



February 23, 2022

Dear Neighbors:

As you know, the community has been struggling with a rat problem since early fall of 2021. Initially, rat sightings were reported on 16th street. The problem then appeared to migrate to almost all of the common areas of New Birmingham.

On October 18, 2021, the HOA contracted with Budget Pest Control to inspect the Common Elements, and Budget strategically placed baiters throughout the community. Thereafter, Budget checked the baiters and assessed the situation every two weeks. These services were paid for by the HOA as part of the Association's responsibility for maintaining Common Elements. For several months, the problem appeared to be addressed, as no complaints were received, and Budget advised that the bait within the baiters was being eaten.

On January 25, 2022, new rat sightings and burrows were reported by residents and Board members at the Board Work Session. Budget was called to reassess the Common Elements, and it reported that the bait was still being eaten. Nevertheless, the Board requested that the bait presence and lethality be increased. Residents were apprised of the situation in the February newsletter, which provided information about rat harborage locations and requested that residents keep trash indoors and in sealed plastic containers until the night before pickup.

Despite these efforts, sightings have continued, and at least one resident has reported a sighting inside of a garage. That resident has contacted Budget personally to have the garage inspected, as remedial measures taken inside of homes, garages, and patios are the responsibility of the homeowner. If you would like your home, garage, or patio inspected for potential rat activity, you may contact Budget Pest Control.

Meanwhile, the Board will continue to work with Budget to eliminate the infestation in the Common Elements.

At this time, it is imperative that you do all that you can to help eliminate rat attractions. On February 23, 2022, the Board voted to institute a new garbage storage policy to help combat the ongoing rat problem. The policy, which takes effect immediately, requires the following:

- 1.) Regardless of whether you store your garbage in your garage, or outside, all garbage, including pizza boxes and food containers, **must** be stored/kept in a sealed, water-tight container with a close-fitting lid. *See, City of Pittsburgh Code of Ordinances §619.03 (a) – Municipal Waste and Recyclables Storage and Containers.*
- 2.) Garbage is not permitted to be stored on/in the Common Elements under any circumstances. This includes large piles of garbage and/or cardboard boxes on the sides of houses waiting to be picked up. All garbage is to be stored/kept in a sealed container in your garage, or on your patio, until it is placed for collection.
- 3.) Garbage shall only be put out the day/night before collection, not multiple days before collection. *See, City of Pittsburgh Code of Ordinances §619.04(b) – Municipal Waste and Recyclables Collection.*
- 4.) When garbage is placed at the curb for collection, it must be in a container or a substantial leak-proof bag. *See, City of Pittsburgh Municipal Ordinance §619.04(c)(1)(a)-(b).*
- 5.) If you place a container at the curb for collection, it must be taken away and stored by 10:00 p.m. the day of collection. *See, §619.04(b).* Similarly, if an item of waste is not collected, that **must** be removed from the curb by 10:00 p.m. the day of collection and taken to the appropriate storage location, off Common Elements (see Number 2).
- 6.) Garbage containers are not permitted to be stored in the front of units under any circumstances. They are to be placed on your patio or in your garage unless at the curb for collection.
- 7.) If you maintain pet waste, it must be kept in a covered and sealed receptacle until it is placed out for trash collection. **NOTE:** The exterminators have also advised that it is critical

to pick up pet waste, as it is a major attraction to rats. If you are not already picking up after your pets, now is the time to start.

This policy applies to both homeowners and renters. Failure to adhere to this policy may result in Board action or fines, but we sincerely hope that it does not come to that, as taking these small steps will not only help eliminate the rat problem, it will also help beautify our neighborhood as spring approaches.

The Board will continue to provide updates on this problem via the email distribution list and the newsletter. In the meantime, please continue to e-mail amy@rjcmgt.com in the event of any rat sightings. However, please remember to be courteous to Amy and the other RJ Management Company employees when you are reporting complaints of any nature. Though we understand that this situation is both stressful and frustrating, verbally abusive, aggressive, or rude communications will not be tolerated, acknowledged, or addressed.

Sincerely,

The New Birmingham Board of Directors

Stephen Gray, President

Catie McLaughlin, Vice President & Secretary

Bala Kumar, Treasurer

Stephanie Gingerich