Crockett Reserve Homeowners Association, Inc

RE: Community Waste Collection Program and Mandatory Participation Beginning January 1, 2027

Dear Crockett Reserve and Crockett Meadows Homeowners,

On July 15, 2026, WDHOA, on behalf of the Board of Directors, distributed an e-blast announcing the implementation of a community-wide waste collection program beginning January 1, 2027.

We appreciate the overwhelming positive response and thoughtful feedback we have received from many homeowners. As with any new initiative, we recognize that questions have arisen, and we would like to provide additional information regarding the program.

Why is the Association implementing a community-wide trash service?

After careful consideration, the Board determined that a single, Association-managed waste collection service is in the best interest of the community. Over time, the use of multiple waste providers operating on different schedules has created several challenges, including:

- Trash containers remain visible throughout the week.
- Delayed or missed collections by various providers.
- Large household items being left curbside for extended periods.
- Increased heavy truck traffic throughout the neighborhood.
- Additional wear and tear on community roadways.
- Safety concerns associated with numerous collection vehicles operating on different days.

Implementing one coordinated provider will create a consistent collection schedule, improve the appearance of the community, reduce heavy truck traffic, and help maintain the health, safety, and overall quality of life for all residents.

For the reasons listed above, the Board met and decided to implement a solution that was originally envisioned by the developer in 2020. This change is being implemented in all Waterstone Development HOA communities that do not receive municipal waste collection.

How can the HOA do this?

This type of activity is the very core of why HOAs exist; they are here to standardize rules and policy, enter into bulk contracts, reduce risk, and maintain the quality of life for the community. The developer initially set the community up for central service but was unable to locate a service in 2020 that was capable of providing service to the entire community. Fortunately, today we resolved that.

Why was there no vote?

This administrative action is allowed under the DCCRs to address the real health, safety, and welfare issue created by multiple waste service providers and required no public vote.

3.35 Trash Service. Trash service, if arranged, must be either association bulk subscribed in which case the fees will be included in the HOA fee adjusted to add this service and no outside provider shall be permitted, or if not under a HOA master billing, then individually subscribed to by each member who must contract with this waste disposal company to remove their trash on the same basis as other members of the community. In no event shall such containers be stored, kept, placed or maintained on any Lot where visible from the location on the street that is immediately in the front of the home except solely on a day designated for removal of garbage, then such containers may be placed in the designated location for pick-up of such garbage no earlier than 6pm the day before and the container will be removed from view no later than 8 pm of the day the garbage is picked up.

What will my HOA dues be in 2027?

The simple answer is we don't know yet since the annual budget has not yet been approved, the total HOA assessment for 2027 cannot be determined at this time. However, the current cost is $470 annually, which is **estimated** to increase by 10% to $517.00.

Trash service of $360.00 (no longer paid directly to provider) is then added bringing the **projected** annual total to $877.00 which, divided by 4, would be $219.25 quarterly due the first of January, April, July, and October 2027. **DCCRs Section 7.3 Rate of Assessment.**

Once the 2027 budget has been approved, homeowners will receive advance notice of the final quarterly assessment amount before it becomes effective.

Article 7.3 Rate Of Assessment. The current annual maintenance assessment is $470.00 per year in the base year 2026 made up of two components $470.00 in base

fees and $0 in waste service fees as described in 1.22 and $0 in internet or fiber fees as described in 1.23 with an automatic increase annually of 10% or the Consumer Price Index as defined in1.14 whichever is greater hereinafter referred to as automatic increase. Property Owners that do not reside in the Subdivision or other areas annexed other than declarants or its assigns which hold property as investors within the Subdivision shall pay one full assessment for each lot owned without limitation. Builders and Declarant shall not pay any assessment.

How long is the contract with GIG Services?

The Association has entered into a *five-year agreement* with GIG Services.

The current pricing is fixed under the contract; however, as with most service agreements, future adjustments may occur if significant increases in fuel costs, inflation, or other operating expenses affect the provider's cost of service.

I already use GIG Services. What happens to my account?

You will no longer receive an invoice from GIG directly. If you currently receive service from GIG effective January 1, 2027, service will transition to the Association's master account.

Will bulk or large-item pickup be available?

The Board is currently working with GIG Services to determine feasibility for bulk item collection; however, it's unlikely as we would have to charge each homeowner regardless of whether they used the service or not and that's simply unfair.

You can continue to arrange privately for a single heavy pickup once a quarter; however,

- All bulk pickup items must continue to be placed on your driveway, not in the ditch, common areas, or reserves.
- You must arrange for them to be picked up the same day or returned to your garage to keep the community clean. No overnight storage.
- Items in violation will be subject to immediate enforcement.

One of the Board's primary goals is to eliminate the ongoing issue of furniture, appliances, and other large items remaining at the curb or in common areas for extended periods negatively impacting the community and in violation of the restrictions. These issues have generated numerous complaints, violation letters, and negatively affected the appearance of the community for years.

As residents, many of you have witnessed this problem daily.

Can I continue using my current trash company beyond 1 January 2027?

No.

Once the Association's waste collection program becomes effective on *January 1, 2027*, homeowners will be required to participate as required by Article 3.35 of the DCCRs. Individual waste collection contracts with other providers will no longer be permitted; please give your provider ample notice to avoid double billing.

The dangers to the community have been laid out. We simply cannot continue with the mess and unsanitary conditions as well as continuing damage to our roads that multiple trash services have created.

Is participation mandatory?

Yes.

Participation in the Association's community-wide waste collection program is mandatory for all homeowners beginning January 1, 2027, in accordance with the governing documents.

Why can't you implement this Trash Program sooner?

There are multiple hurdles to moving this forward; the largest is that we are modifying the payment structure to change from Annual to Quarterly HOA assessments; the 2026 HOA Fees were already collected making a mid-year changeover challenging. However, if we receive enough interest and GIG is willing to move the date forward, the Board authorized us to move this to 1 October with a one-time quarterly fee of the trash fees only.

The Board's objective is to provide a cleaner, safer, and more attractive community while ensuring consistent waste collection services for all residents. This program is intended to improve the overall appearance of the neighborhood, reduce unnecessary heavy traffic, promote public health and safety, and protect the long-term condition of our community.

We appreciate your cooperation and understanding as we implement this important community improvement. Additional information regarding collection schedules, carts, bulk pickup procedures, and service details will be provided as January 1, 2027, implementation date approaches.

Thank you for helping keep our community one we can all be proud to call home.

Board of Directors
Crockett Reserve Homeowners Association, Inc