

McLean Province Homeowners Association, Inc. (MPHOA)

Policy Name:	Tree Replacement Policy	Policy Owner:	Landscape Committee Chair
Approval Date:	11 October 2012	Approved by:	MPHOA Board of Directors
Revision #:	1.0	Revision Date:	23 September 2012

Objective:

To document guiding principles for replacing trees removed from McLean Province’s (“MP”) common areas due to aging, disease, severe weather or other conditions (i.e., drainage/erosion control, pest control, other). This policy will also serve to define the framework for the development of a Tree Management Plan (“TMP”) for MP.

Description:

A number of principles have been identified as key to maintaining the quality and aesthetic of the MP common areas with respect to tree replacement. Among those principles:

1. The overall guiding objective is to maintain and enhance property values of homes in MP related to its unique low-density (home-to-land ratio), and its considerable assets in terms of landscape and trees, while protecting the safety and health of residents and their homes;
2. Ensure the continuation and preservation of the natural woods belonging to the community;
3. Ensure a plan is in place to manage the rotation related to aging and diseased trees located within the common areas, both in terms of the internal perimeters within the community (Gillen-MPC-VT wooded area), and the external perimeters, especially those contributing to the community’s curb appeal (Kirby and Great Falls Streets), and those perimeters in close proximity to neighboring communities where trees (MP’s and the neighboring communities’) are close to individual homes;
4. Ensure strategic placement of trees within the interior of the community in a manner to continue providing privacy to homes within the community comparable to the extent that existing trees allow for such privacy, except if trees infringe on individual properties;
5. Strategically replace trees surrounding the external perimeters of the entire MP community property especially in areas where, in addition to a need for privacy for the community as a whole and homes at the perimeters, a noise barrier and visual barrier is needed for those homes (i.e., along Kirby Road perimeter);
6. Tree placement and maintenance within the community should continue to provide privacy without being placed or allowed to grow in any manner to infringe on any individual or group of properties and homes, structures, roadways, or paths;
7. Individual trees removed from within the community may not necessarily be replaced one-for-one when taken down by nature or by man;
8. Within wooded areas, unless fullness of the woods is of concern for privacy, internal or external community border reasons or for health of the existing trees, trees removed (whether by nature or by man) from within the wooded areas, need not be replaced;

This policy provides guidance to MP’s landscaper for the development of MP’s first TMP for the management of trees in the MP common areas. MP’s landscaper is contractually required to provide and update the Community with a TMP, which, in consultation with the Landscape Committee (“LC”), will guide priority tree removal and replacement of aging and diseased trees within MP. The TMP will be based on the above listed principles for the

McLean Province Homeowners Association, Inc. (MPHOA)

replacement of trees in common areas of MP, whether the need to replace trees arises from age, disease, or adverse weather or other conditions. The following requirements relate to the development and execution of the TMP:

1. The TMP should include strategic replacement of trees in common areas affecting a group or groups of homes. This would also address the need to replace a specific type or types of trees (e.g., Bradford Pears, White Pines, etc.) planted near a group or groups of homes;
2. The TMP should ensure that tree placement does not adversely affect any drainage or erosion control areas of concern, and to the maximum extent possible, alleviates any such concerns, including but not limited to, areas near or abutting homes and storm water management facilities within the community;
3. The TMP should take into account any State regulations related to the preservation and protection of the Chesapeake Bay, to the extent that trees or other plants (i.e., bamboo), abut streams that empty to the Chesapeake, and include a plan to manage/address such issues;
4. The TMP should include recommendations and a schedule to addressing the care and management (e.g., pruning) of newly added and existing trees to help ensure proper long-term growth and development;
5. The TMP will include a coherent approach to appropriate types of trees for MP and include a complete list of recommended trees types to be phased-out/phased-in with age, disease, or due to nuisance traits;
6. The TMP should be based on sound technical expertise (including horticultural, landscape architecture, arboreal), and the community landscaper and the LC should update it annually;
7. The TMP should seek to maximize benefit to the Community and property values, while remaining realistic and pragmatic in terms of costs of tree replacement;
8. MP's Landscape Operational Budget is dedicated to maintenance and individual tree removal needs arising from emergency weather, disease or other emergencies;
9. In accordance with MP's Reserves Study recommendations and subsequent tree reviews that are contracted out, tree removal/replacement of multiple trees arising from major weather events, aging or disease related matters, or related to storm water management/drainage and erosion control, could be funded by the Community's Reserves;
10. The LC and MPHOA Board will conduct an annual review of the relevant yearly recommended TMP actions and the associated expenditure of funds, and approve as appropriate.
11. The annual execution of the TMP may be undertaken by solicitation of competitive bids and is not guaranteed to be awarded to the TMP developer on a sole source basis;
12. The HOA is responsible to ensure that timely information about the implementation of any TMP project is communicated to homeowners, using the HOA website or e-mails on file with the HOA.

The initial TMP as developed by the landscapers will require the LC's approval and acceptance, and ultimately final approval of the MPHOA Board of Directors ("Board"). The LC will seek homeowners' feedback to the TMP prior to presenting its final recommendation to the MPHOA Board. This process may take the form of a posting on the HOA website or e-mail to the community (based on e-mails on file) that informs of a discussion of the TMP at a forthcoming, regularly scheduled LC meeting.

The final TMP and each annual updated version of it will be posted to the MPHOA web site. Contact the LC Chair or a member of the MPHOA Board with comments or questions on this policy or the TMP.