



TO: All Members of Arbor Hills

MARCH, 2017

FR: Board and management

RE: **** NEW ** Tree Care Policy adopted for Arbor Hills Condo Association ****

Consistent with Master Deed and Bylaw provisions for safety, care and disposition of trees with identified problems by either Association or Homeowner, the policy written *in italics below* has been adopted as Association policy by the Board of Directors. As a new policy, publication to all is hereby provided – with posting on website and in policy documents to follow. Thank you for your review – and your help in implementation as we go forward.

Two things are asked of members:

- (1) *as numbered and painted/ribboned in autumn by the forester*, TO REMOVE (or prune, if so specified) any dead or diseased tree that remains **on your Lot** (Unit) no later than the last day of April (about 45-days from date of this later). After April expires, the Association's contractor shall be authorized to complete the remaining removals (and/or pruning) with each lot owner to be invoiced for costs of removal and administration (including costs of collection of assessed fees, if required);
- (2) *as relates to street trees pruning and care*, to read carefully the attached letter from forester Paul Bairley pertaining to street tree care and pruning – then, evaluate and take appropriate action to prune and improve YOUR own street trees appropriately prior to onset of winter 2018 (i.e., Dec 21, 2017).

Here is the wording of the Tree Policy adopted by your Board of Directors for Arbor Hills.

Routine inspections of trees on Association grounds shall be undertaken periodically by qualified personnel. Any identified problems are to be reported to the Board and to the membership for action within a specified time frame – by the responsible party.

The responsible party for any tree problem is defined as the owner of the common element or Unit (Lot) on which the problem tree is located, whether near the street, on a lot or common area, or in a wetland, woodland or public right of way.

Unless safety and health is determined and cited in the Report (or Notice to Homeowner) to require immediate attention, the time frame for the responsible party to correct the identified tree problem shall be no less than 30-days.

In the event of safety or health exigencies – and AFTER expiration of whatever Noticed period of time for corrective care has passed - the Association shall exercise its authority to accelerate the requirement for action to be taken. Pursuant to a second and final Notice, the Association shall undertake the work, itself, under the authority vested in it by the Master Deed and Bylaws.

In such cases where there is an absence of performance by the respective co-owner(s) and the Association has exercised its authority to act for safety or other reasons, AHCA shall recover all costs related to the action(s) taken in the manner provided for in AHCA Bylaws, Article 2.