

IX. TREE/SHRUB MANAGEMENT POLICY (was 'TREE/SHRUB REPLACEMENT POLICY') revised 9/26/23

This tree/shrub management policy addresses the maintenance, repair, removal, and potential replacement of trees, shrubs, and plantings in the LCA and CA.

1. All questions or requests by owners regarding tree removal and/or tree replacement should be presented in writing to the Management Company (MC) representative PRIOR to the start of any work or the purchase of any materials.
 - If a request is urgent, then the owner should contact the Management Company (MC) representative by phone;
 - No ex post facto reimbursements will be given to an owner who incurs expenses without receiving approval by the Board.

The Tree Chairperson for the Landings is responsible for making recommendations to the Board regarding tree/shrub repair, removal, and replacement.

For Trees/Shrubs Located in the LCAs:

2. Property owners are responsible for the maintenance, repair, removal, and potential replacement of trees, shrubs, and plantings in their LCA.
3. Removing trees from an owner's LCA requires Board approval to ensure that it is done safely, using an approved, licensed, and insured contractor; tree removal includes stump grinding. Requests for removal should be presented to the Management Company (MC) representative in writing. Once removal has been approved by the Board, the tree removal contractor may be hired by the Management Company (MC), who will then bill the property owner for the tree removal; or, the owner may directly hire and pay only an approved, licensed, and insured contractor.
 - a. The Board may require an owner to remove a tree from the owner's LCA if the tree is dead or dying, deemed to be a danger to residents or structures, or may block driveways.
4. Requests from the property owner for tree replacement in their LCA should be submitted to the Management Company (MC) representative in writing; the Board will then determine if replacement is appropriate.
 - a. Selection of trees to be planted in the LCAs, and the contracting of the tree's purchase and planting, will be negotiated between the Board and owner. If no agreement can be reached, the Board will make the final decision.
 - b. If the Board requires that a tree be removed from the LCA, then the Board will contribute a maximum payment of \$300 for tree replacement. The cost for tree replacement includes the purchase and planting of the tree.
 - c. Owners may elect to provide additional personal resources above the amount approved by the Board for replacement of trees removed from the LCA.
 - d. Owners who elect to provide additional funds should reimburse the Landings after the work has been completed. Invoicing and collection will be handled by the MC.

For Trees/Shrubs Located in the CAs:

5. Trees located in the **CA** are the property of the community, and so also require Board approval before they can be removed or replaced.
6. When a tree located in the CA, is dead or dying, deemed to be a danger to residents or structures, or may block driveways, then the Board will review the circumstances and determine if the tree should be removed; removal will be paid for by the Landings.
7. When the Board recommends that a tree be removed from a CA site, it is solely the decision of the Board to replace the tree. The replacement will be paid for by the Landings.

8. If a property owner requests that a tree located in the CA near their property be removed, then they should submit their request for removal in writing to the Management Company (MC) representative, who will then refer it to the Board for evaluation and a decision about tree removal. Per #6 above, the Board will only consider requests for removal if a tree is dead or dying, deemed to be a danger to residents or structures, may block driveways, or may be significantly reducing the owner's property value.

If tree removal is approved by the Board, then the property owner is financially responsible for tree removal, stump grinding, and landscape repair (i.e., grass planting) at the removed tree's site, using only an approved, licensed, and insured contractor; the Tree Chairperson will guide and assist the property owner in contracting these services.