

Woodhaven HOA Board of Directors

Increased Fines for Improperly Disposed Pet Waste

There has been a significant increase of improperly disposed pet waste (dog poop) within our community. Most of the pet waste is along the property fence with the golf course between buildings 13 and 17, with a high amount around buildings 15 and 16 in particular. Additionally, the south side of building 1 has a high amount of pet waste.

There are mutt mitt stations and trash receptacles around the complex. These are checked and restocked regularly and the HOA expects pet owners to use them as needed. Sadly, several piles were found within a few feet of a mutt mitt station.

Improper disposal of animal waste poses a health hazard to the community. Pet waste contains bacteria, parasites and other harmful pathogens that can spread to humans and other animals. According to the National Library of Medicine, dog feces is a serious hazard because it contains microorganisms that are pathogenic to humans and resistant to several classes of antibiotics. The danger posed is also long-lasting: pet waste can take up to a year to decompose.

Some of the harms caused by improperly disposed pet waste include:

- **Spread of Disease (Salmonella, E. Coli, Giardia)**
- **Environmental Pollution (water sources)**
- **Unpleasant Odors**
- **Attracting Pests (especially rats)**

Improper disposal of animal waste is also illegal. Chapter 7-4.8 of the Dallas City Code makes it unlawful to not pick up your pet's waste. It is also a violation of Section 7.6 of the Declaration and Master Deed for the HOA and HOA Rules 9 and 10.

To address this issue, the HOA Board voted unanimously to increase the fine for improperly disposing of pet waste. Effective immediately, if a resident, owner or their guest improperly disposes of pet waste, the owner of the unit where the animal is kept will be assessed a fine of \$250 for the first violation. Any second and subsequent violations will result in a fine of \$500. Additionally, the HOA will begin monitoring the security camera footage located on each building. If this security camera monitoring and increase in fines does not result in substantial improvement of this issue, the HOA Board will take more drastic action.

Fortunately, this issue seems to be limited to a handful of individuals. Most pet owners pick up after their pets. To those who are good neighbors and responsible pet owners, we express our sincere appreciation. For those few pet owners that do not pick up after their pets, this communication is directed at you. Comply or be fined.