

Tackett's Mill Homeowners Association  
10494 Business Center Court  
Manassas, VA 20110

February 14, 2018

Dear Tackett's Mill HOA Homeowner,

As you may be aware, trash is continuing to be an ongoing problem in community. In effort to get this under control, Management would like to point out the following rules and regulations as well as suggestions that can found in the enclosed notice.

In an effort to gain compliance with the trash rules, management will be stickering the trash cans with their corresponding address. On **Wednesday, February 21, 2018 at 9:30 AM**, all trash cans must be put out in the front of your home so that management can sticker the trash cans. This will help identify those who are improperly placing or storing their trash on the curb. If for some reason you cannot comply with this request, please contact Deborah and your decal will be sent to you directly.

Those who do not comply with the labeling request will be called to a hearing and could face a violation assessment on their account.

If you have any questions, please call our office at 703-361-9014.

Sincerely,  
Deborah Turner  
Burke Community Management Group

Please see below for the improper way of storing trash and the mess that results.



**Tackett's Mill HOA  
10494 Business Center Court  
Manassas, VA 20110**

**Community Trash/Recycling Rules and Regulations**

**1. Trash is collected Monday and Thursday each week, except on the following holidays:**

**New Year's Day  
Memorial Day  
July 4<sup>th</sup>  
Labor Day  
Thanksgiving  
Christmas Day**

No bins are to be placed on the curb before 5:00PM the evening before collection.

All bins must be properly put away by midnight the day of collection.

Prince William County law requires all trash be placed in a covered plastic container. The covered trash container or bin is to be set out in front of each resident's house for collection.

All overflow trash, including bagged trash, must be placed in heavy-duty trash bags, not thin kitchen-sized or other "indoor" trash bags that can be picked open by animals. No loose trash is to be placed on the curb.

**If you have large items that need to be picked up, you must contact American Disposal directly at 703-368-0500.**

Recycle is picked up on Mondays only. Recycle items must be secured in the recycle bin. If you have overflow recycling it must be placed in a clear recycling bag. These bags are available at your local Home Depot or Lowes. If you often have overflow recycling and do not wish to use the bags, you may contact Management to obtain a bigger recycle cart.

**2. Proper Placement of Bins for Trash Pick-up:** Residents are required to put their trash bins in front of their property only. For houses with a garage, this means placing the bin on the street curb or sidewalk to the immediate left or right of your driveway in location that does not impede access to street traffic or your neighbor's driveway. Non-garage unit residents are required to place their trash bins on the sidewalk to the immediate left or right of their front walkway.

**3. Proper Storage of Trash Bins:** Trash bins may only be stored on the homeowners' property, either in the backyard or garage, no exceptions. Homeowners/Residents are prohibited from storing trash bins anywhere on the common area, curbside, front yard, side yard or driveway.

Fines for violating community bylaws and regulations are assessed by the Tackett's Mill HOA Board of Directors. Fines can be assessed at \$10.00 a day for ongoing violations or individual fines of \$50.00 per occurrence.

**Homeowners must pay all back HOA dues and fines, plus any associated administrative fees and legal fees, before closing escrow when the house is sold.**

If you have questions about this, or any of our community policies, **please contact Deborah Turner of Burke Community Management at 703-361-9014** during regular business hours, 9am to 4:30pm, Monday – Thursday or from 9am to 12:00pm on Fridays. You may also email the management office anytime at [office@burkecmg.com](mailto:office@burkecmg.com)

**Thank you for your cooperation!**