

## STERLING PARK SOUTH TOWNHOUSE

c/o TWC Association Management

397 Herndon Parkway, Suite 100

Herndon, Virginia 20170

(703) 437-5800 (703) 471-6578 (fax)

[www.twcmanagement.com](http://www.twcmanagement.com)

TO: All Owners/Residents of Sterling Park South

DATE: October 14, 2013

RE: TRASH ISSUES

We have received multiple complaints regarding the trash situation in Parking lot H of Sterling Park South.

Please note and abide by the following guidelines:

- *Trash Collection days are Tuesday and Friday. Trash should not be put out earlier than 6:00 p.m. the evening before trash collection days and cans should be removed as promptly as possible on the day of pick-up.*
- *On days not scheduled for collection, no trash should be seen on curbs in the community. Putting out trash on the wrong day, leaving the trash scatter throughout the grounds, piling garbage at corners, parking lots or any other site is strictly prohibited. Trash cans and recycle bins should be stored out of public view at all other times.*
- *Trash should be placed in trash cans with tight fitting lids, or strong heavy trash black or green trash bags tightly secured. Putting trash out early, using containers that can be torn open or tipped, or other such practices increased rodent activity in the area and may create a health risk to all residents of your community.*
- *Many large items can be picked up at no charge just by calling American Disposal at 703-368-0500 for a special pick-up. You must contact American Disposal directly to make arrangements for pick up. However, if you leave the items on common ground, the association has to pay to have the items removed.*
- *American Disposal will not remove construction/remodeling materials or hazardous waste such as pesticides, paints, oil, gas, antifreeze, corrosive chemicals, etc. You must take these materials directly to the transfer station for proper disposal.*
- *Per the Virginia Property Owners Act, a \$50 assessment can be charged for a trash violation. Further violations may result in the Board holding a due process hearing, and assessing you a violation of fee of either \$50.00 or \$10.00 a day until the violation is corrected, with a maximum of \$900.00.*

Please be a considerate neighbor and abide by the stated trash rules. If violators can be identified, assessments of \$50.00 per incident will be charged to the violator's account. Thank you in advance for your attention and consideration to this matter. Should you have any questions, please contact me via email at [twhitmore@twcmanagement.com](mailto:twhitmore@twcmanagement.com)

Sincerely,



Teresa Whitmore, PCAM  
TWC Association Management  
As Managing Agent for  
Sterling Park South Townhome Association