

HIGHLAND PARK 3 ASSOCIATION, INC.
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Residential Waste Disposal (Trash) Policy

The purpose of this policy is to establish procedures and rules for trash collection and neighborhood upkeep in the Highland Park 3 (HP3) neighborhood. The goal of the policy is to ensure our community maintains a high end look and feel which supports the high quality of life and peaceful enjoyment of homeowners in the community. For the purposes of this policy the terms “members” and “home owners” are defined as the property owners of lots in Highland Park 3 regardless of the owner’s place of residence.

Trash Collection

The HP3 Homeowners Association - hereafter, HP3A - contracts with Waste Management (WM) of Colorado Springs for weekly regular trash collection. By contracting through the HOA, participants receive a substantial discount over standard rates. The following policies apply to all property owners within HP3A:

1. Members of the Association are requested to set up their trash service with Waste Management.
2. Billing for trash services will be added to the collection of annual HP3A dues. New residents will pay a prorated trash fee at the start of their service and be rolled into annual billing the next billing year.
3. Members who choose not to use Waste Management are required to select a trash company which will guarantee the same trash day as HP3A (currently, Thursdays). Notify the Board to avoid being billed.
4. The HP3A Board of Directors will post the current Waste Management contract on the hp3a.org website. For confidentiality reasons, the rate information on the contract and the account number will be obscured. Members may request to view the full contract by contacting the Board of Directors at info@hp3a.org.
5. The HP3A contract with Waste Management is for regular residential trash service. Members who want recycling will contract independently with Waste Management. Additional services like large item removal and extra pick-ups are the sole financial responsibility of the homeowner.
6. Homeowner disputes with Waste Management (unrelated to recycling) are to be reported to the Board of Directors (info@hp3a.org). Members are asked to attempt to resolve issues at the lowest possible level.

Neighborhood Trash (Litter) Mitigation

To maintain the parklike appearance of Highland Park 3 and the high end feel of our community, the following policies apply to all property owners within HP3A. In the event of a conflict between this policy and Paragraph 15 (REFUSE AND RUBBISH) of the HP3 covenants, the covenants are to be followed.

1. Due to the abundance of wildlife in our community, as well as frequent high winds, members are required to place bins on the curb on the morning of trash day, not the night before. Bins will be brought back inside a structure (garage or enclosed area) on the same day, preferably before dark. Members should consider using a restraining device to keep the lid closed such as an elastic cord/hook.
2. If a member’s trash can tips over, the member will not only clean up the immediate area leaving little or no trace of the spill, but will also clean up any trash that blew onto other lots.
3. HP3A and neighboring communities have many construction projects in progress. Some wind-blown debris is unavoidable and it can be difficult to determine the source. However, members are required to police their contractors and to visually inspect their property and neighboring properties to clean up any trash that may have blown from their construction site. If you see debris in a neighbor’s lot, assume it is from your site.

4. No trash, litter, junk, equipment, boxes or other such items shall be permitted to remain exposed upon the premises and visible from public streets or reasonably from other lots within the subdivision. Members are expected to periodically walk their lot and pick up trash/debris.
5. All members will help keep trash from accumulating along or near the community trail in HP3 with an eye towards keeping our community beautiful and thanking our neighbors whose properties the trail shares.
6. Pet waste will be picked up and disposed of by pet owners immediately along the community trail, streetside, and anywhere outside of the member's property line. Members are expected to regularly dispose of pet waste from their property to avoid foul odors as well as to protect our shared well water supply from contamination.
7. Homeowners are encouraged to hold each other accountable and resolve issues at the lowest level possible. Members who are uncomfortable bringing up an issue with a neighbor can notify the Board of the issue and seek assistance.

Policy Enforcement

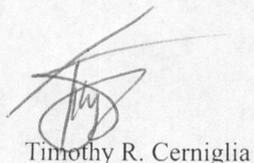
Per the covenants, the Board of Directors is empowered to enforce the above rules. The purpose of late fees and fines is to encourage homeowners to get into compliance and resolve the issue. The Board prefers to moderate late fees and fines once members cure the issue, but has no obligation to do so.

1. The Board will refrain from "nit picky" micromanagement of HP3A members and address concerns using the lightest amount of intervention possible. Given the high end, luxury, custom homes in HP3A, the Board will start with the assumption that each homeowner is fastidious about keeping the neighborhood beautiful until proven otherwise.
2. Nonpayment of trash fees. A standard 10% late fee per month will be assessed by the Board of Directors for late payment of trash fees over 30 days. Continued nonpayment will result in termination of trash service.
3. Nonstandard trash days. If a homeowner contracts on a nonstandard trash day, the Board will provide a warning with a 30-day window to cure the infraction. Cures include changing the pickup day or changing vendors. After 30 days, the Board can implement a fine structure enforced by liens to be defined separately.
4. Noncompliance with Waste Management policies. This is not within the control of the Board of Directors, but the Board will assist the homeowner if possible. Termination of a member's service by Waste Management does not relieve the member from complying with HP3A trash policies.
5. Excessive trash/litter on a property: The Board of Directors will issue a warning to the property owner with a 14-day cure notice. If the offending trash is not removed and disposed of properly, after 14 days the Board can implement a fine structure enforced by liens to be defined in a separate policy document.
6. Contractor not controlling trash: The Board of Directors will issue a warning to the property owner with a 7-day cure notice. If the offending trash is not removed and disposed of properly, the Board can implement a fine structure enforced by liens to be defined in a separate policy document. The cure notice is shorter due to the magnitude of contractor debris on many construction job sites.
7. Bins on streets before/after trash day: The Board of Directors will issue a warning to the property owner to follow the policy. As a last resort, the Board *may* implement a fine structure enforced by liens to be defined in a separate policy document. It is anticipated that this would only be necessary for repeat offenders or those whose trash bins are becoming a nuisance/eyesore.
8. Homeowners may appeal late fees, fines, and liens to the Board of Directors.

This policy was published for public review on the hp3a.org website on: April 3, 2022

This policy was opened for public comment at the Board of Directors meeting on: April 19, 2022

APPROVED by the Board of Directors on: June 14, 2022 (public meeting)



Timothy R. Cerniglia
President, Highland Park 3 Homeowners Association