

PHEASANT RUN ASSOCIATION, INC.

RUBBISH REMOVAL AND BILLING POLICY

The Association, through the Board of Directors, is entitled to collect assessments for common expenses pursuant to the governing documents of the Association. The Association pays the rubbish removal charge for the entire Association and then charges each individual unit owner based upon the usage of this service. The Board of Directors (“Board”) of Pheasant Run Association, Inc. (“Association”) is entitled to adopt reasonable rules and regulations for rubbish removal and billing of Association's provided rubbish removal services per O.R.C. 5312.06(D). The Board voted to approve and to implement the following Trash Policy, effective October 1, 2019, and updated January 16, 2023.

1. All new owners shall apply for new rubbish removal services by completing the New Homeowner packet at least 5 days in advance of a request for new service, transfer of existing service.
2. If payments are dropped into the overnight drop box after 8am, it will be considered submitted the next open business day. Payment forms accepted are personal check, certified bank check, money order, credit card and e-checks. Credit cards and e-check have an additional \$4.00 processing convenience fee. **NO CASH WILL BE ACCEPTED BY THE OFFICE FOR ANY BILL.**
3. Rubbish removal services are billed to homeowners on a monthly basis, due by the last day of each month.
4. Each home in Pheasant Run Association will henceforth be provided with one 95 Gallon Roll-Out container for rubbish. Additional containers may be requested at an additional charge of \$15.00.
5. Each home in Pheasant Run Association will henceforth be provided with one 20-gallon tote for recycling. For an additional FREE 20-gallon recycling tote, please contact the Pheasant Run Office. An additional recycle container may be purchased by the homeowner if they choose to have a bigger container and/or one with wheels on it, at the cost of the homeowner. If the recycle cart is purchased by the homeowner, the recycle container must be marked recycle.
6. Each household in Pheasant Run Association will be given the option to purchase a 95 Gallon Roll-Out container for recycling. This will be an additional one time fee of \$25.00 per 95 Gallon Roll-Out container. The homeowner must purchase directly from Legacy Waste & Removal, the \$25.00 charge will be billed to the homeowner from Legacy Waste & Removal as well.
7. Garbage routes will take place on both Tuesday and Wednesday in Pheasant Run Association. Routes are posted in the Pheasant Run Association Office. They are provided on our website, Facebook page, they have also been posted in the Pheasant Run Association monthly newsletter and are provided in New Homeowner packets.
8. As of January 1, 2023, there will no longer be discounts given to residents who do not use this service periodically for vacations or stays away from the residence. There will not be any exceptions.
9. Pheasant Run Association is giving all residents the option to opt out one time for the rubbish removal services from Legacy Waste and Recycling. By choosing this opt-out of services, this will cohere with the entire 2-year commercial contract Pheasant Run Association has signed with Legacy Waste. This means the resident will not be able to use any services given by Legacy Waste, including but not limited to, the weekly rubbish pick-ups and monthly bulk day pick-ups going forward until the end of the current contract period.
 - The association is under a commercial contract with Legacy Waste; therefore, no other rubbish removal competitors are allowed into the association.
 - If the homeowner decides to move out of the association and/or leaves “excessive bulk” for Legacy to pick up at any time, the homeowner will be charged a fine from the association of \$25.00 and they will also be charged the special pick-up price of \$10.00 per yard from Legacy Waste.
 - If a new homeowner moves into the association, they will have the option to opt out when filling out the Dues, Utilities and Trash Removal Application.

10. The homeowner will be responsible for the rubbish container provided by Legacy Waste. If the container is damaged and/or stolen. It will be up to the homeowner to contact Legacy Waste and purchase a new container at their own cost.
11. When and if the homeowner chooses to move out of the association, the rubbish container is to stay at the home. If the homeowner leaves bulk out when leaving the association, and it is considered "excessive bulk", the homeowner will be billed the special pick-up price from Legacy and possibly a fine from the association.
12. Pheasant Run Association retains the right to remove garbage cans from the residence if there is more than a 10 day back payment owed to the association.
13. If any check or credit card, for payment is returned as Non-Sufficient Funds (NSF), stop payment, and/or for any other reason, once the Association receives notice of the returned check, or payment, rubbish removal services will cease with no further notice to the owner and/or occupant. Attempting to pass multiple bad checks will result in the Association referring the matter to local law enforcement for the filing of criminal charges against the person who has passed bad checks. If payment is returned for NSF, \$35.00 will be assessed to the homeowner.
 - If a personal check is returned NSF, no personal checks will be accepted for three months. Only a credit card or money order can be used to make a payment.
 - If a credit card or e-check is denied due to NSF, money orders will only be accepted as payment.
14. Any payments made to the Association shall be applied to the oldest balance first.
15. Any failure to pay the Rubbish Removal Charges, including late fees, interest, attorney fees, and/or costs of collection, will result in Pheasant Run Association pursuing a personal judgment against the owner and/or filing a Certificate of Lien against the Lot that may be foreclosed upon.
16. This policy regarding the Rubbish Removal is in addition to any other collection efforts the Association is entitled to pursue and for by-law and the governing documents of the Association.

I hereby certify that the Rubbish Removal and Billing Policy was duly adopted by the Board on October 1, 2019, update on January 16, 2023, and that I caused the Rubbish Removal and Billing Policy to be mailed or hand delivered to the owners in the Pheasant Run Association on March 9, 2023.


Raymond Skarupa
Pheasant Run Board President

2/8/23
Date