



**Abaris Realty, Inc.**  
 7811 Montrose Road, Suite 110, Potomac, MD 20854  
 301-468-8919 • Fax: 301-468-0983  
 Web Site: [www.abarisrealty.com](http://www.abarisrealty.com)



**APPROVED TRASH FINE POLICY**

TO: CLARKSBURG CONDOMINIUM II

FROM: SHIREEN AMBUSH, PCAM, CPM *SIA*

DATE: MARCH 2, 2018

RE: APPROVED FINE POLICY FOR TRASH PLACEMENT VIOLATIONS

As all unit owners were previously notified, the Clarksburg Condominium II Board of Directors met on Wednesday, February 28, 2018 at which time they reviewed the proposed trash fine policy that was previously sent to all unit owners. The Board discussed the need to adopt a fine policy for trash placement violations. We have observed multiple incidents of bulk trash dumping or boxes being placed in the enclosure which are not broken down. When this occurs, the Condominium has to hire an independent contractor to remove and properly dispose of the bulk items. Repeat notices have been sent out to our residents regarding this problem but unfortunately, the notices have not served as a deterrent because the problem continues to happen on a regular basis. After careful consideration, the Board voted unanimously to adopt the proposed trash fine policy with no changes. The final, approved trash fine policy is below and goes into effect immediately.

**APPROVED TRASH FINE POLICY**

- All household trash and recycle waste must be placed within the proper trash containers located within the trash enclosure area in the parking lot.
- No bulk trash items are permitted to be placed in the trash enclosure
- No trash or recycle waste may be left on the ground within the enclosure or in the parking lot.
- All cardboard boxes must be broken down and must actually fit inside the container.
- No trash may be left in any common areas of the building to include the lobby, hallways, elevator, stairwells, etc...
- No food or drink may be placed in the lobby trash cans. This creates an odor and attracts ants, etc..
- Any resident who violates these requirements regarding trash placement will be subject to a fine in the amount of \$50 per incident in addition to any cost that the Condominium has to incur to hire an independent contractor to remove and properly dispose of any bulk trash items.

If you should have any questions regarding the approved policy, please feel free to contact me directly at [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com) Thank you for your attention to this matter.

