

Sands Scottsdale Master HOA Tree Policy **Adopted January 2020**

There are several mature beautiful trees planted within the HOA common areas. From time to time homeowners have questions or complaints that are tree related. Below are the guidelines the Master Association Board of Directors follows when it comes to tree maintenance and handling tree related complaints.

The Master Association has a general rule that healthy trees are left alone and trimmed as needed. Unhealthy trees are removed and the HOA landscape committee decides the appropriate replacement landscaping.

Trees in the Master Association common areas are inspected and trimmed annually. There are many mature trees that were planted adjacent to common walls without planning for the mature size of the tree canopy and root system. If the root system of the mature tree is causing damage to common walls or to sidewalks the Master Association may decide to remove the tree. If a tree is considered for removal, a sign will be placed on it to notify homeowners of the planned removal. Notification period will be at least 30 days to allow homeowners ample time to provide input on the proposed removal.

Occasionally a homeowner may request to have a healthy tree removed from a common area. The Board of Director's will consider such requests and ask the following questions:

- Whose responsibility is it to take care of the tree?
- How long has it been there?
- Is it causing any damage to common area sidewalks, walls or homeowner's property?
- Is it sick or diseased?
- Is it in an area that is overplanted?
- Is it in an area that has sufficient drainage?
- Does it get enough water?
- What are the overall landscaping plans?
- Are there budget constraints?

Based on the answers to the questions above, the Board will decide on a course of action that may include the following outcomes:

- 1) HOA approves removal of the tree at its expense
- 2) HOA approves removal of the tree at homeowner's expense
- 3) No action

Should a tree be removed from a common area, the HOA landscape committee will determine appropriate replacement landscaping that may or may not include replanting a tree.

The goal of the Board of Directors is to maintain beautiful common areas for the enjoyment of our members.