

**LONE STAR RANCH ASSOCIATION, INC.
WASTE COLLECTION/DISPOSAL
& MANAGEMENT COMPANY
DISCLOSURE SUMMARY
FOR SINGLE FAMILY HOMES**

Dear Prospective Lone Star Ranch Homeowner:

In an effort to reduce your monthly waste collection costs, maintain property values and keep harmony within the community, we are pleased to advise you that the Lone Star Ranch Homeowners Association has entered into a bulk contract for waste collection with Waste Express (727-841-7511) to service the entire community. Unlike some counties in the state, Pasco County offers its homeowners a choice of vendors; therefore, the Pasco market is much more competitive. Under the bulk contract, the Association will receive one monthly bill rather than each individual homeowner receiving a quarterly invoice. **The benefits to you as an individual homeowner under this bulk contract are:**

- A rate of \$5.27 per home per month (collection only). This reflects a cost of \$63.22 annually per homeowner, or \$1,001.00 for the entire community.
- Regular pick up twice per week on TUESDAY and FRIDAY. This will alleviate several different vendors servicing the community on various days of the week. All you need to do is purchase a trash can and place it out at curbside by 6:00 AM on the designated pick-up day.
- Recyclable collection every WEDNESDAY. The recycling truck does not necessarily come at the same time as the trash collection truck. If you put out your recyclables by 6:00 AM on WEDNESDAY, and leave them at the curb even if the trash is gone, the recyclables will be collected. Owners may purchase BLUE/CLEAR BAGS OR YOU MAY ALSO USE YOUR OWN PERSONAL RECYCLING CONTAINER NOW SUCH AS A CART, BIN, OR CAN WITH A REFLECTIVE STICKER PLACED ON IT TO IDENTIFY IT AS RECYCLE. If assistance is needed regarding recycling questions, please call Pasco County at 727-847-8041, ext. 8718. Inside the Recycling container you may place clean and rinsed recyclable items such as 1, 2, 3, 4, 5, and 7 plastics, aluminum and bimetal cans, and clear, green and brown glass. Please remove caps and/or lids.
- FREE BULK PICK-UP OF MOVING BOXES, ETC. FOR ALL NEW MOVE-INS!
- Collection AT NO ADDITIONAL CHARGE of bulky items such as furniture, mattresses, etc., provided that said material is able to be loaded into the truck and is acceptable material for the incinerator.
- Collection of appliances at a rate of \$10.00 per item (individual homeowner must arrange for pick-up and is responsible for payment of additional cost).
- No start-up or cancellation of service! Upon move-in there will be no deposit, no phone call to arrange for service, and no monthly or quarterly invoice to pay! ALL YOU NEED TO DO IS PURCHASE YOUR OWN TRASH CAN(S) AND BLUE BAGS AND PLACE AT CURBSIDE BY 6:00 AM ON DESIGNATED PICK-UP DAYS. THERE IS A 6 BUNNDLE/6 TRASH CAN LIMIT (30 GALLON CANS) THAT CAN BE PLACED AT CURBSIDE!

Please be advised that these charges pertain to trash COLLECTION only, and each homeowner will be billed by Pasco County annually on the tax roll for DISPOSAL charges. It is anticipated that these expenses will be \$62.00 annually and are subject to change.

Homeowners within Pasco County have one of the lowest trash collection and disposal rates in the nation. We are confident you will welcome the benefits that this bulk contract has to offer, and we thank you in advance for the opportunity to serve you.

Your Community will be professionally managed by:

Ameri-Tech Community Management, Inc.
CORPORATE HEADQUARTERS
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
Phone: (727) 726-8000 • Fax: (727) 723-1101
Toll Free: 1-877-726-0000
www.ameri-tech.com

Should you have any questions relative to your homeowners association, please do not hesitate to contact Jaime directly.

Homeowner

Homeowner

Revised 02-02-2016