

San Elijo Hills #1 Homeowners Association, Inc.

P.O. BOX 232, SOLANA BEACH, CALIFORNIA 92075

6.0 TREE POLICY

Adopted: 9/96; Revised: 12/02; Revised: 1/10

The central statement in our slopes maintenance guidelines is **“to maintain the slopes in a manner that is consistent with the original landscaping plans and the developer’s intent.”**

In order to be as sensitive as possible to the individual homeowner’s needs — and continue to maintain the overall park-like theme of the development — the following policy is geared toward maintaining the original landscaping plan. Moreover, maintaining the overall **head count** of trees within the Association is given priority in order to avoid a slow degradation of the slopes, which would result from tree removal near homes where trees are not appreciated.

6.1 TREE REMOVAL POLICY

- 6.1.1 If an individual homeowner voices a concern to the Board or the management company in regards to what he or she (the homeowner) considers an unsafe tree condition, our maintenance man will evaluate the tree to see if there is an obvious problem. If he cannot see an obvious problem and, after having discussed this with the homeowner there still exists a disagreement as to the safety of the tree, the Board will then authorize an outside tree service (licensed Arborist) to look at the tree under the following conditions:
- 6.1.2 If the Arborist finds that the tree is a safety issue, then the Association will remove the tree and plant a new one at the Association’s cost in the general vicinity. In addition, the Association will pay the Arborist’s fee for evaluating the tree.
- 6.1.3 If the outside tree service representative’s or arborist’s evaluation of the tree is that he/she finds it to be healthy and well rooted, the homeowner will be responsible for the outside tree service representative’s or arborist’s fee for the evaluation of said tree.
- 6.1.4 If the homeowner still wishes to remove a tree that the arborist finds healthy, the homeowner will assume responsibility for the entire cost of removing the healthy tree and replacing it with another tree. The replacement tree will be a 15-gallon tree planted in order to maintain the tree head count. The replacement tree will be planted in the general vicinity where the old tree was removed, but not necessarily in the same place, taking into account the wishes of the homeowner as much as possible. The following trees are approved for planting:
 - Gold Medallion Tree B *Cassia leptophylla*: Nearly evergreen, 20-25 feet tall, gold summer flowers.
 - Chinese Pistache B *Pistacia chinensis*: Deciduous, 30-40 feet tall, fall leaf color.
 - Eastern Redbud B *Cercis canadensis*: Deciduous, 25-35 feet tall, pink flowers in spring.
 - Peppermint Tree B *Agonis flexuosa*: Evergreen, to 35 feet tall, small white flowers late spring.
 - Red Ironbark B *Eucalyptus sideroxylon*: Evergreen, 30-60 feet tall, pink flowers fall to late spring.

- 6.1.5 If an individual homeowner wants to have a tree removed because the homeowner does not like a tree in a particular area or does not like the leaves from the tree falling onto his pad, the homeowner will assume responsibility for removing the tree and must pay for a 15-gallon replacement tree (including pickup and planting) and the hauling off of debris. The replacement tree will be planted in the general vicinity of the removed tree. The actual placement or location of the new tree must be agreed upon by the homeowner and the Board. Again, the purpose of the replacement tree is to maintain the tree Ahead count.” (See 6.1.4 for the approved replacement trees.)

6.2 TREE TRIMMING

The general policy to preserve the park-like theme of the neighborhood is to leave the trees in their natural state as much as humanly possible. Trimming and balancing¹ will be done as required for the health and safety of the trees and the safety of the homes near the trees.

- 6.2.1 On those slopes which are under Association irrigation, the HOA maintenance crew and tree service contractors will endeavor to keep all trees pruned and balanced. The HOA will re-balance trees that have grown in such a manner as to have too much growth on any one side. The HOA will also remove dead limbs as they become necessary. At no time should a tree be topped.²
- 6.2.2 The HOA usually will not lace³ eucalyptus trees, as it has a tendency to stimulate excess limb and sucker growth in the tree following the lacing. Lacing will often improve the appearance of the tree in the following two or three years. However, the tree will usually fill out in such a manner that **continued ongoing lacing will be required** in order to keep the tree from developing an overly large crown. Trees with large crowns are very subject to sail pressure during high winds, which in turn places undesirable forces on the tree’s trunk and root system.
- 6.2.3 For those homeowners who desire the appearance of a laced tree on the slope behind their home, the HOA will usually agree with the homeowner having the tree laced at his or her own expense. However, as with any exterior modifications, the homeowners must submit the request to the Covenants/Architectural Committee. Once the homeowner has a tree laced, the homeowner must continue to maintain the future trimming of the tree at his or her own expense. In order to ensure that the trees will not be susceptible to the long-horned borer, it is recommended that any lacing be done between November and March.

¹Balancing—to shape a tree which might lean or fall over due to too much growth on any one side.

²Topped—tree whose top limbs have been sawed off, often reduced to stubs. The tree will not grow back in an attractive, natural fashion.

³Lace—procedure used to thin branches in order to improve a tree’s ability to withstand strong winds, as well as open up views.