall be placed at the curb no earlier than 6:00 p.m. of the day before a scheduled collection and shall be removed from the curb no later than 6:00 a.m. of the day following collection;
- F. **Yard waste containers shall be placed for collection at the curb in front of the home, or on Sacramento Drive for houses fronting or backing to it. Only homes without a curb-front shall use the nearest available corner of the parking lot;**
- G. Yard waste containers shall not be stored in the front yard of a home, the side yard of any corner home, nor on the outside of any fenced area.
- H. Yard waste containers shall be stored inside the fence of the rear yard or within the home.

VI. SPECIAL PICKUP

- A. Special pickup shall be separated by type (just brush or just metal, not mixed);
- B. Items requiring special pickup:
 - Appliances containing refrigerant;
 - Brush/limbs—no lumber!
 - Electronic Waste—phones, TV's computers & peripherals, cameras;
 - Metal appliances and other metal items;
 - Bulk items—furniture, lumber, carpet, and mattresses;
(Lumber is considered a bulk item and when requesting a pickup you should specify the pickup is lumber).
- C. To arrange for a special pickup please contact Northern Virginia Management, nvm@northernvirginiamanagement.com, or Republic Services, republicservices.com, (703)818-8222;
- D. Special pickup items shall be placed at the curb no earlier than 6:00 p.m. of the day before a scheduled collection.
- E. **Special pickup items shall be placed for collection at the curb in front of the home, or on Sacramento Drive for houses fronting or backing to it. Only homes without a curb-front shall use the nearest available corner of the parking lot.**

- VII. Other regulations and laws concerning types and quantities of trash, recycling, yard waste and special pickup, shall not be affected by this Regulatory Resolution. They remain in force unless specifically modified.

VIII. All other sections of the Woodlawn Mews governing documents remain in full force and effect.

IX. **ENFORCEMENT**

- A. Opportunity to be heard.** Before any action is taken against a lot owner, said lot owner shall be notified of the violation in writing (1st letter). If the violation occurs again, the lot owner will be notified in writing of a hearing before the Board of Directors (2nd letter). At this hearing the lot owner may present evidence or argument on his or her behalf, or to bring a witness or witnesses to testify on his or her behalf, or to have an attorney present. If the lot owner elects to have an attorney present, written notification must be given to the Board of Directors through the property management company in sufficient time so that arrangements may be made to have the association's attorney present.
- B. Suspension.** If any lot owner, or their family members, tenants and guests/visitors, persistently violate this Regulatory Resolution pertaining to Disposal of Household Trash, Recycling, Yard Waste and Special Pickup Items, the Board of Directors may take appropriate action to address or prevent future violations from occurring by that party. Such action may include, without limitation a suspension of the lot owner's right to attend or participate in future Association, Board or Committee meetings or functions for a reasonable time period; an assessment of Fifty Dollars (\$50.00) for a single offense or Ten Dollars (\$10.00) per day for a continuing offense or such greater amounts as may be authorized by the Virginia Property Owners Association Act; suspension of all parking privileges for a minimum of 30 days up to a maximum of 90 days, towing, appropriate legal action, if required; or any other actions authorized or permitted under Virginia law, the governing documents or Association Rules and Regulations.
- C. Costs.** Costs associated with removal of and re-installation of a lot owner's reserved parking space due to changes in standing will become an assessment against that lot owner. Currently the fee associated with removing and re-installing reserved parking spaces numbers is Fifty Dollars (\$50.00).

The Board of Directors duly adopted this Amended and Revised Regulatory Resolution, 2021-02 on October 14, 2021.

This Resolution shall become effective. November 15, 2021.

By: Jean Vitalos
Jean Vitalos, President,

WOODLAWN MEWS HOMEOWERS ASSOCIATION
RESOLUTION ACTION RECORD

Resolution Type: Regulatory

No. 2021-02

Pertaining to: Disposal of Household Trash, Recycling, Yard Waste and Special Pick Items

Duly adopted at a meeting of the Board of Directors held October 14, 2021.

Effective date of Resolution: November 15, 2021.

Motion by: Ray Labella Seconded by: Carlos Allen.

VOTE:

YES NO ABSTAIN ABSENT

Michael D Ginn
Mike Ginn, Secretary

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Elise Bender
Elise Bender, Vice President

✓ _____

Ray Labella
Ray Labella, Treasurer

✓ _____

Carlos Allen
Carlos Allen, Member-at-Large

Jean Vitalos
Jean Vitalos, President

✓ _____

ATTEST:

Michael Ginn
Mike Ginn, Secretary