

# Annie's Walk Update

## Waste Management

|Presented by: Natrelle Daniels, Annie's Walk HOA President

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### Effective Date: March 27<sup>th</sup>, 2025

The following is a summary of announcements regarding our communities Waste Management contract and dumpster usage.



Effective March 27<sup>th</sup>, 2025

Dear Residents,

The Association wishes to announce alterations to our Waste Management contract and policy changes. Beginning March 27<sup>th</sup>, 2025 Residents that live in 3-bedroom townhomes with an attached garage will no longer have authorized use of dumpsters within Annie's Walk Townhome community and Residents that live in 2-bedroom townhomes with no garage will have **EXCLUSIVE** use of the dumpsters. Waste Management has unfortunately raised our rates and the cost to the community (for the total number of pick-ups per week) now equals \$41,608.56. That is almost a \$10,000 increase which has led to the Associations decision to rollback the previous decision to allow all Residents free use of the dumpsters.

For those who may not recall, during last year's Annual Budget Meeting, the Association determined the rules did not explicitly state only 2-bedroom homes could use the dumpsters. This determination allowed the board to charge all Residents the "Waste and Disposal" fee in exchange for using the dumpsters, raised the rate of the contract to about \$35,000, and increased the number of pick-ups to three (3) times per week. Though this

has worked for a while and decreased the amount of improper dumping, the solution is no longer sustainable due to the increased cost.

Instead, the Association has come to the decision to decrease the number of pick-ups per week, lower the cost of the contract, and restrict the use back to the original 72' homes they were intended for. This comes along with another change in the community as well. The Association would like to announce we are now under contract with SafeTouch, a highly rated commercial and private security contractor. In March 2025, the Association will have the following installed within the community;

- Cameras at each dumpster to monitor usage and protect the **EXCLUSIVE** use rights of residents in 2-bedroom homes.
- Cameras at each community entrance with license plate readers to ensure we can locate those who are coming from outside of the community and illegally using our dumpsters.
- A camera at the dog park to act as proof in case an emergency, as well as, monitor proper usage of the amenity. (yes, this is partially due to the mystery resident that allowed their dog to dig a very large hole) This camera will also allow the Association the ability to track and identify any resident not cleaning up after their pet.
- A camera at the Pool, for liability and monitoring. This means we will be able to track if people are coming from outside of the community to use our amenities without authorization. Those caught doing so will have their license plates logged and will be trespassed from the property.
- A camera at the playground, once again for liability reasons.

The Association has always intended to rollback the decision to allow all Residents use of the dumpsters because our rates increase every year. This year, however, our HOA dues will not be impacted because the installation of the security system. The savings from the Waste Management contract are approx. \$26,000 and the cost of the security contract is approx. \$18,000 for installation which is a one-time expense and we own the equipment outright. That is an approx. \$7,000 in savings going back into our surplus budget and requires no restructuring of payments at this time. During our next annual Budget Meeting however, residents that live in 2-bedroom homes will see an increase of around \$20 while 3-bedroom homes will see a decrease of around \$20.

New restrictions will be put in place;

#### Improper Dumping Fines and Fees;

First Offense.....\$50 + the cost to haul away or properly dispose of item (minimum \$20)  
Second Offense .....\$75 + the cost to haul away or properly dispose of item (minimum \$30)  
Third Offense.....\$100 + the cost to haul away or properly dispose of item (minimum \$40)

The cost of fines will increase in increments of \$25 until the maximum fine is reached, however, the cost of fees due to the Association paying to have improper waste disposed of will have no such limit.

If a Resident in a 2-bedroom home has a large item for disposal they may contact Paul Pope (our community Handyman) for an out-of-pocket quote at a discounted rate, or they may hire their own junk pick-up service. If the Association is forced to dispose of items not properly dumped, the Resident will be charged whatever rate the Association is charged. If a Resident in a 3-bedroom home violates the use rights put in place by the Association they will be fined at the same rate which is completely avoidable as 3 bedroom homes have curbside bulk pick-up.

Fines for those who do not live within the community have no maximum value assigned. Individuals caught illegally dumping in our community will first be trespassed from the property and fine \$400 minimum.

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There will be an addendum added to the Declaration Section 9.2.8. Garbage and Trash and it will read as such (note alteration highlighted in red)

9.2.8. Garbage and Trash. Each Owner shall regularly pick up all garbage, trash, refuse, or rubbish around his or her Lot, and no Owner or resident shall place or dump any garbage, trash, refuse, or other materials on any other portions of Annie's Walk, including any Common Area or any property contiguous to Annie's Walk.

Owners (and Tenants) of 16' Lots shall be required to deposit all garbage, trash, refuse, or rubbish IN the dumpsters provided within Annie's Walk and shall be granted, along with the Association as required, exclusive use rights to dumpsters within the community.

Owners (and Tenants) of 20' Lots will have curb side trash pick-up. All garbage, trash, refuse, or rubbish must be placed in appropriate trash containers, facilities, or bags and shall be stored inside the garage Or screened from view on the Lot and kept in a clean and sanitary condition. Garbage, trash, refuse, or rubbish this is required to be placed to be placed at the front of the 20' Lots in order to be collected and may be placed and kept on the curb after 6:00 p.m. on the day before the scheduled day of collection, but not sooner, and any trash containers or facilities must be removed on the collection day after the pickup. No Owner, Resident, or Tenant of 20' Lots will be granted use of the dumpsters within Annie's Walk.

No rubbish, trash, garbage, refuse, or other waste material shall be kept or permitted on the Lots except in sanitary, self-locking containers located in appropriate areas (i.e. areas not visible from the street or any other Lot other than at times of scheduled trash pick-up) and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, offensive, detrimental, or a nuisance to Owners or to any other property in the vicinity thereof or to its occupants.

\*\*\*\*\*End

There was an issue that occurred with an announcement allowing Residents to (at their own expense) install a trash can enclosure if they no longer wished to store their trashcan in their garage. **After speaking with the communities Lawyer, we were advised that this action is allowed and already a granted privilege within the description of the Declaration.** The link to the allowed enclosure has been posted to the community website and may be installed with ARC approval.

These guidelines will be posted to the community webpage.

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Contract changes are as follows;

(2) 6 Yard Dumpsters

Previous .....3 pick-ups per week \$1,313.66

New .....1 pick-up per week \$350.32

\*\*\*\*\*This rate change is due to lower usage of this dumpster in particular, often times this dumpster did not require more than one pick-up per week, more pick-up days can be added if required.\*\*\*\*\*

(2) 8 Yard Dumpsters

Previous .....3 pick-ups per week \$1,649.92

New .....2 pick-ups per week \$438.98

\*\*\*\*\*This rate change is due to use restrictions.\*\*\*\*\*

Franchise Fee.....\$503.80 Duval County (tax)

Previous total.....\$41608.56

Current total.....\$15,517.20

Savings.....\$26,091.36

Cost of Security contract.....\$18,102.11 (including Tax)(one time expense)

Total Savings.....\$7,989

New pick-up days:

6 Yard Dumpster.....Wednesdays Only

8 Yard Dumpster.....Tuesdays and Friday