

## Tree Strategy for consideration Discussion points

I would suggest the Board develop a strategy for “front area trees” and “back area trees”. The following are only offered as a starting point for discussion. The issue of dealing with the trees will be contentious even at the board level from past experience let alone within the complex.

The front area would include all units and swales including sides of end unit buildings. The back area would include any area behind a unit/deck to the fence line or property line. The type of trees and their location should be based on the amount of “room” that is available for future growth so as not to create future costs or issues. Trees that are planted on common area grounds are the property of the condo and the condo board has the only say in what happens to these trees regardless of who planted the tree or who purchased it according to the by-laws.

### Front Area Trees:

1. Trees must be planted so as to not impact buildings at present and in the future.
2. No flowering fruit trees to be planted where the dropping fruit will cover driveways or walkways creating a messy condition in the fall and spring due to the fallen/rotting fruit.
3. Where there is little room to plant a front tree it may be necessary to plant a smaller tree or shrub.
4. Suggested trees or shrubs could include Lilac Trees (oriental type), some smaller Maple trees, or small coniferous trees if they can be placed far enough from the building not to be an issue in the future.
5. The replant of a tree will not occur in the same place as an existing tree was removed where ever possible. This may reduce the need to remove stumps and the associated costs. If this is not feasible then stump removal may occur.
6. Given proliferation of “Black Knot” in the complex on the Mayday and Cherry trees and Mountain Ash, no more of this family of trees will be planted and trees that continue to be affected by this problem will be removed in order to control the spread of the fungus as recommended by several gardening sites and the only way to reduce the problem. In some species the issue is not the fungus but how contagious it is.

### Back Area Trees (new Plantings):

1. No fruit bearing trees including ornamental trees too much mess from dropped rotting fruit and who cleans the mess up
2. The trees in these areas could be large but must be planted far enough away so not to impact on the building structure in the future.
3. Trees planted at an owners request must be cared for by the owner for a 2 year period after which the condo corp., would take over care.
4. Trees planted at the Condo Corp.’s option would be cared for by the Condo Corp.
5. The existence of the easement on the north side of the complex will require that the planting of any trees should reflect the easement (how far from the fence line).

In both cases the Condo Corp. will fund up to \$150.00-175.00 maximum for the cost of a replacement tree should an owner request a particular type of tree and the Board agree, the owner will be expected to “top up” the costs which may include planting the tree.

Another decision that may be part of this is when a tree needs considerable pruning to remove it from the roofline, or other trees. Do we prune or remove the tree(s)? There is several of this type of problem in the complex and they are quite big. Think of the Spruce tree(s) between 12 and 14 there are 2, and the Shubert at the front of 25 going to roofline and too close to the mountain ash, both which are susceptible to “black Knot” The cost of pruning large trees maybe should be determined as part of the process. In my mind the thing to keep in perspective is that small trees can be removed probably with people in the complex, large ones need a specialist, and it is cheaper to take out and replant than move or perhaps even prune yearly.