Valet Waste Guidelines

As the year inches along, we wanted to touch base with you about the Valet Waste Service provided throughout our shared community. Valet Waste has proven to be the most convenient and time-saving ways to handle your trash. Gone are the days of making trips up and down the stairwells with your trash bags over your shoulder! A dedicated member of Valet Waste will do it all for you in the rain, heat, or snow! All you have to do is place your Valet Waste supplied container out on your doorstep and bring it in by the next morning, on the designated days of service.

Recently, we have received a number of complaints about improperly dumbed garbage in our corridors. In preserving the beauty of our shared community, we are asking for your full cooperation in keeping our corridors clean and smelling fresh! In keeping with this initiative, please review the valet waste guidelines below for future disposal:

1. Place your valet waste trash container outside of your doorstep between 6:00pm-8:00 pm, Sunday through Thursday only, and a member of Valet Waste will pick it up promptly at 8pm.

** Please note: trash is not to be placed outside your apartment home prior to 6pm or after 8 pm, Sunday through Thursday. There is no trash collection on Friday and Saturday and Holidays (4th of July, Labor Day, Thanksgiving, Christmas Eve/Day, New Year’s Eve/Day).**
2. Always use your supplied valet waste container. If you do not use your container, your trash will not be picked up and you will be subject to a $25 fine. To avoid disruption of service, please refrain from placing trash bags, grocery bags, and other "non-authorized" containers outside your apartment home.
3. Always bag and tie your trash (please do not leave trash liner restrained to the edges of your container, please ensure that it is tied before placing it outside your apartment home for pick up.

4. Trash must not weigh more than an estimated 20 lbs. (items over 20 lbs. need to be discarded in the trash compactors, nearest you.). Please keep in mind that furniture or mattresses are not to be placed in the trash compactor or outside your apartment home for pick up service.
5. If disposing of cardboard boxes, ensure that you have broken them down before placing them on top of your container, as they should remain flat and ready for pick up.
6. Your trash container will need to be brought into your apartment home by 9am the following morning.

For more information about time collection and valet waste guidelines, please click the image below.

We thank you for your cooperation and understanding in this matter, we value the opportunity to serve you and hope you have a great week!

If you have any questions or concerns, please feel free to reach out to our leasing office at 281-759-9900 or by email at 7seventy@francispm.com.
In Summary...

Please remember:

• Place your trash out between 6:00 - 8:00 pm
• Service will start promptly at 8:00pm
• Always use your trash can
• Always tie and bag your trash
• Trash must not weigh more than 20 lbs.
• You are responsible for removing bulk items (items over 20 lbs.)
• Blue bags are for recycling only
• Place your trash out by 8pm, on scheduled service nights.
• Your trash can must be brought in before 9am

The rules of the program are non-negotiable and you may be fined for violations.

By following the rules, the trash system runs smoothly and keeps the property clear of trash.

Furthermore, it reduces the amount of leaks, drips and spills,
which reduces unwanted pests such as ants, roaches and many other bugs.

Thank you!