

Sacramento County | SacGreenTeam | September 2025 Edition

Free Fall Holiday Recycling Guide Available & Successful Strategies at Arden Town Apartments!

Collectively Sustainable - A Multifamily Newsletter

Tenant Topic: Free Fall Holiday Recycling Guide Available



Say “*Boo*” to contamination and food waste, and let’s be “*thankful*” we can keep food scraps out of the landfill. [Give residents a how-to guide for recycling common Halloween and Thanksgiving items - like leftovers, pie trays, pumpkins, and more!](#)

Tenant Topic Flyer

Community Corner: Successful Strategies at Arden Town Apartments!

To reduce contamination, costs and promote waste collection program participation at Arden Town Apartments, Patrick Tully (President of Bitwise Properties, Inc.) and their staff have employed several environmentally-friendly strategies.

We asked Patrick about the approach taken and the outcomes:

1. Staff Audits:

During a four-month audit, staff tracked garbage container usage by taking a photo of the amount and evaluating the container contents every other day. Tenants were made aware in advance of the auditing process and notified via text message with images when recyclable and compostable materials were discovered in the garbage container. Prior to the audits, staff were made aware of the property's goals to reduce contamination and were trained to upload pictures onto a ticket tracking system daily or at least every couple days. Staff also used cameras to review incidents where furniture or other large contaminants were placed in the garbage.

This process helped motivate tenants to correctly sort items. Patrick explained: "I know it's a bit tough for people to take, but when they got a picture of their recycling in the trash can, they knew we were watching. It elevates the issue to a concern, and I think probably made the single best motivator."

Assignee* take it

Maintenance/Patrick - Manag... ▼

CCs cc me

Tags

see_description

Type

Problem ▼

Priority

Normal ▼

Where in Apartment

- ▼

Specific Issue

See Description ▼

☐ Animals Present

☐ Permission to enter by key

Staff Notes

Garbage & Recycling Survey photos on Sunday, Tuesday, Thursday, Saturday nights.

Via web form

This is an archived ticket

recycle bin


attachment1697447...
JPG

Patrick - Manager/Owner 👤 • Jan 03, 2024 12:12

I cant believe landscapers thru leaves in the garbage!

Thank you! Patrick

Allison - Janitorial 👤 • Jan 05, 2024 12:03

Garbage 

attachment4258841...
JPG

Allison - Janitorial 👤 • Jan 05, 2024 12:05

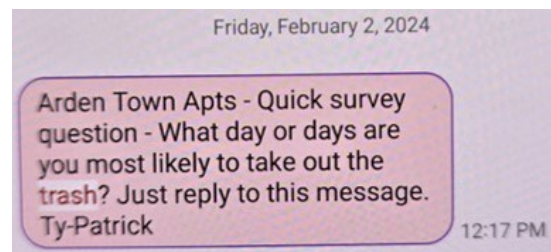
Recycle bin

attachment5699821...
JPG

Allison - Janitorial 👤 • Jan 08, 2024 14:03

GArbage bin

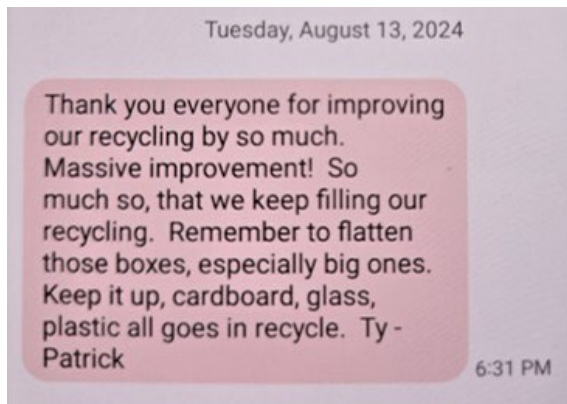
2. Surveying Tenants:



Tenants were surveyed via a private text group about what day and time they take out their trash and if they take out their recycling at the same time or a different day.

The survey feedback indicated the pick-up schedule did not match when the containers were being used by tenants. As a result of the feedback, the pick-up schedule was adjusted and containers are no longer being picked up half full.

3. Spread Awareness to Tenants:



To spread awareness about correctly sorting items, the organics cart locations, benefits of composting and their community garden, staff post signs on mailboxes and in the laundry room, and positive reminders are sent out via text message every two months. Tenants were also softly reminded that recycling and composting is the law and isn't optional.

Patrick has noticed that "signs left up [for] too long get ignored." So, staff regularly take down and reapply signs.

Staff are instructed to promote the organics cart whenever possible. For example, during a call for a clogged garbage disposal from food scraps, the tenant is informed to put food scraps into their kitchen pail and into the organics cart. Additionally, new tenants are provided a kitchen pail and informed that participation is mandatory.

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