

# GREENOCK HILLS

## Greenock Hills Subdivision Association

P.O. Box 96, South Lyon, MI 48178 [www.greenockhillshoa.com](http://www.greenockhillshoa.com)

December 2023

TO: Greenock Hills HOA Residents

RE: Curbside Trash Removal

Dear Greenock Hills Resident,

This letter is to inform you of an upcoming change to the way the Greenock Hills HOA collects annual dues. Curbside trash removal will now be included in the annual HOA Dues bill going forward as an additional line item.

Over the last three years your HOA Board has discussed the current trash situation with a desire towards returning to a single vendor for the entire sub, as well as to save costs for the homeowners. The Board reviewed several vendors and has selected Dougie's Disposal as the trash vendor for the entire HOA. As part of this policy change, trash billing will now be included as an additional line item with the Annual HOA Dues.

For the 2024 calendar year HOA Dues remain unchanged at \$194 / year. Standard trash service for the entire year will be \$160.

**Total HOA Dues and basic trash services for the 2024 year will be \$354 / yr.** Payment options for this charge will remain the same: Zelle, paper check through the mail, or credit card through the HOA website.

<https://greenockhillshoa.com/payments-page-1>

### Advantages/Benefits:

- Consolidated billing handled by the HOA resulting in ~25% cost saving: reduced from \$54 to \$40 per quarter (from \$216 to \$160 per year) for every resident for basic service.
- Negotiated services will not decrease.
  - Trash pickup and recycling every week – 1 cart or bin of each
  - Three bags of yard waste collected every week.
  - Four bulk items per year (prior arrangement must be made by phone).
- Also not changing is the charge for additional yard waste during collection; anything over 3 bags will be billed directly to the individual resident at \$1 / bag.
- Residents will be responsible for providing their own trash and recycling containers. The Board will not be involved in making arrangements for carts/bins.
- Contact info for Dougie's is available at: [www.dougiesdisposal.com](http://www.dougiesdisposal.com)
  
- Trash trucks are the heaviest vehicles we have in the sub every week and reducing from the three vendors currently to a single vendor will decrease heavy trash truck traffic by approximately 67%. This will significantly benefit our roads.
- The damage ratio for heavy trucks to passenger vehicles is 10,000:1. This is equivalent to eliminating 40,000 vehicles worth of wear and tear on our sub roads each week.
- Using a single vendor with consolidated billing will allow the HOA to easily negotiate and switch suppliers in the future, and also ensure we receive the best rates for our subdivision.

Your Board has put quite a bit of time and effort into making this change to benefit the entire neighborhood and we respectfully ask for your enthusiastic support. The small changes required to help are well worth it in our opinion.

We have put together a FAQ sheet on the following page to cover most questions. If you don't find an answer there, please email us at [greenockhillshoa@gmail.com](mailto:greenockhillshoa@gmail.com)

Respectfully,  
The Greenock Hills HOA Board

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### FAQ

Q: What other trash providers did the board consider before deciding to continue with Dougie's?

A: The Board gathered quotes from GFL, Duncan, and Dougie's Disposal. Two additional trash vendors declined to provide quotes.

Q: In the bylaws it limits the dues increase amount. This seems to exceed the allowed increase.

A: Legal counsel advised that adding a line item for a defined service is not considered an HOA Dues increase. We are simply passing on the cost of a service and collecting it at the same time as dues.

Q: How do I get a trash container if I am renting from Dougie's or don't have one of theirs?

A: Dougie's has agreed that for anyone presently renting a container, they will sell the cart for a one-time cost. Otherwise, residents are free to purchase a trash cart, recycling cart or recycling bins from any retailer.

Q: What happens if I don't pay for the service? Can the HOA Board force me to use Dougie's Disposal.

A: No. However, the trash service line-item is included with HOA Dues and will be collected accordingly and is due from all residents.