

# Code Enforcement and You: Bulk Issues and Responsibilities of Residents

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By: Robert C. Solera, Code Enforcement Director / Code Services Inc. President

The Code Enforcement Department managed by Code Services Inc. is in charge of enforcing the bulk ordinance as well as any trash related issues that were passed by the Town Council. The reason for the ordinance was to assure that the residents followed specific guidelines when it comes to the placement of the bulk for trash pickup.

There are a few things that we would like to remind you of as there are key to keeping our Town beautiful and our residents safe. When it comes to bulk pick up, it is picked up every other week (as reflected in the delivered schedule). The collection takes place on Monday, Tuesday and Wednesday.

As required by code the property owners are required to place bulk out for pick up starting on the Saturday before the collection week (as per the schedule), and also by no later than 7:00 a.m. on the date of the pickup. For example, if your pick up is on Monday, you may place the bulk out for collection on the Saturday prior and no later than 7:00 a.m. on the pickup date. If you place the items after 7:00 a.m. on the pickup date, the items may be left behind as collection takes place early in the day.

It is **imperative** for resident to understand that bulk from your property needs to be placed in **the front area of your property**. It is **illegal**; and is consider to be **illegal dumping**, to place bulk generated from your property in other resident's property, to include canal banks. This action is undermining the canal banks and becoming a danger to residents whom walk our streets as there are no sidewalks in our communities. We have received complaints that residents are placing bulk across the way from them to avoid damage to their properties (suck as grass removal) when the collection takes place.

This also applies to properties that do not have space in their front because of the existence of a canal or a guard rail. These residents may spread as much as possible the bulk generated from their properties along the edge of the canal bank, being mindful that only an amount of **12 yards** is allowed for placement for each bulk pick up date. In this case residents are not to place their bulk across the street from them to avoid having to spread the bulk along the canal bank in front of their property.

In addition it is also imperative to understand, that our Town in an effort to continue to be as rural as possible, does not have street lighting, and any bulk that protrudes unto the street, can become a hazard to drivers. As such bulk needs to always be away from the street or as far as possible from the edge of the road to avoid any possible accidents.

If the items are placed in violation of what was indicated above, then Code Enforcement is required to issue a warning notice of violation for the first time, and a civil violation notice for any other occurrence as long as the property ownership remains the same. A warning notice does not carry any penalty, but a civil violation carries a penalty of

\$500.00 per occurrence. We make every effort to provide information to the residents so no civil penalties are issued, as such a schedule of pick is provided along with any warnings.

The Town needs your help by adhering to the information above. We are here to help you understand the process and get items that were left behind by mistake. We also monitor the company that provides the pickup services to us to assure the best service possible is provided to our residents. As such please contact the Town as soon as possible to resolve the issue. The Town of Southwest Ranches works with all residents to make sure that all their needs are met.