PET WASTE WRANGLERS

FREE FOR NJ COMMUNITIES

FOR HOA BOARDS, CONDO ASSOCIATIONS & PROPERTY MANAGERS

The HOA Pet Waste Toolkit

Ready-to-use letters, newsletter copy, a sample policy and printable signs to help your community stay clean, friendly and complaint-free.

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4 Sample pet waste policy

5 Sign: Please pick up

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7 Need a hand? About us

Print, copy and share freely. Fill in the [bracketed] spots with your community's details.

(908) 783-3262

petwastewranglers.com

[Community Name] Association

[Date]

[Street Address] · [Town], NJ [ZIP]

A FRIENDLY REMINDER FOR DOG OWNERS

Dear Neighbors,

Our community is home to a lot of great dogs, and most owners do a wonderful job cleaning up after them. Lately, though, the board has received complaints about pet waste left on lawns, walkways and common areas, especially near [location, e.g. the clubhouse or the walking path].

Picking up matters for more than looks. Pet waste can carry bacteria and parasites, such as roundworms, that can make people and other pets sick. When it rains, waste left on the ground washes into storm drains, which carry it to local streams and Barnegat Bay.

As a reminder, our rules ask every resident to:

- Pick up after your dog right away, every time, anywhere in the community.
- Carry bags on every walk. Free bags are available at [station locations].
- Bag it and toss it in a pet waste station or your own trash can, never a storm drain.
- Keep dogs on a leash in common areas and off neighbors' landscaping.

Under [Section/Rule #] of our rules and regulations, repeated violations may result in [fines / enforcement steps]. We'd much rather never get there, and we're confident we won't need to.

Thank you for helping keep [Community Name] clean, safe and a nice place to walk. Questions can go to [Manager Name] at [phone or email].

Sincerely,

The [Community Name] Board of Trustees

Template courtesy of Pet Waste Wranglers · Toms River, NJ · petwastewranglers.com

COPY & PASTE

Newsletter & email blurbs

Drop one into your next newsletter, resident email or community app post. Rotate them through the year.

Scoop the Poop: A Neighborly Reminder

ANY TIME

We love our four-legged neighbors! To keep [Community Name] clean for everyone, please pick up after your dog right away, every time, on lawns, paths and common areas. Pet waste can carry bacteria and parasites, and rain washes it into storm drains that flow to Barnegat Bay. Bags are available at [station locations]. Thanks for doing your part!

The Snow Melt Surprise

LATE WINTER

Every spring, melting snow reveals a winter's worth of forgotten pet waste. Please keep picking up through the cold months, even when it's dark early or the ground is covered. It's much easier to grab it now than to face it all in March.

Myth: "It's Natural Fertilizer"

SPRING / SUMMER

Dog waste isn't like cow manure. It doesn't feed the grass. It can burn lawns, leave brown spots and spread germs to other pets and kids playing outside. Please bag it and toss it, even in the back corners of the property.

Short Version (texts, apps & signs)

ANY TIME

Friendly reminder: please pick up after your pup, every time. Bags are at [station locations]. Thanks for keeping [Community Name] clean!

SAMPLE · ADAPT FOR YOUR COMMUNITY

[Community Name] Pet Waste Policy

Adopted by the Board of Trustees on [Date] · Rule [#]

Sample only, not legal advice. Every association's governing documents are different. Have your association's attorney review and adapt this before the board adopts it.

1. Purpose

To protect the health of residents and pets, preserve common-area landscaping, and keep pet waste out of storm drains and local waterways.

2. Who this applies to

All owners, tenants, guests and anyone walking or caring for a pet within [Community Name], including pet sitters and dog walkers.

3. Immediate pickup

Pet waste must be picked up immediately from all common areas, limited common elements and other residents' lots, then bagged and placed in a pet waste station or a household trash container. Many New Jersey towns, including Brick and Jackson, already require owners to pick up immediately on property they don't own.

4. Carry a bag

Anyone walking a pet must carry a bag or other means of removing waste.

5. Private yards and patios

Residents must remove pet waste from their own yards, patios and balconies at least [once a week] so it does not cause odor, pests or runoff.

6. Disposal

Pet waste may never be placed in storm drains, catch basins, ponds, recycling bins or landscaped beds.

7. Leashes

Pets must be leashed and under control in common areas, in keeping with [Section # of the bylaws / local ordinance].

8. Enforcement

First violation: written warning. Second: [$__] fine. Further violations: [$__] fine each, after notice and an opportunity to be heard as required by the governing documents and New Jersey law.

9. Reporting

Report concerns to [Management Company] at [phone / email]. Please include the date, time and location.

[COMMUNITY NAME]



Please pick up after your dog

Bag it. Tie it. Toss it.
Every time, everywhere.

Pet waste carries germs and washes into our waterways.

Thank you for keeping our community clean.

Courtesy of Pet Waste Wranglers · petwastewranglers.com

PET WASTE STATION

Thank you for picking up!

1. **Grab a bag**
2. **Scoop & tie**
3. **Toss it in the bin**

Out of bags or bin full?
Let us know: [Management Company] · [Phone]

Courtesy of Pet Waste Wranglers · petwastewranglers.com

PET WASTE WRANGLERS

Rather not chase it yourself?

Signs and letters help. A regular cleanup schedule finishes the job. We handle pet waste for Ocean County HOAs, condos and apartment communities.

Common-area cleanup

Lawns, paths, dog runs and entrances, scooped on a set weekly day.

Station service

We restock bags, empty bins and clean stations so they never overflow.

Resident yard service

Homeowners can add weekly backyard cleanup at a community rate.

WHY BOARDS CHOOSE US

- Local and owner-operated in Toms River
- Same service day every week
- Completion text with a photo after every visit
- No long-term contract
- The Wrangler's Word: miss a pile and we're back within 24 hours, free

GET STARTED

Free walkthrough of your grounds

Then a simple written quote for the board. No pressure.

Call or text Tim:

(908) 783-3262

petwastewranglers.com