

FBKR HOA News: Rules for Dumpster Use in Our Community

The use of “dumpsters” (including trash boxes and trailers) for construction, repairs and remodeling projects in our neighborhood is a necessary part of work to improve and maintain private property and communal areas.

At the same time, the constant presence of dumpsters—which will continue for years given the age and condition of properties in FBKR community—often creates problems and concerns for residents and visitors.

The following rules address dumpster use in FBKR. Responsibility for compliance with these rules is the responsibility of owners for private property and the HOA Board for common areas.

Homeowners will be contacted by the HOA when these rules are not followed. If an issue persists or is severe, it may be referred to the Bald Head Association for resolution and possible fines, as is the case with any failure to properly maintain property.

1. Dumpsters should be placed on hardscape surfaces wherever possible (i.e., roads and driveways) to minimize damage to natural or landscaped areas.
2. The locations of dumpsters must not impede access to any property by Public Safety responders.
3. The locations of dumpsters must not create restricted access or other inconveniences to nearby properties of neighboring homeowners.
4. No more than two dumpsters are allowed to be in use on any property at any time.
5. Dumpsters cannot be filled beyond the top of each side of the container and cannot be allowed to overflow.
6. When dumpsters become filled with debris they must be removed immediately. All construction contracts must include clear terms for dumpster hauling and barge reservations to ensure timely and regular removal.
7. Debris from projects (such as wood, pallets, old siding, roofing materials, old windows, etc.) cannot be piled near or leaned up against dumpsters. All trash and project debris must go inside dumpsters and trash boxes.
8. No food items are to be put in dumpsters as this can attract rodents, coyotes, racoons and other wildlife—which can lead to other problems.
9. In months when the weather is extremely hot, when dumpsters are close to becoming full they must be removed sooner than usual to help minimize fire hazards.
10. Property owners are responsible for providing a copy of these rules to their contractors before any work begins.
11. All dumpster/trash boxes in the FBKR community must display an informational sticker/magnet to identify ownership and time frame associated with the dumpster in use. Owners should contact the board at FBKR67@gmail.com to obtain a sticker when the dumpster is placed and provide the relevant information. A copy of the sticker is shown below.
12. When a dumpster is removed, the area upon which it rested must be returned immediately to its prior natural condition and any litter must be removed.

Flora's Bluff / Killegray Ridge

Dumpster / Trash Box / Trailer Approval

Responsible Owner & Unit #:

Responsible Contractor:

Contractor Phone:

Drop-Off Date: _____

Removal Date: _____

With everyone doing their part to help manage this situation in our community, we can create a better environment for all of us in FBKR.

Thank you for your cooperation.

FKBR Board of Directors