

Somerset at Westridge Condominium

- Unit Owners Association -

July 1, 2011

TO: Somerset at Westridge Owners and Residents
FROM: Stacy Panuzio, CMCA, AMS
Community Manager

RE: **Proper Handling of Trash and Use of Trash Receptacles**

As of late, there seems to be an epidemic of non-compliant trash handling and lack of receptacle use. Despite numerous notices being mailed to residents, reminders in newsletters, and direct pleas to residents, the trash problem seems to be growing rather than improving.

Please be reminded that the trash guidelines are as follows:

- Trash may only be stored in sealed bags inside trash cans with tight fitting lids, with the exception of trash bags filled with yard debris.
- When put curbside for pickup, recyclable items (cans and bottles and newspapers) should be placed in a properly labeled recycle bin. If you need a bin, please contact Westridge Swim & Racquet 703-590-1600.
- Store trashcans and recycle bins in garages or sheds at all times.
- Weekly trash pickup is on Monday and Thursday. Recycle pickup is on Monday only. Place trashcans and recycle bins curbside no earlier than **dusk the evening before** pickup day. Remove these containers from curbside no later than the **evening of** pickup day.
- American Disposal, the trash company, will NOT remove the following: tires; car batteries; electronics; computer monitors, TV's; containers with motor oil or antifreeze. Also, paint cans containing paint will not be removed by the trash company. Please take these items to the county landfill for proper disposal.
- Arrangements should be made with the trash company to remove larger household items such as large furniture and large appliances by calling 703-368-0500.

The improper handling of trash creates an eyesore to the community, a litter problem which is expensive to correct, and can attract pests, such as rats. Therefore, extra effort will go into ensuring compliance by all residents. To that end, the Board of Directors has scheduled an inspection of every unit's trash receptacle on Sunday, July 17, 2011. Please have your trash receptacle placed outside of your garage by 4:00 PM, Sunday afternoon, July 17, so that your unit can be marked as compliant and your trash receptacle can be labeled with your unit number. Residents with sheds need not take any action, as shed access is available 24/7. The association management will coordinate with residents to complete any follow-up inspections as needed.

Should you have any questions or concerns, please do not hesitate to contact me at the numbers and addresses listed below. Your cooperation is appreciated.

Association Management by **ProCAM, LLC** ♦ (703) 536-5200 ♦ FAX 536-8105
1422 Portner Road, Suite 5 ♦ Alexandria, Virginia ♦ 22314 ♦ or locally at:
3600 Beaver Pond Rd. ♦ Woodbridge, VA 22192 ♦ 703-590-5300 ♦ Fax 703-590-2899
E-mail: stacy.panuzio@procamva.com

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Memorandum

To: All Residents

From: Stacy Panuzio, CMCA, AMS, PCAM
Community Manager

Re: **Asphalt Rejuvenation Project**

Please be advised that the Association is about to undertake an asphalt rejuvenation project beginning July 11, 2011. Tibbs Paving/AR Tech will be performing the work and the project will be completed in two (2) phases. The first phase, **July 11th and 12th**, will be the rear of the property encompassing all of Kempston Lane (marked on the attached map with X's), and the second phase, **July 13th and 14th**, will be the front of the community including Chetham Way and Churchman Way (marked on the attached map with O's). **Each phase will require that section to remain closed for 48 hours.**

Please be advised that **all cars will need to be removed from parking areas prior to 7:30 AM the day the work will be commencing in your section. Any vehicles which have not been removed by 7:30 AM on the scheduled work date, will be towed at the owner's risk and expense.**

In the event of inclement weather on July 11th, phase one will be rescheduled for July 18th and phase two will remain as scheduled for July 13th. In the event of inclement weather on July 13th, phase two would then be rescheduled for July 18th. **Towing will be enforced, so please call Management should you have any questions.**

Trash service will continue on both Monday and Thursday, but it will be prior to 8 AM, so please have your trash out on time. Mail service may be temporarily suspended if the carrier cannot reach the mailbox.

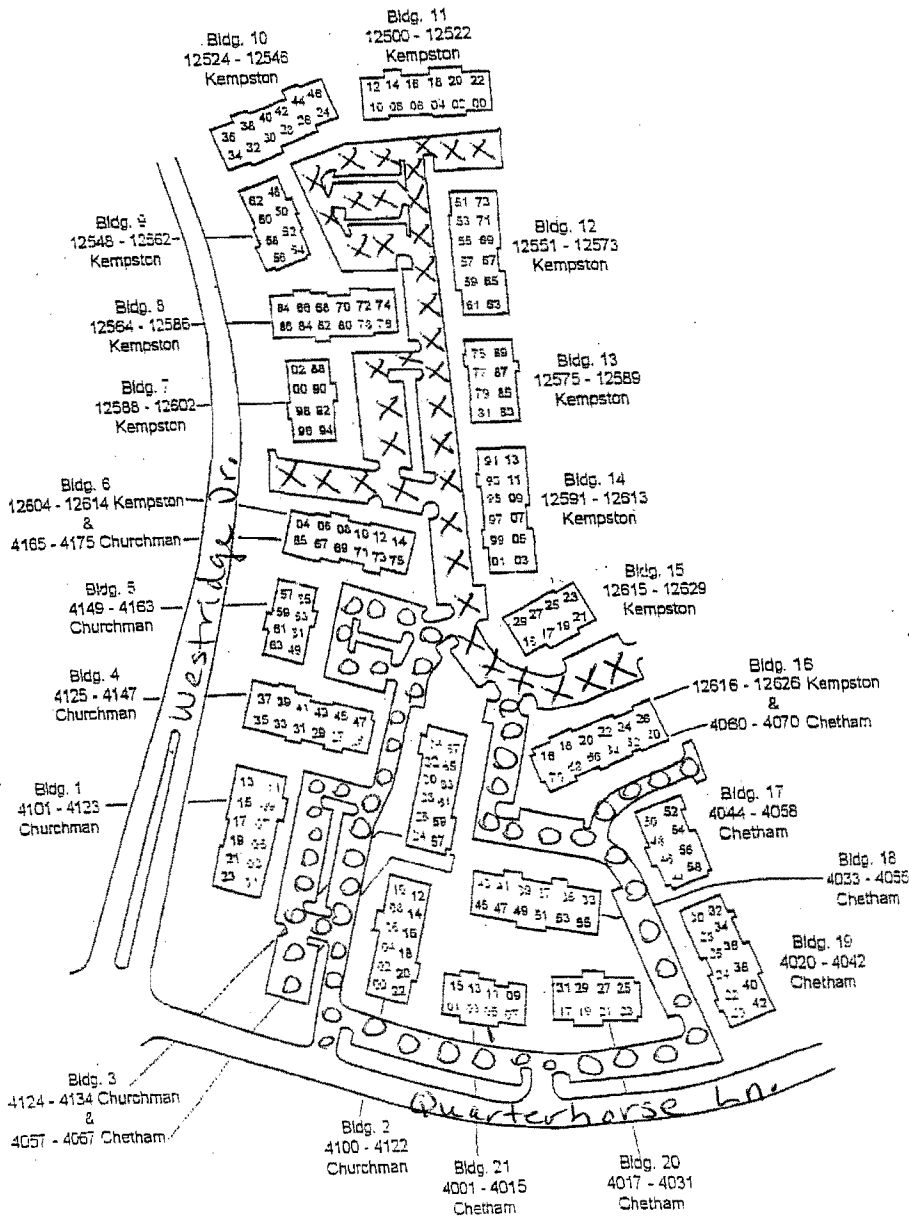
Please use care while the work is being done and help preserve the new asphalt and line striping by not allowing pets or children near while the asphalt and paint are drying. Please be advised that driving lanes will not be accessible

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from driveways. **If you have a driveway and you need your vehicle, please make other parking arrangements before the work starts.** Alternatively, if you have a driveway and are not going to be using your vehicle, please leave it in the garage or driveway to leave open spaces for those who need them. Should you have any questions or concerns, please do not hesitate to contact me.



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