

The Villages of Creekside Homeowner Association



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Date: April 29, 2020

RE: The Villages of Creekside Homeowners Association Communitywide Waste Collection

To all Villages of Creekside Homeowners:

This notice is being distributed to all homeowners in The Villages of Creekside Homeowners Association in order to inform you about an agreement for the Homeowners Association to enter into a single provider contract for community wide, weekly trash & recycling collection and billing with Waste in Time Disposal effective July 6, 2020 at the rate of \$54 per home per quarter.

Background:

The HOA Board sent out a survey to all Creekside homeowners to collect information and gauge interest in a single provider for trash and recycling service in The Villages of Creekside. Based on the survey responses, the HOA Board then prepared and distributed a request for proposal (RFP) to all trash service vendors licensed and registered with the Greater Lebanon Refuse Authority. After comparing the six (6) responses that were received for compliance to our requirements and cost, we settled on one proposal.

As per the Bylaws, Section 3.04.9, The Villages of Creekside Homeowners Association may enter into a contract with a single commercial vendor to provide trash and recycling collection for the entire Creekside Community (251 homes) and provide for central billing for this service, assessing the cost back to its members as part of the quarterly dues. The Homeowners Association will be billed for the services and these costs (\$54/home/quarter) will be passed on to each homeowner via the quarterly dues (currently \$130, \$140, or \$175). This will result in a new quarterly dues amount of \$184, \$194, or \$229.

This will also ensure that all Creekside owners comply with North Cornwall Township Ordinance 253, 4.A. which states, "Every property owner in North Cornwall Township shall contract with an individual, entity or firm which is a licensed, registered hauler by the Greater Lebanon Refuse Authority and the Commonwealth of Pennsylvania to have all municipal waste generated on the premises by any of the occupants of the premises removed and deposited at the Greater Lebanon Refuse Authority on a weekly basis or more often."

Details:

- **The community-wide service begins July 6, 2020.**
- **The first HOA dues amount of \$184, \$194, or \$229 would be billed starting in the third quarter 2020 (which is July 1st).**
 - o The HOA will manage the trash collection and pay for the service on a monthly basis. The homeowner will no longer arrange for service or be separately and individually billed for this service unless 'additional' services are requested from Waste in Time Disposal as detailed in the attached refuse/recycling guide.
- Implementation requires homeowners to cancel their current trash service. **Each homeowner is responsible for cancelling their current Trash and Recycling service and returning any associated collection bins.**
 - o This includes individual homeowners who currently use the services of the proposed selected vendor, Waste in Time Disposal.
 - o **Each Homeowner is responsible to purchase and provide their own trash and recycling receptacles in a size of their choosing.**
 - o Please note: The HOA cannot force a homeowner to change their trash and recycling service and therefore, if desired, each homeowner would be able to continue with their current service provider. However, due to the binding nature of the contract, any homeowner who decides to retain their own service will still be subject to the increased HOA dues regardless of their personal decision.
- **Trash and Recycling Collection will take place weekly, on Monday morning, unless it is a holiday, in which case, collection would occur on Tuesday morning. It is recommended to place containers out the night before collection.**
- Although they will collect up to 5 bags of garbage per week, **it is recommended to place all bags in a container to avoid attracting wildlife that may make a mess.**
- Periodically, the board will assess the service we are receiving and make contract changes as necessary to improve service or obtain the most effective value for all homeowners.

Benefits of this Proposal:

The underlying reasons for this change are to improve the quality of our trash collection while reducing the cost and offering the convenience of having trash and recycling picked up on the same day of the week for all homeowners in the community.

Communitywide Trash and recycling service Highlights:

- \$54 per quarter per homeowner (this represents a cost savings to the majority of the homeowners as indicated in survey responses)
- New Homeowners will not have to sign up for service and those moving will not have to cancel service.
- Having trash and recycling service included in the HOA membership is a benefit to living in Creekside.
- No price increase in trash and recycling collection for three years.
- Weekly services for both trash and recycling collection on a Monday.
- All questions and complaints regarding trash service will now be reported to Horst.
- Any excess trash pick-up (such as over-sized items like appliances, furniture, etc.) will be the responsibility of the individual homeowner and any required additional payment will be billed from the trash company directly to the individual homeowner.

Please see the attached contract and Guide for the complete details.

Conclusion:

The Creekside HOA Board thanks you for your participation in the survey and patience while we conducted our due diligence. Our goal with this action is to improve conditions within our neighborhood in a cost-effective manner.

If at any time during the process you have any questions regarding this change, your rights as a Creekside Homeowner, or any other aspect of the Communitywide Waste Collection contract, please do not hesitate to contact Nancy Miller at Horst Management Services by calling (717) 581-9956 or emailing nmiller@horstgroup.com.

Sincerely,
On behalf of the Board of Directors
The Villages of Creekside Homeowners Association

Nancy Miller

Association Manager

Horst Management Services

Check out our website, www.thevillagesofcreekside.com!