

Arbors

at Meadow Woods

Arbors at Meadow Woods Homeowners Association

Orlando, FL

Garbage & Recycling

Updated: 9th October 2025

OVERVIEW

This updated garbage & recycling policy aims to enhance community cleanliness and organization by providing clear guidelines for proper trash disposal. These rules help maintain property values, ensure a safe and pleasant environment, and prevent unnecessary nuisances such as pest infestations and unsightly waste buildup.

PURPOSE

The purpose of this garbage & recycling policy is to:

1. Ensure that trash and recycling bins are stored and placed properly.
2. Maintain the aesthetic appeal of the community by preventing prolonged curbside trash exposure.
3. Prevent damage to lawns, sidewalks, and common areas caused by improper bin placement.
4. Reduce rodent and pest problems by enforcing proper waste containment.

SCOPE

This policy applies to:

1. All residents, homeowners, and tenants of the community.
2. All trash and recycling bins placed for collection.
3. All waste disposal practices within the community.

POLICY

GARBAGE & RECYCLING RULES

1. **Proper Placement:** Trash and recycling bins must be placed on the driveway or curbside, ensuring they do not block sidewalks or roadways.
2. **No Grass Placement:** Trash and recycling bins may not be placed on grassy areas, including front lawns and common spaces.
3. **Set Out Time:** Trash and recycling bins may be placed outside **no earlier than 6:00 PM the night before collection day.**
4. **Removal Time:** All bins must be returned to their designated storage areas by **6:00 PM on the day of collection.** Failure to remove bins in a timely manner may result in violations.
5. **Storage Location:** Bins must be stored against the garage door/home or out of sight on non-collection days, such as inside a garage, behind a fence, or in another approved location not visible from the street.
6. **Lid Closure:** Trash bins must always be properly closed to prevent waste from blowing into neighboring properties and streets.
7. **Bulk Item Disposal:** Residents must arrange for proper pickup of bulk waste items per county waste management guidelines. Leaving large waste items at the curb without prior approval is prohibited.
8. **Pest Control:** To reduce pests, food waste should be bagged securely before disposal in trash bins.
9. **Community Cleanliness:** Residents are responsible for cleaning up any spilled trash or debris in front of their property.

ENFORCEMENT

1. **First Violation:** A warning will be issued.
2. **Subsequent Violations:** If violations continue, the HOA reserves the right to issue fines or take further action, including suspension of community privileges.

REPORTING VIOLATIONS

To report garbage & recycling violations, please contact board@amwhoa.com with supporting photos and details.

CONCLUSION

The Arbors at Meadow Woods Homeowners Association is committed to maintaining a clean and aesthetically pleasing community for all residents. By adhering to this policy, homeowners and tenants can help keep our neighborhood safe, orderly, and free from waste-related issues. Proper trash disposal not only preserves property values but also enhances the overall quality of life for everyone. We appreciate your cooperation and encourage all residents to take an active role in keeping our community beautiful.

For any questions or concerns, please contact board@amwhoa.com.