

American Meadows Condominium Association

House Rule (HR) 2017 09 13 Refuse

Finding of the Executive Board: To avoid additional refuse collection costs and to prevent improper handling of refuse and litter in the project American Meadows Condominium Association finds it necessary to adopt the following rule.

1. The Association pays for the weekly collection of refuse from one large container (can) supplied by Alaska Waste (AW). Charges by Alaska Waste for additional containers of refuse (bags, additional containers, etc., will be assessed back to the respective units the additional refuse is from).
2. Additional bags or containers of refuse must be placed directly behind the refuse can for the unit.
3. Each unit is assigned one can by Alaska Waste. The cans are identified by serial numbers. If a unit obtains a new can, the owner must notify the Association and give it the serial number on the new can.
4. Unit owners must put the last two digits of the unit number (10...etc.) on both sides of the can. The numbers must be removable and white or yellow in color. The numbers must be at least 3 inches high. The Executive Board recommends using plastic stick- on numbers or forming the numbers with plastic tape.
5. Animals including dogs and ravens tear open bags of refuse to get edible waste. Edible waste should be put in the AW can. If it cannot be placed in the AW can, it must be in a container that animals cannot open or tear apart. If waste is placed in containers that are not animal proof and it is scattered by animals the unit owner of the unit responsible for the refuse must completely clean up the scattered refuse before the end of the day. Failure to pick up any refuse that is scattered in the project for any reason is a violation of the rules. Putting any waste out in containers that are not animal proof is a violation of the rules.
6. Putting refuse out in containers that are not secure can result in refuse being scattered by factors other than animals including wind. Putting refuse out in a container that is less secure than an AW can is a violation of Association rules. If refuse is scattered, regardless of what causes it to be scattered the unit owner is responsible for picking it all up as soon as possible, by the end of the day at the latest. Each piece of refuse not picked up as required may be considered a separate violation and more than one piece of refuse not picked up is a repeated violation.

7. If refuse is spilled or scattered from containers the Association may, at its option, have a contractor pick up the refuse at any time. If the Association has the refuse picked up the cost of the pick up will be assessed back to the owner in addition to any fines that may be imposed.

8. Unit owners may obtain additional cans from AW. Owners with more than one can must advise the Association of all cans at their unit including can serial numbers. Unit owners will be responsible for charges for additional cans. A unit owner with additional cans at the unit is subject to a fine for each day the can is at the unit if the additional can is not reported to the Association within 10 days of obtaining the can.

9. An owner with a can that is not assigned (by serial number) to his or her unit is subject to a fine for each day the can is at their unit. Can serial numbers are printed on the front of the can, owners are required to verify and file with the Association if a change of can occurs.

10. Cans may be put out within the designated collection space after 6:00 p.m. of the day before the collection day and must be removed from the designated collection space by midnight on collection day (example: current collection day is Tuesday; therefore, cans may be put out after 6:00 p.m. on Monday, and must be removed from the collection space by midnight [12:00 a.m.] on Tuesday).

11. There is no guarantee that refuse will always be picked up when it should be. Circumstances can (and do) arise that result in refuse not being picked up by AW. If this happens unit owners are responsible for assuring that refuse is properly handled and secured until it can be picked up. If AW says refuse will be picked up the next day after the scheduled day the cans may be left out at the collection space until midnight of the next day. If the association is notified that refuse collection will be delayed more than one day owners will be notified by email of the pickup day.

12. If a refuse can from another unit or from outside of the project is found by a unit the unit owner must either return it to the proper unit or notify the Association (Manager) of where the can is and the unit it belongs to (if known) and the serial number of the can. Possessing or using a can that is not assigned to the unit (and in the case of additional cans registered with the Association) without notifying the Association is a violation of the rules.

13. For pick up, cans of refuse must be placed in front of the respective unit (within the designated collection space) far enough from the building to be picked up by the automated truck. Additional containers must be lined up behind the can. If there are too many additional containers to put them all behind the can without obstruction to traffic in the driveway, the additional containers must be neatly lined up next to the can and other containers.

14. Large items such as mattresses, furniture etc. are not picked up as regular refuse. Residents must call Management to have pick-up arranged with AW. There is a charge for that service which is assessed back to the unit owner. AW will require approval from the manager for a large item pick up. Large items may not be put out for pick up without authorization from the manager.

15. AW will not pick up items that contain refrigerant or other hazardous waste (refrigerators, freezers, etc.). Unit owners must contact the appropriate companies for a pick up of these items. Unit owners must pay for these services directly. These items may not be put out for pick up, but must be kept inside the unit until they are picked up for safety reasons.

16. Nothing may be left out for pick up that might present a hazard for other residents of visitors in the project, particularly for children.

17. Failure to comply with any of the provision of this rule is a violation of Association rules. In some cases the duration a violation persists or the repetition of a violation may affect the number of 'counts' (fine amount) a violation is subject to.

18. If a problem arises or exists making refuse pick up from in front of any unit within the designated collection space problematic either on an ongoing basis or a temporary basis the Association will issue specific instructions to the owners of the units affected for the use of *alternative locations* to place cans for pick up. For temporary situations, the instructions will include the time period during which the *alternative location* is authorized. When an alternate to placing cans in front of the units within the collection space is specified, the alternate specifications shall take the place of Sections 13 of this rule and shall be enforced the same as Section 13 as long as the alternative specifications remain in place.

NOTE: All previous refuse rules are repealed and replaced by this rule.

Adopted the 13th Day of September, 2017.

A handwritten signature in black ink that reads "Essien J. Ukoidemabia". The signature is written in a cursive, flowing style.

Essien J. Ukoidemabia, AMCA President