

COMMON GROUNDS COMMITTEE

CANOA SECA ESTATES ii
GREEN VALLEY, ARIZONA 85622

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Board of Directors
Canoa Seca Estates ii

RE: Trees in Common Areas

Part 1.

The resolution mentioned from February 2010 discusses the disposition of trees in the Common Areas and their cost impact on the landscaping efforts of the HOA and the Common Grounds Committee. At least ten trees have currently been identified as being at the parapet height and would need to be trimmed back to comply with the view requirements of the updated CC&Rs.

There are three options:

1. Remove the tree completely at this point
2. Trim the tree to below parapet height. The use of an arborist would be beneficial for these determinations.
3. Determine which trees are non-view blocking and let them continue to grow, with proper shaping. Remove other trees that are blocking views.

Assume that the cost to remove a tree is \$400 (inclusive of labor plus haulage and dump fees). To trim a tree might be \$150. So, if we take the above scenarios, we could anticipate the following expenses.

Choice	# trees	Cost	Year 1\$	Year 2+\$
1	10	\$400	\$4000	\$0
2	10	\$150	\$1500	\$1500
3a	5	\$400	\$2000	\$0
3b	5	\$150	\$ 750	\$750

At the end of five years, the tree effort looks something like this:

Choice	Year 1	Year 2	Year 5 (TOTAL COST)
1	\$4000	\$ 0	\$4000
2	\$1500	\$1500	\$7500
3	\$2750	\$ 750	\$5750

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Thus, it becomes a beauty vs. cost argument. There was also mention in the 2010 resolution that trees could be replaced. This would be done with only desert tolerant trees that would be self-sufficient (i.e. watering in the first two years). A six to seven-foot specimen would cost \$300 +/- excluding delivery charges, at a garden center in Tucson. A smaller sapling could be obtained in Green Valley for ~\$100. These might have a 5% mortality rate. In the tree replacement scenario, there are the additional maintenance costs for the first two years (or so); watering, fertilizing, support.

In order to determine the cost of tree maintenance in the Common Area landscaping scheme, the cost of tree trimming, vs. removal, vs. replacement must be considered.

Part 2.

The Common Grounds committee should not be solely responsible for the determination to keep, cut, or remove trees in the Common Area. The Common Grounds Committee is typically not a trained horticulturist or Master Gardener and most likely had a completely different career outside of Green Valley. Remember that this is a volunteer position and does not have a seat on the HOA Board. It is also suggested that tree determination be a joint effort between the Common grounds Committee and the Architectural Committee.

R. Allen
Co-Chair Common Grounds Committee