



MOUNTAIN PARK HOA

Yard Debris Service 2020

WHAT ARE THE CHANGES?



AS OF JANUARY 1, 2020, MPHOA WILL NO LONGER BE PICKING UP PAPER YARD DEBRIS BAGS PLACED CURBSIDE.

ANY BAGS LEFT CURBSIDE WILL BE PICKED UP BY REPUBLIC SERVICES AND THE HOMEOWNER WILL BE CHARGED ACCORDINGLY.



MPHOA WILL PAY FOR AND PROVIDE UP TO 3 GREEN BINS PER SINGLE-FAMILY HOME THAT WILL BE PICKED UP BY REPUBLIC SERVICES.

ADDITIONAL BINS ARE AVAILABLE TO HOMEOWNERS BY REQUEST FROM REPUBLIC SERVICES. THE HOMEOWNER IS RESPONSIBLE FOR THE ADDITIONAL FEES INCURRED.



THE MPHOA YARD DEBRIS DROP-OFF SITE IS LOCATED AT THE RV LOT (25 ABELARD). OPEN GATE HOURS ARE ON WEDNESDAYS AND FRIDAYS FROM 11:00AM-2:00PM.

KEY FOBS TO ACCESS THE YARD DEBRIS DROP-OFF SITE OUTSIDE OPEN GATE HOURS ARE AVAILABLE AT THE CLUBHOUSE FRONT DESK FOR CHECK OUT BY SINGLE-FAMILY HOMEOWNERS ONLY.

WHAT ARE OUR GOALS?

- KEEPING MOUNTAIN PARK ATTRACTIVE, WHILE EVALUATING SERVICES PROVIDED
- OFFER AN EXTREMELY LOW-COST SOLUTION TO CONTINUE THE YARD DEBRIS SERVICE
- PREVENT AN ASSESSMENT INCREASE

BACKGROUND

THE YARD DEBRIS COLLECTION SERVICE CHANGED OVER THE YEARS:

- BEFORE 2017, RESIDENTS WERE ASKED TO START USING GREEN YARD DEBRIS BINS – IN LINE WITH THE CITY OF LAKE OSWEGO’S POLICIES AND REPUBLIC SERVICES’ COLLECTION GUIDELINES. EXCESS YARD DEBRIS NEEDED TO BE PLACED INTO BIODEGRADABLE YARD WASTE BAGS, AGAIN, TO KEEP IN LINE WITH COLLECTION GUIDELINES.
- IN 2018, THE LANDSCAPE STEWARDSHIP DEPARTMENT DROVE AROUND MOUNTAIN PARK COLLECTING EXCESS YARD DEBRIS 3 TIMES A WEEK.
- TO STREAMLINE THIS PROCESS, IN 2019 THE EXCESS PICK UP WAS PROVIDED MONDAYS ONLY AND FOR RESIDENTS WHO REQUESTED THIS SERVICE IN ADVANCE. THIS MODIFICATION HELPED REDUCE MILES DRIVEN AND HOURS SPENT ON YARD DEBRIS COLLECTION. MPHOA’S COLLECTION POLICY CHANGES ALLOWED RESIDENTS TO USE MORE THAN 2 (TWO) YARD DEBRIS BINS – PROVIDED BY THE HOA FREE OF CHARGE.



WHY DISCONTINUE THE PAPER BAG PICK UP?

- THE TRANSFER OF THE BAGS FROM RESIDENTS TO THE LANDSCAPE SHOP AND THEN TO REPUBLIC SERVICES. THIS COST'S ADDITIONAL MONEY, LABOR AND TIME
- BAGS COST MONEY FOR THE USER TO PURCHASE
- BAGS ARE NOT WATERPROOF OR WEATHER RESISTANT
- INEFFICIENT & EXPENSIVE USE OF ASSOCIATION FUNDS
- ABUSE OF THE CURRENT SYSTEM



WHY PROVIDE GREEN YARD WASTE BINS FOR RESIDENTS?

- MPHOA HAS AN EXCLUSIVE CONTRACT WITH REPUBLIC SERVICES – YOUR WASTE HAULER.
- THE ASSOCIATION PAYS IN BULK FOR SERVICING ALL YARD WASTE CONTAINERS IN MOUNTAIN PARK.
- THIS SET UP SAVES MONEY FOR THE RESIDENTS.



HOW MUCH MPHOA SAVES FOR RESIDENTS BY PAYING FOR THE GREEN YARD WASTE BINS?

- MPHOA PROVIDED SERVICE COSTS A SINGLE-FAMILY HOMEOWNER IS \$13.84 A YEAR.
- RESIDENTS GET A RATE CUT FROM REPUBLIC SERVICES ON THEIR BIMONTHLY BILLS.
- WITHOUT THIS SERVICE EACH HOUSEHOLD WOULD PAY \$302.76 A YEAR.
- THE CURRENT SET UP SAVE RESIDENTS \$288.92 A YEAR ON USING TWO (2) GREEN YARD WASTE BINS.



WHAT ARE THE BENEFITS OF GREEN YARD WASTE BINS PROVIDED BY MPHOA?

- SANITARY & CONVENIENT TO STORE
- NEGOTIATED DISCOUNTED RATE FOR THE ASSOCIATION
- BINS ARE WATERPROOF, WEATHER AND RODENT RESISTANT



ACTUAL COST OF USING GREEN YARD WASTE BINS VERSUS EXCESS PRIVATE YARD WASTE IN BAGS

- IN 2018 THE HOA SPENT \$54,535.05 ON MANAGING YARD WASTE.
- \$31,861.34 WAS SPENT ON PROVIDING AND SERVICING OVER 1,000 GREEN YARD WASTE BINS FOR THE RESIDENTS.
- \$22,673.71 WAS PAID FOR THE HAUL AWAY AND RECYCLING OF EXCESS YARD WASTE IN PAPER BAGS FOR LESS THAN 300 HOUSEHOLDS.



MOVING FORWARD

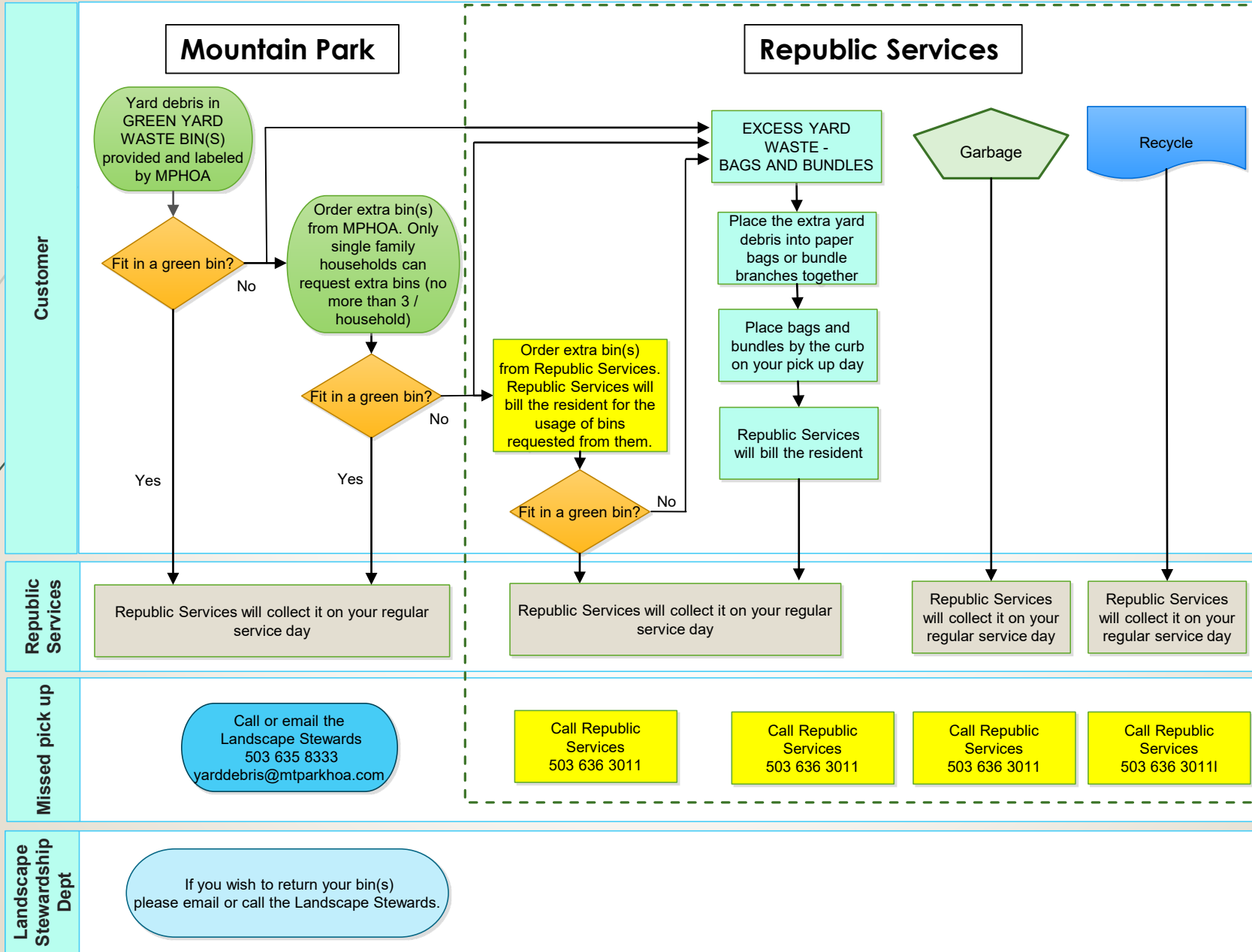
- SINCE THE HOA IS COMMITTED TO KEEPING ASSESSMENTS LOW, THE ASSOCIATION IS RESPONSIBLE FOR EVALUATING SERVICES PROVIDED TO RESIDENTS. THE COST OF THE PAPER BAG YARD DEBRIS PICK UP SERVICE VS. UTILIZATION BY HOMEOWNERS IS NOT EQUAL..
- ASSESSMENTS FOR RESIDENTS WILL GO UP IN 2020 BY 2.54%.
- IN CONTRAST, THE COST INCREASE BY REPUBLIC SERVICES IS 39% BETWEEN 2017 AND 2019.



WHAT STEPS ARE CURRENTLY IN PROGRESS

- EXTENSIVE INVENTORY AND LABELING PROGRAM OF ALL THE YARD DEBRIS BINS LOCATED WITHIN MOUNTAIN PARK.
- ON WEDNESDAY, DECEMBER 18TH, 2019 THE LANDSCAPE DEPT. WILL LABEL ANY REMAINING BINS THAT MAY HAVE BEEN MISSED DURING THE INITIAL INVENTORY PROCESS.
- IF YOU STILL HAVE UNLABELED BINS, PLEASE PLACE THEM CURBSIDE BY 7AM ON DECEMBER 18TH SO THEY CAN BE INVENTORIED AND LABELED.
- IF YOU HAVE MORE THAN 3 YARD DEBRIS BINS AND WOULD LIKE TO RETURN ANY ADDITIONAL BINS, PLEASE SUBMIT AN E-MAIL TO YARDDEBRIS@MTPARKHOA.COM TO SCHEDULE A PICKUP.

Yard waste, Garbage and Recycle collection (yarddebris@mtparkhoa.com) – MPHOA – Republic Services



FREQUENTLY ASKED QUESTIONS

WHY ARE YOU CUTTING THE YARD WASTE SERVICE?

39% INCREASE IN SERVICE CHARGES BY REPUBLIC SERVICES FORCED MPHOA TO REDUCE SERVICES. ONLY EXCESS YARD WASTE COLLECTION IS ELIMINATED, MPHOA WILL EXPAND THE YARD WASTE BIN SERVICE.

DURING THE AUGUST TOWN HALL MEETING NOBODY MENTIONED ANYTHING ABOUT THE REDUCTION IN SERVICES. WHY?

COMMITTEES AND STAFF STARTED TO WORK ON BUDGETS FOR THE YEAR 2020 IN OCTOBER, TWO MONTHS AFTER THE TOWN HALL MEETING. BY OCTOBER IT WAS CLEAR THAT IN ORDER TO DEVELOP A BUDGET CERTAIN SERVICES NEEDED TO BE SCALED BACK.

WHY DON'T YOU FIND A DIFFERENT SERVICE PROVIDER?

WASTE HAULERS DIVIDED UP PORTLAND METRO AREA INTO SEGMENTS. ONLY REPUBLIC SERVICES SERVES LAKE OSWEGO.

I ONLY HAVE A FEW EXTRA BAGS TIME TO TIME, WHAT SHOULD I DO WITH THEM?

THE RV LOT IS OPEN ON WEDNESDAYS AND FRIDAYS FOR EXCESS YARD WASTE DROP OFF. KEY FOB CAN BE BORROWED AT THE CLUBHOUSE TO ACCESS THE LOT ON OTHER DAYS. THIS IS AVAILABLE FOR SINGLE FAMILY HOUSEHOLDS ONLY.



IS MY PLACE CONSIDERED A SINGLE FAMILY HOUSEHOLD?

PLEASE CHECK YOUR ACCOUNT NUMBER. ONLY ACCOUNTS STARTING WITH THE NUMBER ONE (1), CLASSIFIED AS SINGLE FAMILY HOUSEHOLDS AND ARE ELIGIBLE FOR THIS SERVICE.

I AM LIVING IN A CONDO OR TOWNHOUSE, ARE YOU PROVIDING BINS FOR MY USAGE?

THIS SERVICE IS FOR SINGLE FAMILY HOUSEHOLDS ONLY. TOWNHOMES AND CONDOMINIUMS ARE PAYING LESS IN ASSESSMENTS, WASTE MANAGEMENT IS THE SUB HOAs RESPONSIBILITY.

WHAT DOES THE BIN INVENTORY DO?

WE ACCOUNT AND LABEL BINS PROVIDED & PAID FOR BY MPH OA TO ELIMINATE ADDITIONAL COSTS PAID TO REPUBLIC FOR BINS NOT INVENTORIED OR IN USE. BINS UNACCOUNTED FOR OR USED FOR PERSONAL STORAGE COSTS THE ASSOCIATION MONEY.

WHY DO ALL OR SOME OF THE BIN(S) AT MY PLACE HAVE NO LABELS?

EITHER YOU LIVE IN A SUB HOA, OR YOU HAVE MORE THAN 3 BINS AT YOUR ADDRESS. IF BIN(S) HAVE NO LABEL, REPUBLIC WILL BILL THE HOMEOWNER FOR THE SERVICE.

WHY DO A BIN INVENTORY?

THE HOA PAYS FOR THE BINS EACH WEEK, REGARDLESS OF USAGE AND THE COST OF EACH UNUSED BIN DEDUCTS RESOURCES FROM OTHER MPH OA SERVICES.

I ONLY USE THE YARD WASTE COLLECTION SERVICE.

MPHOA PROVIDES MORE THAN YARD WASTE COLLECTION. THE CLUBHOUSE IS OPEN 7 DAYS A WEEK WITH PROGRAMMING FOR ALL AGES, THERE ARE 8 MILES OF TRAILS AND 9 PARKS TO ENJOY, WE ARE PROVIDING 23 DOG WASTE DISPOSAL STATIONS AND OTHER SERVICES AS WELL.

WHAT IS UNDERUTILIZING THE SERVICE MEANS? WILL YOU CHECK ON THE BINS DURING THE YEAR?

YES, MPHOA WILL PERIODICALLY AUDIT THE EXISTING SYSTEM THROUGHOUT THE YEAR AND SINGLE-FAMILY HOUSEHOLD ACCOUNTS CONSISTENTLY UNDERUTILIZING THE SERVICE WILL BE REQUIRED TO RETURN UNUSED BINS OR THE COST WILL BE ADDED TO THOSE ACCOUNTS.

I HAVE MORE THAN 3 YARD DEBRIS BINS AND I WOULD LIKE TO RETURN ANY ADDITIONAL BINS.

PLEASE SUBMIT AN E-MAIL TO YARDDEBRIS@MTPARKHOA.COM TO SCHEDULE A PICKUP.

I HAVE A LOT OF LEAVES DURING FALL, WHAT AM I GOING TO DO WITH THEM?

- SINGLE FAMILY HOUSEHOLDS CAN DROP EXCESS BAGS OFF AT THE RV LOT.
- REPUBLIC SERVICES WILL PICK UP PAPER BAGS (AND CHARGE A RECYCLING FEE).



Q & A