



Stay on **TRRAC** . . .

With Multi-Family Recycling

Think Reduce and Recycle at Apartments and Condominiums in Montgomery County, Maryland

Issue No. 7, November 2007

Calendar of Events

November 6, 2007

TRRAC Seminar

Gaithersburg Marriott
Washingtonian Center
9751 Washingtonian Boulevard
Gaithersburg, Maryland 20878

10am – 2pm

Please join us!

November 17, 2007

America Recycles
2007 Celebration

Rockville Library
21 Maryland Avenue
Rockville, Maryland 20850

11am – 4pm

Please join us!

January 17, 2008

Recycling Volunteer
Training Session

101 Monroe Street
Lobby-Level Auditorium
Rockville, Maryland 20850

6pm – 9pm

Please join us!

To register, please call the
Recycling Volunteer Program
at (240) 777-6445.

February 1, 2008

Annual Recycling and Waste
Reduction Reports are due

March 20, 2008

TRRAC Seminar

Bethesda Marriott Hotel - Pooks Hill
5151 Pooks Hill Road
Bethesda, Maryland 20814

10am – 2pm

Please join us!

NOVEMBER 6TH SEMINAR FOR MULTI-FAMILY PROPERTY MANAGERS



Wondering how to revitalize your recycling program? Join us on November 6th to review the fundamental components of a great recycling program and discuss improving community spirit and recycling participation. In addition to presentations by County staff, you will hear from Jeff Aurich, a resident at The Waterford Condominium, and Cathy Seger, former General Manager of the property, who are excited to speak about the successful efforts of the resident Green Team to improve the property's recycling program while minimizing the additional effort of the General Manager. You will also have the opportunity to share experiences with other property management representatives, owners and residents, and get innovative solutions to recycling issues. This seminar will provide:

- **Details on County recycling regulations, information on what materials must be recycled and why, and help preparing for the Annual Recycling and Waste Reduction Report submittal.**
- **An overview of the fundamental components of a successful recycling program, with examples drawn from Montgomery County multi-family properties.**
- **Suggestions on how to set up contracts with County-licensed recycling collectors.**
- **Tips on improving community spirit and recycling participation through resident and staff education.**
- **Information on how TRRAC services can help enhance your recycling program.**
- **Help for removing persistent recycling obstacles.**

Register today! Everyone is welcome to attend. The seminar will be held on Tuesday, November 6, 2007, from 10:00 a.m. to 2:00 p.m., at the Gaithersburg Marriott Washingtonian Center. Register by calling (301) 897-7481, e-mailing TRRACreg@tech-res.com, or visiting www.montgomerycountymd.gov/recycling.

Can't make it this time? We will be hosting an advanced multi-family recycling seminar on March 20, 2008, so save the date!



Too Much Cardboard in the Trash

When visiting multi-family properties in the County, we see a substantial amount of cardboard on the ground and in refuse dumpsters. As a property manager, you have ensured that all solid waste collection areas at your property include mixed paper collection containers, so where is all of this cardboard coming from, and why isn't it getting recycled? First, think about just how much cardboard residents are generating. A few typical activities include:

- A new resident moved in
- Someone hosts a birthday party
- Someone shopped at a warehouse store
- Someone received packages ordered on-line
- A family purchased a new computer, plasma TV or furniture

You can see how this all adds up to quite a lot of cardboard, but still, why isn't it getting recycled? One problem stems from using wheeled carts to collect mixed paper. Two medium-sized boxes can fill a wheeled cart, and even broken-down cardboard boxes quickly fill a cart and make it difficult to put a bag of mixed paper in the cart. Also consider how many residents are using a wheeled cart. At properties that use wheeled carts for mixed paper collection, on average, 32 dwelling units share one wheeled cart per week, and some properties have more than 100 units sharing one wheeled cart! The capacity of the wheeled carts cannot accommodate the amount of cardboard and mixed paper generated by so many residents and, in frustration, residents leave it on the ground or throw it in the refuse dumpster to keep the property looking orderly. Lastly, residents may not even know how to recycle cardboard at their property.

This situation can make your property look unsightly, and is a violation of the County's recycling and solid waste regulations. And think about the environmental impact. Recycling one ton of cardboard saves 9 cubic feet of landfill space, and one ton of paper made from recycled pulp saves 17 trees and 390 gallons of oil. If your property filled one 8-cubic yard dumpster with cardboard every week, you would be recycling more than a ton of cardboard every month.

To minimize cardboard in the trash, please consider the following recommendations:

- Look in your refuse containers regularly. See cardboard or mixed paper? Send a note to your residents reminding them of how and what to recycle. Consider whether or not your mixed paper containers are too small and if they are placed in appropriate areas.
- For mixed paper and cardboard collection, upgrade from wheeled carts to at least a two-cubic yard recycling dumpster. If tight space in your current collection area prevents this upgrade, think creatively and consider other options for your collection area.
- If each collection area cannot be upgraded with mixed paper recycling dumpsters, find locations around your property to place cardboard recycling dumpsters.
- Whatever changes you make to your program – inform your residents! We would like to hear about your improvements too so we can share your success stories with others.

Call us at (240) 777-6400! We are happy to help you improve your recycling program with site-specific recommendations and staff and resident education.



Cardboard Mixed With Trash



Collection Area with 2-Cubic Yard Mixed Paper and Cardboard Recycling Dumpster

Want a second opinion? Here are statements from managers at properties that switched to 2-cubic yard mixed paper and cardboard recycling dumpsters.

"I notice more capacity capability in having the 2-yard dumpsters for mixed paper/cardboard versus using totes for these materials."

**Mercedes Hughes, Community Manager
Towne Crest Apartments, Gaithersburg**

"The 2-yard dumpsters absolutely help with cardboard recycling. It is very difficult to recycle cardboard in wheeled carts. The residents at Willow Wood have responded favorably to having mixed paper/cardboard dumpsters onsite to recycle."

**Allen Stevic, Onsite Maintenance Manager
Willow Wood Condominium, Gaithersburg**



RECYCLING ENFORCEMENT

The following properties were issued Notices of Violation and/or citations for non-compliance with County solid waste laws and/or recycling regulations. All properties are now in compliance, unless noted otherwise.

February 1, 2007 through August 30, 2007

Properties in **bold** received a citation. * Cases still pending

PROPERTY NAME	VIOLATION OBSERVED
100-102 Schuyler Road - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
1010 Quebec Terrace - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
1008 Quebec Terrace - Silver Spring.....	Solid waste stored outside proper containers
1010 Quebec Terrace - Silver Spring.....	Solid waste stored outside proper containers
439 North Frederick Avenue - Gaithersburg.....	Failure to provide containers for required recyclable materials
439 North Frederick Avenue - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
439 North Frederick Avenue - Gaithersburg.....	Solid waste stored outside proper containers
8806 Bradford Road - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
8808 Bradford Road - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Arbor Crest of Silver Spring - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Ashford at Woodlake - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Aspen Forest II Condominium - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Aspen Green Condominium - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Belvedere Apartments - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Brookstone Condominium - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
Canterbury Apartments - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
Deer Park Apartments - Gaithersburg.....	Solid waste stored outside proper containers
Diamond Acres Apartments - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
Diamond Court Apartments - Gaithersburg.....	Solid waste stored outside proper containers
Diamond House Apartments - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
Diamond Station Apartments - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
DiPietro Building - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Eton Place Condominium - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
Executive Garden Apartments - Gaithersburg.....	Failure to provide recycling services as required
Executive Garden Apartments - Gaithersburg.....	Solid waste stored outside proper containers
Fairland Gardens Apartments - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Flower Branch Apartments - Silver Spring.....	Failure to provide containers for required recyclable materials
Forest Park Apartments - Silver Spring.....	Failure to provide containers for required recyclable materials
Forest Park Apartments - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Fountain Hills Condominium - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
Freestate Apartments - Gaithersburg.....	Failure to provide recycling services as required
Freestate Apartments - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
Freestate Apartments - Gaithersburg.....	Solid waste stored outside proper containers
Friendly Gardens Apartments - Silver Spring.....	Solid waste stored outside proper containers
Glen Manor Condominium - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Glen Waye Gardens Condominium - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Glenville Apartments - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Governor Square Apartments - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
Grosvenor Park III Condominium - North Bethesda.....	Failure to submit a Waste Reduction and Recycling Report
Grosvenor Tower - North Bethesda.....	Failure to submit a Waste Reduction and Recycling Report
Harford Thayer Condominium - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Heritage Green Condominium - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
Hunt Club Apartments - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
Kenmil Apartments - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Key West Condominium - Rockville.....	Failure to submit a Waste Reduction and Recycling Report
King's Overlook Condominium - Boyds.....	Solid waste stored outside proper containers
Lakelands Ridge Condominium - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
London Terrace Condominium - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
London Terrace Condominium - Silver Spring.....	Solid waste stored outside proper containers
Longmead Crossing Condominium - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report

PROPERTY NAME	VIOLATION OBSERVED
Mallard Cove Condominium - Derwood.....	Failure to provide containers for required recyclable materials
Mallard Cove Condominium - Derwood.....	Failure to submit a Waste Reduction and Recycling Report
Middlebrook Commons Condominium - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
Montclair Apartments - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Monterrey Condominium - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Montgomery Arms Apartments - Silver Spring.....	Solid waste stored outside proper containers
Nalte Avenue Apartments - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
North Creek Villas Condominium - Rockville.....	Failure to submit a Waste Reduction and Recycling Report
Northlake Apartments - Germantown.....	Failure to provide containers for required recyclable materials
Oak Mill Apartments - Germantown.....	Failure to provide containers for required recyclable materials
Oak Mill Apartments - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
Oak Mill Apartments - Germantown.....	Solid waste stored outside proper containers
Oxford Square at White Flint Apartments - Rockville.....	Failure to submit a Waste Reduction and Recycling Report
Park Station Apartments - Gaithersburg.....	Solid wastes stored outside proper containers
Park Terrace Condominium - Rockville.....	Failure to submit a Waste Reduction and Recycling Report
Pooks Hill Towers - Bethesda.....	Solid waste stored outside proper containers
Pooks Hill Towers - Bethesda.....	Failure to submit a Waste Reduction and Recycling Report
Renaissance Plaza Apartments - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
Rolling Hills Apartments - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
Rolling Hills Apartments - Germantown.....	Solid waste stored outside proper containers
Saybrooke Apartments - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
Sierra Landing Condominium - Wheaton.....	Failure to provide recycling services as required
Spring Lake Condominiums - Bethesda.....	Failure to recycle required materials (scrap metal)
Stonecreek Club Apartments - Germantown.....	Solid waste stored outside proper containers
Sumner Village Condominium - Bethesda.....	Failure to submit a Waste Reduction and Recycling Report
Thayer Terrace Apartments - Silver Spring.....	Failure to submit a Waste Reduction and Recycling Report
The Boulevard of Chevy Chase Apartments - Bethesda.....	Failure to submit a Waste Reduction and Recycling Report
The Chase At Bethesda Condominium - Bethesda.....	Failure to submit a Waste Reduction and Recycling Report
The Elms at Germantown - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
The Enclave - Silver Spring.....	Failure to provide containers for required recyclable materials
The Enclave - Silver Spring.....	Failure to recycle required materials (cardboard)
The Fields of Gaithersburg - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
The Fields of Germantown - Germantown.....	Failure to provide containers for required recyclable materials
The Fields of Germantown - Germantown.....	Solid waste stored outside proper containers
The Promenade Towers - Bethesda.....	Failure to recycle required materials (cardboard and scrap metal)
The Seasons - Bethesda.....	Failure to submit a Waste Reduction and Recycling Report
The Verandahs - Montgomery Village.....	Failure to submit a Waste Reduction and Recycling Report
The Vistas at Washington Woods - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
The Whitney at Bethesda Theatre - Bethesda.....	Failure to submit a Waste Reduction and Recycling Report
University Manor Apartments - Silver Spring.....	Solid waste stored outside proper containers
Waterford Tower - Silver Spring.....	Solid waste stored outside proper containers
Waters Edge at North Lake - Germantown.....	Failure to submit a Waste Reduction and Recycling Report
West Spring Condominium - Bethesda.....	Failure to submit a Waste Reduction and Recycling Report
Wheaton Square Apartments - Wheaton.....	Failure to submit a Waste Reduction and Recycling Report
Whitehall Condominium - Bethesda.....	Solid waste stored outside proper containers
Whitley Park Condominium - Bethesda*.....	Failure to recycle required materials (scrap metal)
Windbrooke Condominium - Gaithersburg*.....	Failure to provide recycling services as required
Windbrooke Condominium - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
Windbrooke Condominium - Gaithersburg.....	Failure to submit a Waste Reduction and Recycling Report
Woodside Crossing Apartment Homes - Silver Spring.....	Solid waste stored outside proper containers

TAKE A LOAD OFF!


Jeff Aurich, a resident at The Waterford Condominium in Kensington, noticed that fellow residents were having a tough time figuring out what to recycle. He decided to pitch in and make a difference, both through helping revitalize the recycling program and creating memorable resident education events. He kept the property manager informed, but he and other resident volunteers did the leg work.

Ever since the property converted a trash can into a mixed paper recycling container in the mail room, labeled existing containers, created property-specific signage addressing items found in the trash, and engaged the resident community with presentations and goofy t-shirts, the property is seeing improvements in resident recycling participation.

The number of refuse containers and/or collection frequency is likely to decrease, saving the condominium money. Jeff and the other residents, eventually dubbed the "Green Team," are now focusing on energy efficiency and waste reduction too, with further opportunities to reduce costs. But we aren't going to give away the creative details of their success here!

Come hear from Jeff and former General Manager of The Waterford, Cathy Seger, who was the property's General Manager as these activities were kicked off, at our Multi-Family Recycling Seminar on Tuesday, November 6th! Find out how to encourage your residents to get involved in the recycling program at your property...it can pay to be GREEN!



Printed on recycled and recyclable paper. 

This information is available in an alternate format by calling
Lauren Kuhn at (240) 777-6400.
(301) 417-1433
County Recycling Center
(301) 840-2370
County Transfer Station
(240) 777-6400
Recycling for Businesses
(240) 777-6400
Recycling for Multi-Family Properties
E-mail: recycle@montgomerycountymd.gov
www.montgomerycountymd.gov/recycling
(240) 777-6465 (Fax)
(240) 777-6442 (TTY)
(240) 777-6400
Division of Solid Waste Services
Important Contact Information
Rockville, MD 20850
101 Monroe Street, 6th Floor
Contact: Lauren Kuhn
Multi-Family Recycling Program
Montgomery County Division of Solid Waste Services

Think Reduce and Recycle at Apartments and Condominiums



NOVEMBER 2007

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
ROCKVILLE, MD
PERMIT NO. 138