

REGAL PALMS

Owners Association



Introducing A New Trash Program

We have been working with Republic Services a new and creative way to tackle the way our trash is being removed. The new program we are about to introduce in partnership with Republic Services and Pagett Property Services, we believe is going to bring our resort appearance back up to the highest quality level we all expect. This program, however, is going to demand that you, the owner, your authorized management company and their employees and any licensed contractors you may use all comply with the trash disposal standards we are putting in place.

Here is an overview of the program:

The current Republic Service twice weekly trash pick-up will cease as well as the contracted valet trash agreement effective September 28th, 2017. No longer will the trash bins be pulled to the street the day before the scheduled pick-up days and placed back behind your unit on trash pick-up days.

Republic Services has supplied a 30 yard open dumpster into which the new valet service staff will dump owner trash. This dumpster is currently stationed behind the gates at the service road at Terra Lago and Verona. We will be installing at this location a 35 yard trash compactor. This will take some time in order to build a concrete pad and bring sufficient electrical power to it. **PLEASE NOTE THAT ONLY WET TRASH (GARBAGE) IS TO BE DEPOSITED IN THE OPEN DUMPSTER. ONCE THE COMPACTOR IS INSTALLED, ONLY WET TRASH IS PERMISSABLE.**

Pagett Property Services has commenced an emergency valet trash removal on 9/26 & 9/27. The new plan will have their staff remove trash 7 days per week. The staff will pull your properly bagged trash from your unit trash bin and move it to the open dumpster. As the dumpster fills up, Pagett will notify Republic Services to haul away to the landfill and bring back to the resort. It is estimated that about 2 hauls per week may be needed, all dependent upon resort occupancy. They will do an initial power wash of your bin when they officially start the program. After that they will do a quarterly power washing. The trash disposal standards are listed below. **PLEASE PAY PARTICULAR ATTENTION TO THESE STANDARDS. MAKE CERTAIN THAT YOUR PROPERTY MANAGEMENT COMPANY AND THEIR STAFF**

ADHERE TO THEM. POST A NOTICE OF HOW TRASH IS TO BE HANDLED IN YOUR UNIT FOR YOUR RENTAL GUESTS SO THAT THEY ADHERE TO THE STANDARDS AS WELL.

TRASH VALET SERVICE STANDARDS

The Regal Palms Owners Association is providing for trash valet service. The purpose of which is to handle trash in an effective manner so that the resort is constantly presented to the highest possible quality standard. This creates satisfaction for your guests and you, as owners at the resort, encourages great reviews and ultimately helps to maximize property values.

The service operates seven (7) days per week and every day except Christmas Day.

To ensure we have a smooth and efficient operation we require that owners, your guests and property management companies cooperate with the requirements for utilizing this service.

- **Place all trash inside the trash bin located at the rear of your unit.**
- **All trash must be securely bagged in Kitchen tall or garden trash bags. (grocery bags, paper bags or bathroom liner bags are not acceptable)**
- **Boxes must be broken down and flat packed.**
- **Strictly no liquids. (Liquids should be poured out from their containers if left unconsumed)**
- **Strictly no loose trash.**
- **Household trash only. (Hazardous materials or waste or construction materials will not be collected)**
- **Large items, bulk or excessive trash can be collected following arrangements with the Regal Palms Owners Association.**

If a property is in violation of these requirements, then service will be suspended and separate arrangements that will incur costs at the owner's expense will have to be made through the Association office.

The service is provided for your convenience, please help us to keep it running efficiently.