Date: June 9, 2016

From: Board of Directors

To: All residents of Humber Village

Re:    Location and Use of our disposal bins

Dear Residents of Humber Village,

As you are likely aware, the ownership of the residential lot which currently allows our dumpsters to stand, has changed. We have been very fortunate with our ‘disposal bin’ agreement, as it has allowed us easy access to the dumpsters. You may (although) not be so aware, that we have been experiencing unwanted guests illegally dumping their waste into our bins.

Our new situation will likely see us remain on site for a few more months under the same agreement. The board has been reviewing the past minutes of years ago, to gain insight into a similar question posed to them at that time. The options, both then and now, are very limited.

Murphy Bros. assisted our inspection of two locations including - the access road to the river (Balsam/Birch intersection) as this was a previous bin location, and the Community Centre lot.  The findings determined that the access road location is doable and would require the cutting back of some brush, addition of a gravel base or cement pad, and/or fencing as desired. This location is also suitable as a temporary location should the need come to light.

The community centre location (westerly access point) provides the same (if not better) opportunity re size, easy access, ease of adding gravel or cement base, and the construction of a fence.  It also provides equally short and direct unpaved route for the truck to travel on.

The opinion of the contractor was presented to the board for discussion. The board is reviewing the factors relevant to the construction of the new site at the community centre. Our goal for the end of June is to confirm the new location, and then proceed to investigate the design, associated costs and a construction date.

The board has discussed at length the inherent needs of residents that are in proximity to any of these locations and will provide details as each step in the process comes to term.

Once we begin utilizing the new location of the bins, we will no longer require the agreement that is currently in place. As this expense item was brought forward after this year’ s budget was set, we will obtain the final costs of construction and review our options at that time.

We will keep everyone informed as to our findings before moving forward.

Use and Abuse of Disposal Bins:

Residents of Humber Village are aware that: the disposal bins are for our own private household waste; that adding construction materials, tires, branches etc. takes up more space than is available for the 80+ households; and that, if their home is rented, their tenants are also aware, and abide by, the rules regarding usage.

During the past several weeks, our bin site has experienced a number of unwanted and excessive / illegal dumping. Both residents (and non-residents) have been guilty of over-filling our bins to the extent that the protective lids will not close ...  resulting with weather and/or animals spreading trash throughout the entranceway, the private property, and onto our roads. Additionally, materials have been placed outside the bins which has resulted in additional unsightliness ... and volunteer effort to clean up the site.

Recently, one resident reported that they were ‘confronted’ by a non-resident at the disposal site ... whereby the dumping of their garbage, onto an already heaping mound, only added to the overflowing bins. The unknown family became very agitated and argumentative as they began to defend their incorrect assumptions as justification for their actions.

We will spare you the finer details of the ensuing dialogue, but will alert you to send any information regarding potential abusers of our disposal bins to our board email address.

Points to reflect upon include:

1. our bins are on ‘private’ property
2. disposal truck drivers do not leave their truck
3. only the residents of Humber Village and their non-voting share holders may make use of the disposal bins...this waste must originate from their Humber Village residence; if the home is being rented, then it is the responsibility of the resident owner to ensure their tenants comply with the disposal regulations
4. we (currently) do not have anyone *hired* to clean-up the site
5. if the bin is full...just wait a couple of days
6. use 1-2 garbage residential waste bags per week as your guide to the volume of trash you contribute

Applause + kudos are sent to our residents who have responded to the task of cleaning up after others!

You have our sincere thanks!

Keep you posted....