

# Proposal for Pet Waste Stations in Turnberry

Prepared for

Turnberry Homeowners Association

World Golf Village, Florida

Prepared by

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5 February 2024

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## Executive Summary

In a recent survey, 89.1% of Turnberry residents reported pet waste in outdoor areas (Rigert, 2023).

Repercussions of waste include negative appearance, decreased neighborhood value, and poor resident quality of life. Notably, 28.6% of Turnberry residents rated that pet waste has a significant impact on cleanliness (Rigert, 2023). Unkempt surroundings deter homebuyers and depreciate home values by as much as 5-10% (George, 2022). Additionally, maintenance of the outdoor environment is necessary for resident quality of life through exercise, stress relief, and social connection (Rigert, 2023).

The primary reason for waste noncompliance is lack of access to waste bags and disposal bins.

According to Lyons-Bastion, 62% of dog owners didn't clean up after their pet because they didn't have a bag (2015). Similarly, Romo and colleagues established that 96% of dog owners in recreational areas would be more likely to clean up pet waste if designated bins were available near walking trails (2019). Two-thirds of dog owners in Turnberry would pick up after their pet more frequently if designated pet waste bins and bags were installed (Rigert, 2023).

This proposal aims to achieve 90-100% compliance in pet waste management within three months.

To achieve desired results, the recommended solution is to install pet waste disposal bins in walking areas. The estimated upfront cost of the project is \$1239.99 to \$1739.98 and estimated annual maintenance cost is \$1,159.12 to \$1657.95. The Homeowners Association [HOA] should weigh cost and resources required against expected benefits.

## Introduction

Neighborhoods are the heart of communities and foundation for leisure, exercise, and social connection. Located in North Florida's World Golf Village, Turnberry is a neighborhood known for its relaxed pace and abundant walking trails. However, pet waste present in the neighborhood decreases cleanliness, desirability, and resident quality of life. According to research and resident feedback, one of the most effective strategies to reduce waste is to install designated disposal stations. The estimated upfront cost is \$1239.99 to \$1739.98 and estimated annual maintenance cost is \$1,159.12 to \$1657.95, depending on number of units installed. This proposal will explore the problem; the solution; and the recommended implementation plan including method, schedule, materials, and cost.

## Problem

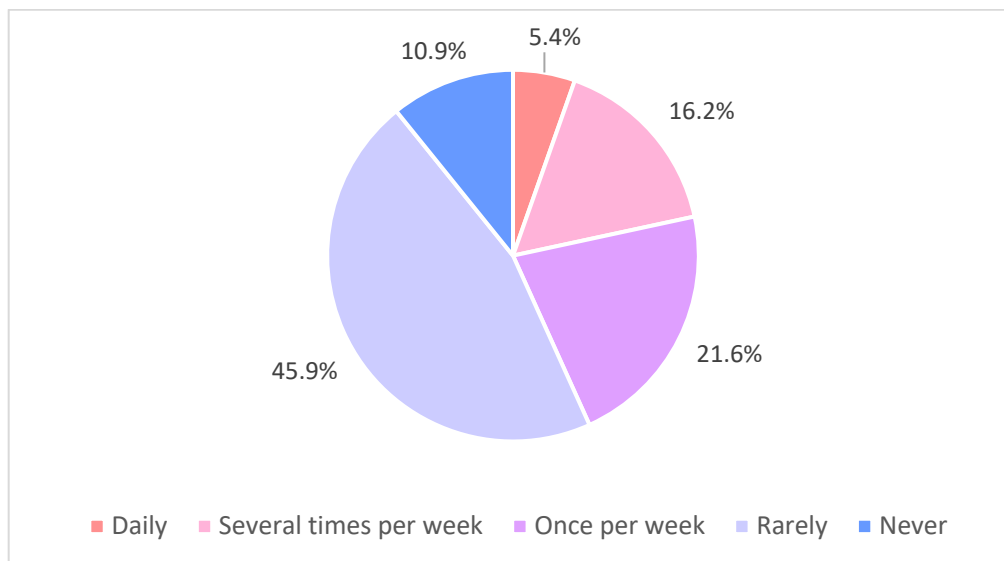
Reportedly, 89.1% of Turnberry residents observe pet waste in outdoor areas (Rigert, 2023). Pet waste negatively impacts the neighborhood by decreasing aesthetics and cleanliness, neighborhood desirability, and resident fulfillment.

## Background

Dog-friendly areas commonly face an issue with refuse. In a study of Boulder, Colorado recreational areas, 26.5% of dog owners did not pick up after their pet, leaving behind an estimated 30 tons of dog waste annually (Romo et al., 2019). According to survey results, 44.7% of Turnberry residents always pick up after their pet, 2.6% never pick up after their pet, and 52.7% did not answer the question (Rigert, 2023). As shown in Figure 1, many residents observe waste in the neighborhood.

**Figure 1: Frequency Turnberry residents observe pet waste.**

(Rigert, 2023)



### *Appearance and Cleanliness*

Pet waste decreases neighborhood appearance and hygiene. Residents rated the impact of dog waste on cleanliness on a scale from one (least impact) to six (most impact). Notably, 28.6% rated impact a six, 14.3% rated impact a five, 14.3% rated impact a four, 11.4% rated impact a three, 8.5% rated impact a two, and 22.8% rated impact a one (Rigert, 2023). In addition to adverse appearance, pet waste poses health risks to individuals and the environment. Pet waste contains harmful pathogens and zoonotic parasites including *E. coli*, *Salmonella*, *Staphylococcus*, and rabies, which transmit illness to humans and animals, contaminate water supply, and cause destructive algae blooms (Rahim et al., 2018).

### *Desirability and Value*

Animal refuse depreciates neighborhood appeal. Both appraisers and prospective residents value maintenance of outdoor spaces. As explained by personal finance writer Dana George, “The value of a neighborhood rises and falls as a collective” (2022). The appearance of surrounding residences, referred to as external obsolescence, can impact the value of an individual home up to 5-10% (George, 2022). Additionally, prospective home buyers will evaluate the neighborhood environment and weigh the cost

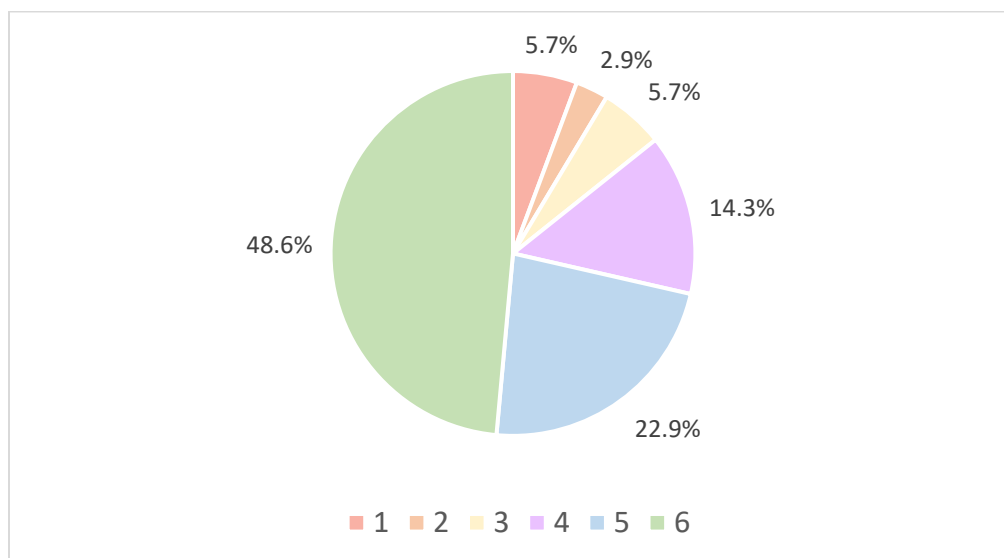
of HOA dues against the quality of maintenance provided (“Importance of homeowners,” 2020). Raap and colleagues emphasize that well-maintained spaces such as walking areas and parks are a source of pride and serve to inspire new horizons for community life (2022).

### *Quality of Life*

Waste deters use of outdoor areas, which decreases resident quality of life. In a study by Sefcik and colleagues, participants traveled to parks in neighborhoods far from their local area because of safety concerns and a lack of maintenance (2019). Waste and garbage deterred park use, particularly by families with young children. Similarly, Liu and colleagues found that neighborhoods that provided safe, accessible, and clean outdoor spaces were linked with increased activity level, mental wellness, and life satisfaction (2022). Turnberry residents reported that walking improves mood (74.2% of respondents), reduces stress (64.5% of respondents), and increases focus (38.7% of respondents). As shown in Figure 2, residents rated the impact of walking on quality of life from one (least impact) to six (most impact).

**Figure 2: Reported impact of walking on quality of life.**

(Rigert, 2023)



## Data Sources

Data was collected through various sources. Primary data was collected through a survey and subject matter expert [SME] interview. Secondary data was obtained through scholarly articles and local organizations. The survey (see Appendix A) was distributed to 200 Turnberry residents and resulted in 38 responses, which were analyzed and tabulated. An interview with an experienced dog walker, shown in Appendix B, supplemented evidence. Scholarly articles were obtained through databases including Research Gate, Directory of Open Access Journals, Science Open, and National Library of Medicine. Information regarding waste stations in Palencia, a nearby neighborhood, was requested from the Marshall Creek Community Development District, as shown in Appendix C. Effort to gather information on neighborhood maintenance costs from the Turnberry HOA was unsuccessful. Instead, businesses were contacted for waste removal quotes including First Coast Scoopers, Doody Calls of Jacksonville, Scoop Soldiers, and Bio-One Duval County.

## Proposed Solution

The proposed strategy to reduce pet waste in Turnberry is to install designated waste bins in walking areas. Lack of access to disposal facilities is recognized as a primary cause of pet waste in shared outdoor spaces. Access to disposal units will motivate dog owners to pick up after pets more frequently, reducing waste and increasing cleanliness, appeal, and resident satisfaction.

### Background

Studies indicate disposal facilities are the most effective strategy to manage and reduce pet waste. According to Romo and colleagues, 96% of dog owners in Boulder recreational areas would be more likely to pick up after their pet if waste cans were available near walking trails (2019). The study explored how the intentions, attitudes, and motivations of dog owners influenced their behavior. The most compelling motivator for waste pickup was perceived behavior control, an individual's perception

of ease. These results indicate that providing access to waste bins will increase dog owners' perception of ease, increasing compliance (Romo et al., 2019). Similarly, Lowe and colleagues found that the most significant cause of refuse near walking trails in Lancashire, UK, was a lack of access to waste receptacles (2014). Waste was less prevalent in areas with visible receptacles located close to entrances and exits. In areas without receptacles, dog owners were unwilling to carry their pet's waste with them (Lowe et al., 2014).

According to survey results, Turnberry residents would also be more likely to pick up pet waste if designated bins were available (Rigert, 2023). When asked if waste bins would make them more likely to pick up after their pet, 35.3% answered yes, 17.6% answered no, and 47.1% answered not applicable/don't have a pet. Tiffani House, a professional dog walker of seven years, reported that she often sees pet waste in areas without waste bins but does not see pet waste in neighborhoods with bins. House explained that pet waste bins are very helpful, and it would be nice to see them in every neighborhood and residential area.

### Potential Barriers

Potential drawbacks to the project are appearance, smell, and cost. Several residents expressed a concern that waste cans are unsightly or produce odor (Rigert, 2023). Tiffani House has not observed a problem with the appearance of waste cans because they are typically located away from houses and are painted green to blend in with surrounding foliage. House notes that she only observes a smell when pet waste cans are open or "piled to the brim" with waste. Consequently, appearance and odor can be mitigated by placing stations away from homes and regularly emptying them. In many areas, cost is recognized as a barrier to installation and maintenance of pet waste disposal facilities (Lowe et al., 2014). Although there is an initial investment, maintenance cost is relatively low and can be reduced in several ways. Cost, maintenance, and reduction strategies will be explored in the implementation plan section.

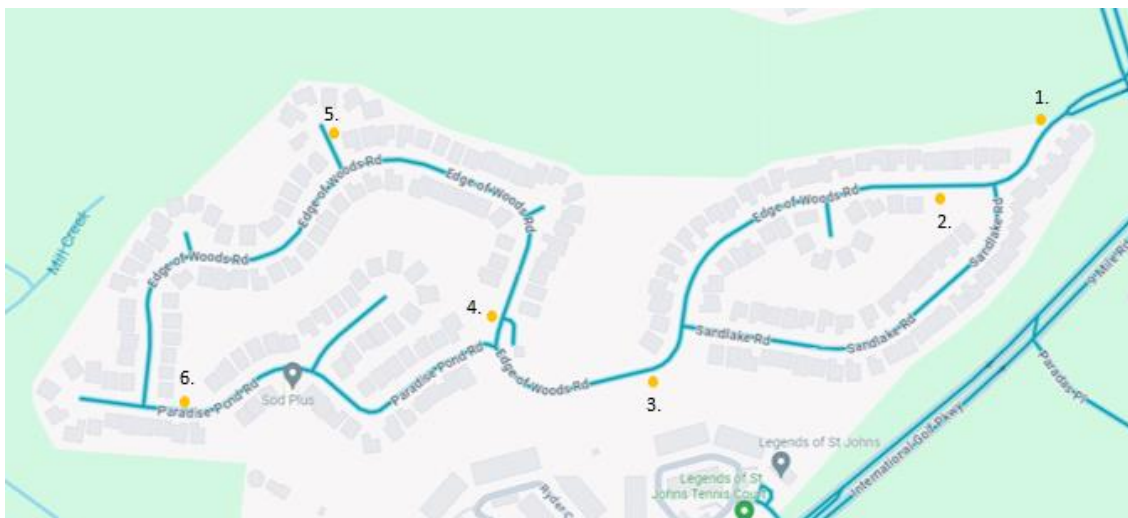
## Implementation Plan

### Method

The proposed solution to address pet waste in Turnberry is to install pet waste cans in walking areas. The project should be implemented in several stages, by planning location, ordering materials, scheduling maintenance, installing units, and evaluating effectiveness. Initially, resident volunteers should conduct audits of walking areas over two to three weeks to determine traffic and waste patterns. This data should be used to select optimal locations for units in high traffic, high waste areas. Zero Waste USA recommends installing one unit per 25-30 homes. Since Turnberry contains 217 homes, six units will provide optimal coverage. Figure 4 indicates potential locations for units accounting for these factors; however, additional research should be conducted prior to installation.

**Figure 3: Potential unit locations marked with orange dots.**

(Google Maps, 2021)



The “Sentry” station from Zero Waste USA is recommended for cost efficiency and reliability. For \$249.99 when purchased in quantities of five to eight, the unit includes a galvanized steel post, aluminum can, aluminum bag dispenser, and high-visibility sign. Stations include a five-year warrantee

covering repair due to manufacturing flaw or failure (“Warranty,” n.d.). Once ordered, units will arrive in five to seven business days. Zero Waste USA recommends emptying waste stations every other week, either by neighborhood landscaping crews or a professional removal service. Scoop Soldiers Jacksonville empties pet waste units in St. Johns County for \$12.99 per unit if they provide replacement bags or \$9.99 per unit without bags, which is more cost effective. Zero Waste USA carries bags and liners for \$79.99 per box of 200.

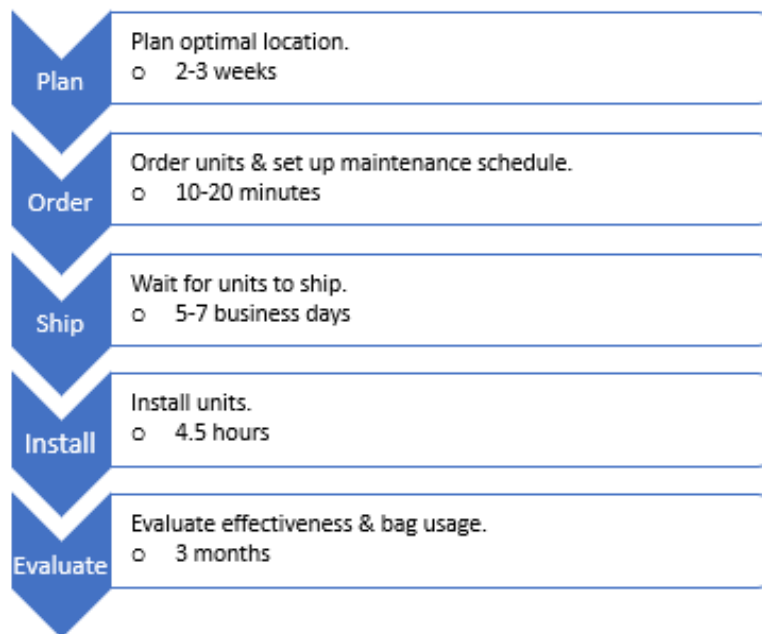
Installation should take neighborhood maintenance staff approximately 45 minutes for each unit. After units are installed, volunteers should re-evaluate the effectiveness of waste stations by auditing presence of waste and quantity of bags used over the course of three months. This will evaluate the effectiveness of the stations and indicate how many replacement bags are needed.

### Schedule

The project will take approximately four months, from initial location assessment to re-evaluation.

Figure 5 illustrates the time required for each stage.

**Figure 4: Proposed project schedule.**



## Materials

Materials required are waste stations, replacement can liners, and replacement bags. Waste stations should be replaced every 3-10 years, depending on use, maintenance frequency, and environmental wear ("Pet stations," n.d.). Each station comes with 25 can liners and 400 waste bags. Two replacement can liners will be needed monthly per station. An estimated 200 replacement bags will be needed every 3-6 months according to Zero Waste USA, but evaluation of bag quantity should be conducted to determine the exact number of bags needed.

## Cost

Upfront investment total: \$1739.98

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<i>Six waste stations.....</i>	<i>6 x \$249.99 = \$1499.99</i>
<i>Shipping.....</i>	<i>\$239.99</i>

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Annual maintenance total: \$1657.95

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<i>Replacement can liners (200 each box).....</i>	<i>1 box x \$79.99</i>
<i>Replacement bags (200 each box, every 3 months).....</i>	<i>4 boxes x \$79.99 = \$319.96</i>
<i>Six stations emptied twice monthly.....</i>	<i>6 x \$9.99 x 21 visits = \$1,258.74</i>

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## Cost Reduction Strategies

Cost can be reduced by installing fewer stations and/or recruiting resident volunteers to empty stations.

Installing four stations instead of six would still provide adequate coverage but reduce the upfront investment from \$1739.98 to \$1239.99 and estimated annual maintenance cost from \$1657.95 to \$1,159.12. Volunteer maintenance would require willingness, a maintenance schedule, and resident access to replacement bags. However, volunteer maintenance would reduce annual maintenance cost

from \$1657.95 to \$399.95 for six stations or from \$1239.99 to \$319.96 for four stations. If residents are opposed to the project due to cost, volunteer maintenance is a consideration.

## Conclusion

Pet waste is a relevant issue in Turnberry's outdoor areas. Refuse is unpleasant and deters use of outdoor areas, decreasing the neighborhood's appearance, value, and resident quality of life. The proposed solution to address waste management is to install pet waste stations in walking areas. Stages of this project include selecting unit location, ordering materials, scheduling maintenance, installing units, and re-assessing effectiveness. The project will require an initial investment of \$1739.98 to \$1239.99 and estimated annual maintenance cost of \$1657.95 to \$1,159.12, depending on number of units selected, however, cost can be reduced through reducing number of stations installed and recruiting resident volunteers for maintenance. The expected outcome is increased compliance in pet waste management within three months, resulting in a cleaner, more desirable, and more fulfilling neighborhood.

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## Appendix A: Survey

Turnberry residents! Your feedback is needed to improve walking areas. Do you want to make sure your HOA dues maintain clean and accessible walking areas? Walking can relieve stress, increase social connection, and improve physical and mental health. Pet waste is unpleasant and prevents enjoyment of outdoor space. As a resident and technical writing student, I am submitting proposal to the HOA board to install pet waste cans and trash bags in walking areas. The data from this survey will gather the opinions and needs of residents and determine whether pet waste disposal facilities will benefit them.

1. How many years have you lived in Turnberry?

☐ 0-5 ☐ 6-10 ☐ 11-15 ☐ More than 15

2. What is your age?

☐ Less than 30 ☐ 30-39 ☐ 40-49 ☐ 50-59 ☐ 60-69 ☐ 70 or greater

3. How often do you take walks in the neighborhood?

☐ Never ☐ Rarely ☐ 1-2 times per week ☐ 3-4 times per week ☐ Daily

4. Do you walk a pet?

☐ Yes ☐ No

5. If YES to question 4, how frequently do you pick up after your pet on walks?

☐ Never ☐ Rarely ☐ Sometimes ☐ Frequently ☐ Always

6. If you do not pick up after your pet, why not?

7. Would you be more likely to pick up after your pet if there were pet waste disposal cans and bags available in walking areas?

☐ Yes ☐ No ☐ Not Applicable/I don't have a pet

8. Would availability of pet waste disposal facilities increase your likelihood to take walks in the neighborhood?

☐ No ☐ Yes, to some extent ☐ Yes, significantly

9. How do walks contribute to your mental well-being?

☐ Improved mood ☐ Stress reduction ☐ Increased focus ☐ Other \_\_\_\_\_

10. In what way, if any, do walks improve your family or social connections?

11. How would you rate the overall impact of walking on your quality of life (1 being least impact, 6 being most impact)?

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6

12. How often do you observe pet waste in neighborhood outdoor areas?

☐ Never ☐ Rarely ☐ Once a week ☐ Several times a week ☐ Daily

13. To what extent do you believe pet waste contributes to the cleanliness of the neighborhood overall?

(1 being the lowest contribution and 6 being the highest contribution)

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6

14. In your opinion, do well-maintained pet disposal systems contribute to desirability of the neighborhood?

☐ Yes ☐ No

15. Please explain why or why not pet disposal systems contribute to neighborhood desirability.

16. Do you believe that homes in neighborhoods with pet waste disposal facilities tend to have higher property values?

☐ Yes ☐ No

17. Would you support an initiative to install pet waste cans and trash bags in neighborhood walking areas?

☐ Yes ☐ No

Why or why not?

18. Are there any other neighborhood improvements you would like to see?

## Appendix B: Interview Transcript

Question: Tell me about your job as a dog walker and pet sitter.

Answer: “Well, for me, it is about the care of the dogs, so whatever they need, I will tend to. I usually get instructions from the owner and it’s very detailed and I will follow it to the “T”. I usually will meet with new clients; we will have an hour to 30 minutes of the meeting. I get the rundown of how the pet schedules go, where I stay, I stay at the house. So when I’m pet sitting I’m living in the house. And it can be from a weekend to a week or two that I usually pet sit. After that meeting I will look into my schedule to see what days and weeks we are looking for. I set my schedule open the day before and the day after in case they need me the weekend or week they’re asking. I try not to do too much when I’m pet sitting outside the care of the pet to make sure they have what they need and they’re not missing anything in their schedule. Pet sitting at their home is more comfortable for the dog because they don’t have to get to know a new space. Owners ask me to walk them, as a pet sitter I walk every dog that I pet sit in the morning, in the afternoon, and in the evening. So they get really good walks. I try not to let any dog that I pet sit alone for more than 5 hours. I’m basically living in the house. Feed meal, give treats, play with them, anything that a good dog owner would do. I try to make sure I give them the best care because I am getting paid for it. I do not like the whole kennel situation and I would rather know that the dogs are not kenneled because the parents have to go on vacation, because they only get thirty minutes of playtime and then they have to go back in their kennel, there are so many of them that they don’t get the care they need on the daily. People appreciate my care and will tell their neighbors. After I care for the pups when it’s time for the family to get home, I will leave and give them a little leave behind like flowers or chocolate.”

Question: How long have you worked as a dog walker/pet sitter?

Answer: “I have been a pet sitter for 7 years and 9 months. All of my business is through word of mouth.”

Question: Do you have pets of your own?

Answer: "Yes, I have two chihuahuas. When I'm home and if I have time I will try to walk them, unfortunately it's very rare that I walk my own dogs. They do have a big backyard with all the free reign to run so they get plenty of exercise."

Question: How many different neighborhoods have you walked dogs?

Answer: "I would say about 7 different neighborhoods, and areas that are not neighborhoods. I'm not sure how many areas that are not neighborhoods."

Question: Would you be able to list some of the neighborhoods you have walked dogs in?

Answer: "I don't remember all of the names, but for sure Markland, Sevilla, Palencia, Las Collinas, and World Golf Village."

Question: Of the neighborhoods where you have walked dogs, how many have dog waste cans and how many do not?

Answer: "All of the neighborhoods I walked dogs in did have trash cans, definitely Markland, there were trash bins, Palencia, and Las Collinas. The ones I pet sat for that were not in neighborhoods did not have bins, probably five."

Question: How often do you observe dog waste that is not picked up?

Answer: "Actually, I did see one today that was not in a neighborhood. If they have the trash bags I do not see waste in the neighborhood. For homes not in the neighborhood that do not have the waste bags I will see a lot more."

Question: Do you notice a difference in the amount of dog waste dog waste in neighborhoods that do not have dog waste cans?

Answer: "Yes, waste bins make it easy accessibility for pet walkers. If you're walking outside you're not going to go back to pick up a bag."

Question: If you ever did not pick up after a dog, what was the reason?

Answer: “Because I forgot a bag. If I forget a bag I would go back to pick up the poop, but not everyone is able to do that. Not everyone is able to go back to pick it up, especially if they’re elderly.”

Question: What would make you more likely to pick up after the dog?

Answer: “For me, almost everybody in a neighborhood has a camera that’s a ring. There was one time where somebody was pranking us, I walked by a house, there was poop on the grass. When I came back by the house, the poop was hung up on a pole with a sign that said ‘pick up after your dog.’ I would not want to be the person on that camera not picking up the poop. I would not want to have poop out of the nicety of having my lawn nice and pretty, and it’s a habit for me.”

Question: Would you be more likely to pick up after the dogs you walk/your pets if the neighborhood had dog waste cans?

Answer: “Yes, definitely. Some people that live in neighborhoods will only use the bags that are on the things. Easy accessibility.”

Question: What is your opinion on pet waste trash cans and bags in a neighborhood?

Answer: “I would say that they should be in every neighborhood. It would be nice to have them in non neighborhoods. It’s definitely helpful.”

Question: What do you think is the purpose of dog waste bins?

Answer: “For neighbors in the community to keep the community clean. “

Question: In your opinion, what are the positives and negatives of dog waste bins?

Answer: “The positives are that it keeps neighborhood clean, might give neighbors a habitual thing to take on. When there are not any bags, it becomes inconvenient, and people will not pick up after their dog. Consistency with refilling the bags is important.”

Question: Do you observe a smell from pet waste cans?

Answer: “When the waste bins are not cleaned, they do smell. When they are to the brim If they are closed, I do not observe a smell. If they are closed, I do not observe a smell.

Question: Do you believe that pet waste cans are unsightly?

Answer: "Only when they're not cleaned. The color is green and blends in with the bushes, usually they're next to some kind of plant. They're not all lined up, they're more sporadic."

Question: In your opinion, does the presence of dog waste cans increase the desirability of a neighborhood?

Answer: "I can't really answer this as a homeowner. I will say it makes the neighborhood feel nicer when I pet sit at the homes that do have them."

## Appendix C: Palencia Public Records

Information regarding installation cost, maintenance cost, and maintenance schedule for Palencia's pet waste stations was requested from the Marshall Creek Community Development District. This was the only information available via public records request.

### DOG POTS + DISPENSERS

CAN	SOUTH LOOP PKWY BETWEEN OAK COMMON + PARKSIDE
CAN/DISP	WEST VILLAGE DR (VC4)
CAN/DISP	MARKET STREET ACROSS FROM PARK CHOP
CAN/DISP	TRADITIONAL PARK (VC1)
CAN/DISP	NORTH END ST BEHIND AMERICITIES
CAN/DISP	PROMENADE NEXT TO AUGUSTINE ISLAND
CAN/DISP	NORTH LOOP PKWY JUST PAST CROSSWALK BETWEEN GOLF HOLE 10;11
CAN/DISP	END OF LA MESA
CAN/DISP	END OF CALLE NORTE
CAN/DISP	50 YARDS EAST OF MESA ON NORTH LOOP PKWY
CAN/DISP	NORTH LOOP PKWY JUST PAST VALE
CAN/DISP	VALE DR POND 6
CAN/DISP	NORTH LOOP PKWY (DUNNWOOD ROAD)
CAN/DISP	VILLAGE LAKES WEST (ACROSS FROM AVILLA)
2 CAN/DISP	SPANISH MARSH (MONTEREY)
CAN/DISP	NORTH RIVER @ TRELLIS PARK
CAN/DISP	SEVEN DOORS PARK
CAN/DISP	PARKSIDE PARK
CAN/DISP	@ INTERSECTION OF PARKSIDE + SOPHIA
CAN/DISP	MISSION PARK
CAN/DISP	ON SOPHIA BETWEEN MISSION PARK + TREHOLSE PARK
CAN/DISP	NORTH RIVER PARK
CAN/DISP	END OF NORTH RIVER @ POND SV2 C
CAN/DISP	CYPRESS CROSSING PARK @ BOARDWALK #1
CAN/2 DISP	MCKENZIE PARK AT EACH END
2 CAN/DISP	OAK COMMON PARK
CAN/DISP	HEATHER PARK
CAN	HANNAH PARK
CAN/DISP	TORIA PARK
CAN	RILEY PARK
CAN/DISP	CYPRESS CROSSING (SOUTH END)
CAN	SOUTH LOOP PKWY BETWEEN OAK COMMON + PARKSIDE