

Victorian Gables Patio Homes at Silverplume HOA
3036 Dunbar Avenue, #15
Fort Collins, CO 80526
Colorado Nonprofit Corporation, ID# 19921030271
HOA website: <https://victoriangables.org/>

General Waste Disclosure for 2026: In order to comply with the requirements of chapters 12 and 15 of the Fort Collins Municipal Code, the following information must be provided to homeowners at least once per year, or within ten days of joining the HOA, or within 30 days of the HOA receiving updated rates for service:

The HOA must:

- Arrange for services that comply with the following service requirements:
 - Pricing for service based on size of trash cart
 - Three sizes of trash carts: small (30-39 gallons), medium (60-69 gallons), large (90-99 gallons)
 - 100% price difference between sizes of trash cart (for example \$1x for small, \$2x for medium, \$3x for large)
 - Extra waste (including when a cart lid can't close fully) must be charged proportional to the standard rate for a small capacity container; for example, a customer who placed an extra 32-gallon bag of solid waste would be charged ¼ the monthly rate for the small capacity container service
 - Every other week collection of recycling included for no additional cost
 - Up to two large recycling carts included
 - If recycling is collected in 18-gallon tubs, recycling must be collected weekly
 - Residents can opt-in to weekly yard trimmings, from Apr 1 – Nov 30 for a separate fee
 - As of 9/30/2024, yard trimmings must be included in all residents' service, and must be a separate line item on bills, unless resident declines service
- Provide written notice to residents that includes:
 - Range of sizes of trash and recycling containers available and related prices
 - Any rules for collection set by the hauler
 - Recycling service is included
 - Optional yard trimmings collection is available
 - Recycling guidelines and educational material that are provided by the City of Fort Collins
- Keep a copy of this written notice, a list of recipients of this notice, and record of the date and manner of distribution of the notice for 5 years after notice is provided.
- Allow households to each select from any of the trash cart sizes; HOA may not encourage/discourage selection of any size.

- - - -

The HOA contract is with RAM Waste Systems, <https://www.ramwastesystems.com/>, 970-226-3396. As of 9/12/2025, specific terms of the contract for 2026 are as follows:

Monthly trash rates are:

- Small kart (35-gallon) \$19.50
- Medium kart (65-gallon) \$39.00
- Large kart (95-gallon) \$58.50

If a trash kart is overfilled (if the lid does not close completely), or extra items are set on top of or near the kart, then extra charges will be applied proportional to the small kart rate. For example, for an extra 30-gallon bag of waste collected, the charge will be \$4.88, one-fourth of the monthly small kart rate. Trash is picked up weekly.

Monthly recycling rates are:

- Medium kart (65-gallon) \$0.00
- Large kart (95-gallon) \$0.00
- Two large karts (190-gallon total) \$0.00

Recycling is included at no additional charge. Medium, large and two large karts will be picked up every other week. The schedule is posted in the HOA website FAQ.

Monthly lawn debris rates are:

- Large kart (95-gallon) \$0.00

Unless declined, lawn debris service is also included at no additional charge. Lawn debris service is collected weekly between April and November.

HOA dues include the monthly cost of a small trash kart. Individual homeowners will be billed for the additional cost if they choose a medium trash kart or a large trash kart. That is, the additional charge for a medium kart is \$19.50 per month, or \$39.00 per month for a large trash kart. Individual homeowners will also be billed for overfilled karts. Homeowners may change their selection of kart sizes at any time, but it may take a month or more for this to be reflected in their bill.

If you need additional waste services, such as hauling away large bulk items or construction debris, those are at homeowner expense.

Additional details are available here <https://victoriangables.org/faq/>
See also Policy #106 – Revised 2025

VGHOA Board, January 2026