

Date: August 11, 2004
To: PVN Board of Directors
From: PVN Landscape Committee
Re: Policies and Procedures for Tree Maintenance

Approved

Park Villas North is a uniquely wooded, park-like setting with a variety of mature trees. It is in fact park-like due to the large trees growing throughout the complex. The trees afford privacy to individual units, screen out noise, provide roof shade (reducing energy costs) and clean the air.

More over, large mature trees greatly increase property values. PVN is a multi-story development; with fewer large trees the complex would appear bare and sterile. Large trees are valued at \$10,00-\$15,000 each and constitute 25% of the value of the property. The park-like appearance is the most unique and valuable aspect of our complex.

Since 1995, the PVN Board has removed over 80 large trees. In some areas where trees were removed, replacement trees were not planted. As a result, our complex has taken on a barren, stark look in those areas making nearby units less desirable.

To protect our assets now and in the future, the PVN Landscape Committee respectfully recommends the PVN Board of Directors adopt the following guidelines for tree maintenance and conservation:

1. Implement a three-year plan to preserve the park-like look of our complex. The plan will include a timeline and budget for tree maintenance and trimming, removal, and replacement.
2. Conserve existing assets by giving priority to cost saving alternatives to tree removal such as cleaning up debris, trimming, sidewalk grinding/replacement and redesign, root pruning, root barriers, disease prevention, etcetera.
3. Evaluate trees on a regular schedule for safety, liability and health issues by a professional, certified arborist. The arborist must evaluate trees considered for removal. The Arborist will provide the PVN Board of Directors the results of their evaluation in writing including the specific reasons for any recommendations for tree removal.

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4. Notify residents in advance of any pending decisions to removal specific trees. The PVN Board as a whole must approve removals by a majority vote.
5. Replacement trees will be selected and areas for replanting will be identified consistent with the park-like appearance of the complex before trees are removed. Areas where trees have already been removed will be considered a priority for replanting.
6. The PVN Landscape Committee will work closely with the PVN Board and arborist to develop and implement these policies and procedures over the next three years. The arborist has already provided the PVN Board with a cost-effective three year plan for tree maintenance.