

Policy 17-01

Planting of Trees in the Commons

This Policy amends and supersedes Policy 08-01 and Resolution 08-01

Dated adopted: June 8, 2017

Effective date: June 8, 2017

In accordance with Article V Section 24, and Article VI Section 3.a., of the CC&Rs, as well as, Article V Section 2(a) of the Bylaws, the AHHA Board adopts the following Policy 17-01 which amends and supersedes the previous Policy 08-01 and Resolution 08-01 that any tree planted on the Commons must first receive the approval of the Board.

Overall Intent: The overall intent of this policy is to preserve the characteristics of the Commons while providing repairs, restoration, maintenance and enhancements as desired based on the needs for use and enjoyment of all Abiqua Heights residents year-round.

Existing trees: All of the existing trees are to be preserved if they are healthy. It is recommended that an arborist regularly inspect all trees in the Commons. They will make recommendations to the board for care of the trees and any safety concerns that should be addressed. If any trees need to be cut down, they will be replaced with an Oak or Fir tree that fits the requirements based on the needs of the existing trees as soon as possible.

Any large storm event (snow, wind, ice, flood, etc.) that has caused obvious damage to trees (downed trees, broken limbs, etc.) will require an arborist inspection as soon as possible following the event.

No irrigation is proposed under the existing trees as Oaks are especially sensitive to adding irrigation after establishment.

Planting of trees: This policy proposes planting young trees on a schedule that will help to establish a succession of trees in the Commons. The Amenities Committee and/or the Board shall be responsible to set up a schedule (plan) for planting trees and a budget for the planting of trees. Budget planning can include the cost and delivery of tree(s), labor for planting, fencing to protect the trees, and for maintaining the tree until it is established. In reviewing and selecting trees for the commons, the Amenities Committee and/or the Board will consider the requirements; spacing, location, and water needs of the new and existing trees.

Once a schedule is approved, it will be reviewed annually by the Amenities Committee and/or the Board for any corrections or changes to the schedule.

Trees by the pond: Trees planted around the pond must take into consideration the pond itself plus the benches with cement foundations, pond shed or other items that might add to increased maintenance costs in the future. The location of each planting must be approved by the Board. These trees need not be consistent with existing trees on the Commons but should be consistent with those commonly found around ponds in Oregon. It is recommended that experts in pond ecology be consulted for recommendations.

Planting Guidelines: Before any planting takes place, the type and number of trees and the size and location of the trees will be presented to the Board for review and approval. Upon approval, flags or stakes will be placed in the location for a period of two weeks to allow for all homeowners to express any concerns about the location. After the two week period the Board can either; approve, not approve, or request redesign of the planting of the trees.

In planting the tree, the most currently accepted planting guidelines should be used (may be obtained from the internet or an arborist) with two sources recommended. Planting should be in the fall, late winter, or spring (or as directed by an arborist) for best results.

Donated Trees: Any Homeowner wishing to donate a tree may do so provided they follow the Planting Guidelines listed above. They need to receive permission from the Board regarding the location and type of tree. All costs must be borne by the homeowner including the purchase, planting, materials, and fencing. Any remembrance must be approved by the Board.

DATE: _____

President Steve Barrett

Secretary Todd Ferrell