

THE UNIT OWNERS ASSOCIATION OF THE CROSSING CONDOMINIUM

POLICY RESOLUTION NO. 2000-02

GUIDELINES RELATING TO TRASH COLLECTION

WHEREAS, Article III, Section 2 (c) and (f), Article X, Section 1 of the Bylaws of The Unit Owners Association of the Crossing Condominium (hereinafter the "Association") grant the Board of Directors the power to adopt, amend, and enforce rules and regulations governing the disposition of trash by unit owners and their tenants, guests, and invitees;

WHEREAS, Section 55-79.53 of the Virginia Condominium Act, Code of Virginia (1950, as amended) (the "Act"), Article XXI, Section 2 of the Declaration and Article I, Section 2 of the Bylaws charge all unit owners and their tenants, guests, and invitees with compliance with the Declaration, Bylaws, Rules and regulations (the Condominium Instruments") of the Association as amended;

WHEREAS, it is the intent of the Board of Directors to enforce Condominium Instruments for the benefit and protection of the unit owners and their tenants, guests, invitees, and employees by establishing procedures that ensure due process and consistency of enforcement;

WHEREAS, there is a need to establish an orderly procedure for the disposition of trash.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board duly adopts the following trash collection guidelines:

I. TERMS/CONDITIONS

- A. Trash shall be collected according to the attached schedule and should be put out by no later than 8:30 A. M.
- B. Recyclables will be collected according to the attached schedule and should be put out by no later than 8:30 A.M.
- C. Trash and recyclables shall be collected on all holidays that fall on a regularly scheduled pick-up day, with the exception of Thanksgiving Day, Christmas Day, and New Year's Day. When a designated pick-up falls on one of these holidays, trash or recyclables will be removed on the next regularly scheduled pick-up day unless otherwise notified of a different day.
- D. Special pick-ups shall be on a per call basis at the cost of the homeowner/resident.
 - Call the vendor to make arrangements for special pick-ups.
- E. Christmas trees shall be collection on Mondays and Thursdays during the first two weeks of January or as otherwise notified.

II. RULES

1. Place trash bags curbside in the grassy space designated for your unit only, as reflected on the attached site plan, no earlier than 9:00 P.M. on the evening before regularly scheduled pickup and no later than 8:30 A.M. on the day of trash collection.

2. Trash must be placed in plastic trash bags with openings properly secured with ties or equivalent. Shopping bags, grocery bags (except as indicated in # 3), department store bags, boxes, etc. are unacceptable except as noted in #3 and #4 below.
3. Recyclables must be separated from normal household trash. Glass, aluminum, and metal food cans should be rinsed and placed in separate bags.
 - Newspapers and other recyclables shall continue to be placed in paper bags if a recycling bin is not utilized. To avoid spillage from wet bags, the paper bag must then be placed in a plastic bag, preferably a plastic grocery bag, so that the contents are visible to the contractor.
 - The contractor on request will provide one recycling bin per unit. Recycling bins must be kept in the homeowner/resident's unit.
 - Bins must be retrieved no later than 11:59 P.M. on the day of recyclable collection.

NOTE: Fairfax City requires recycling for all residences.

4. Cardboard boxes shall be broken down. They may be placed in trash bags when feasible or bundled with string. In case of bundling, one box can be used to hold the others.
5. Place Christmas trees in the designated area for collection on Mondays and Thursdays during the first two weeks of January only.
 - Remove all tinsel and ornaments.
6. **DO NOT** place trash, trash containers, or any containers in the following areas:
 - on sidewalks and walkways
 - in parking areas
 - around fire hydrants
 - in fire lanes and zones
 - on balconies, patios, and front stoops
 - under stairwells or around stairway entrances that lead to upper units
 - around mailboxes
 - behind air conditioning units

III. ENFORCEMENT

Violations of the rules by any unit owner and their tenants, guests, and invitees are subject to enforcement under Regulatory Resolution NO. 98-01, Complaint and Due Process Procedures.

IV. SITE PLAN

Attached site plans that designate building and unit specific trash locations are made a part of this resolution.

V. EFFECTIVE DATE

This resolution shall become effective March 1, 2000

**THE UNIT OWNERS ASSOCIATION
OF THE CROSSING CONDOMINIUM**

SCHEDULE FOR TRASH COLLECTION

ITEM	COLLECTION DAYS
Trash	Mondays and Thursdays
Recyclables	Thursdays only
Special Pick-ups	As negotiated with contractor. If curbside, Mondays and Thursdays
Christmas Trees	Mondays and Thursdays – first two weeks of January

**THE UNIT OWNERS ASSOCIATION
OF THE CROSSING CONDOMINIUM**

RESOLUTION ACTION RECORD

Resolution Type: Policy NO. 2000 - 02

Pertaining to: Trash Collection Guidelines

Duly adopted at a meeting of the Board of Directors held January 31, 2000.

Motion by: Peggy A. Bullocks Seconded by: Alicia Prieto

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>Peggy A. Bullocks</u> Director	✓	_____	_____	_____
<u>Jacqueline Henderson</u> Director	✓	_____	_____	_____
<u>Alicia M. Prieto</u> Director	✓	_____	_____	_____
<u>Jorge Anaya</u> Director	✓	_____	_____	_____
<u>Kimberly Russell</u> Director	✓	_____	_____	_____

ATTEST: Jorge Anaya Acting Secretary
Secretary - Acting January 31, 2000
Date

Book of Minutes - 2000

Book of Resolutions:

	Book No.	Page No.
Policy	_____	_____
Regulatory	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: March 1, 2000.