

Resolution

PARK PLACE CONDOMINIUM TREE POLICY

Park Place Condominiums is a green oasis between two major arterials. The property's park-like setting is a valuable asset and an important selling feature. As with any asset, it must be protected. A lot of resources have gone into protecting and maintaining the landscape since the property was developed in 1982. The landscape is common property and as such belongs to all owners according to their share.

As part of the landscape, trees provide a visual and psychological barrier to traffic and noise. The trees soften the building's harsh lines and blend it in with the neighborhood.

In the past, situations over trees arose infrequently and an agreeable solution was easily reached. Over time, an informal process to deal with those situations developed. In order to insure a consistent approach to future requests to prune or remove trees, that process is being formalized as a policy of the Board of Directors.

I. The "street" trees, the Canada Red Cherry trees in the lawn area along both 12 and 13th Avenues, and the Colorado Spruce along I Street will not be removed. They will be pruned good growth and will be allowed to grow to full height as they are far from the building and screen the negative effects of traffic.

II. All trees will be kept pruned 1.5-2 feet away from windows to allow for window washing.

III. Trees will not be topped. Topping is not recommended by tree experts as it deforms the tree and causes spurts of uncontrolled growth, creating a maintenance problem and a problem for residents below the "topping."

IV. A tree will be removed if it is dead, or suffering from an untreatable or incurable disease that makes it unsightly or endangers the health of other trees.

V. A tree will be removed if it is a hazard. For example, a tree that has fallen against power lines during a wind storm.

VI. If a resident has a problem with a tree:

a. The resident must submit the problem in writing to the management company.

b. The landscape chairman will evaluate the situation and make a recommendation to the Board of Directors after consideration of the criteria listed below.

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c. The Board of Directors will make a decision on the recommendation.

d. The following criteria will be considered in the landscape chairman's recommendation and the board's decision:

1. Can the problem be solved by a less drastic approach than cutting the tree down such as by pruning? (The crotches of deciduous trees can sometimes be dropped, lowering the height of a tree.)
2. Is the tree directly in front of a deck or living room window, or is it to the side?
3. Does the tree block the view or frame it?
4. Does the tree block a secondary view, for example, the view from a bedroom window, or does it block the primary view from the living room?
5. Is the tree too large for the space as determined by the fact that it can not be pruned 1.5-2 feet away from windows and still be in balance.
6. Was the tree full size (already past the deck or window) when the current resident moved in? What are a resident's reasonable expectations?
7. Does the tree add or detract from the overall landscape? Will the tree be missed by others?
8. Is the tree a valuable, slow growing tree such as a Colorado Spruce or a fast growing tree?
9. Is the tree a real problem? (For example: Birch aphids do not attack flowers, those aphids are a different type according to the Cooperative Extension Service. As such, aphids on deck flowers would not be a reason to remove a nearby tree that may also have a temporary aphid infestation.)
- *10. Are the other affected residents in agreement?

*If the board's preliminary decision is to remove a tree, the other affected residents are then contacted. If there

is no objection, the tree may be removed following a general notice. If there is an objection, the board will hear a rebuttal.

If the board's decision is not to remove a tree, no further action is required.