

# **Erin Ridge Active Adult Living Homeowners' Association**



## **Tree Care Policy**

Approved April 19, 2018

# 1. Background

- 1.1 Article 4.5 of the ***Erin Ridge Restrictive Covenant, Easement and Encumbrance Agreement*** reads as follows:

*4.5 The Homeowners Association, subject to the rights of the Owners set forth in this Article 4, shall be responsible for the management, maintenance and control of all exterior grounds, lawns, gardens, shrubs, trees, fences and gates and the keeping of the same in good, clean and proper condition, order and repair (excluding repair and replacement of sidewalks, steps and driveways and watering of grounds, lawns, gardens shrubs and trees which repair and watering shall be the responsibility of the Owner of the Lot affected). Such good, clean and proper condition will include cutting, trimming, treating, maintaining and caring for lawns, gardens, trees and shrubs and also for removing ice and snow from sidewalks, steps and garage driveways.*

- 1.2 Initially the developer, in most cases, installed two trees and two shrubs on each lot. Subsequently, Homeowners have been granted permission to plant additional trees and shrubs and to make limited modifications to the landscaping, with the condition that they assume responsibility for maintenance of such additions and modifications. Homeowners have also been granted approval to remove or replace diseased or undesirable trees. Historically, the Association has interpreted Article 4.5 to assign responsibility for maintenance of all trees, shrubs and gardens to the Homeowner. The only exceptions to this policy were the removal of Black Knot from infected trees in 2016 when the Association was directed to do so by the City of St. Albert, and the removal of some tree branches as part of the 2016 fence repair project.
- 1.3 Some Homeowners expressed concerns that many of the trees which were planted in 2000 - 2002 were reaching a height where Homeowners are unable to prune them themselves and suggested that it may be more economical to hire an arborist to prune a number of trees, than to prune one tree. In response, a Tree Committee was established by the ERAALHA Board of Directors in June 2017 to develop and assess options for management of the trees in the development, and recommend a long term strategy for pruning, treating and otherwise maintaining the trees, including removal of diseased and undesirable trees, and replacing them where deemed appropriate.
- 1.4 The Tree Committee Report was considered at the October 11, 2017 Annual General Meeting and the course of action upon which the following policy is based was approved.

## 2. Tree Care Policy

- 2.1 The Association will contract with a certified arborist to conduct periodic reviews of the health of the trees in the complex and prepare a list of recommended actions by house number, including the removal of Black Knot.
- 2.2 After their review the arborist will specify a period when they would be in the complex to undertake the recommended actions at a group rate.
- 2.3 The Association Property Manager will then distribute the list of recommended actions to the Homeowners for their action, along with information on the date the arborist will be in the area to do the work.
- 2.4 The Homeowners can then advise the Property Manager if they the work done (including spraying of trees for disease or pests), or if they wish to take responsibility for doing the work. Homeowners who opt to take responsibility for doing the work can do it themselves, hire another arborist or a non-professional to do it.
- 2.5 All tree care, including Black Knot removal is the responsibility of the Homeowners.

- 2.6 After the work is completed by the Association contractor, they will bill the Association and the Property Manager will invoice the individual Homeowners for the cost of the work done on their property.
- 2.7 The arborist will provide the Association with a list of trees less subject to disease and pests that Homeowners could consult when replacing trees or planting new ones. The list will categorize recommended trees by their mature height and width, if they are flowering or fruit bearing, etc. to help Homeowners with their choices.
- 2.8 The arborist will provide materials to help educate Homeowners on tree pruning and insect and disease control.
- 2.9 The Association will also:
  - a. Regularly communicate with the City of St. Albert to replace boulevard trees and/or to control any boulevard tree problems.
  - b. Communicate to residents that they should water, and look after boulevard trees adjacent to their lot.
  - c. Facilitate good neighbour relations especially on the issue of the Northwest Poplars and Spruce on the east side of the complex,

## Appendix A – Homeowners Tree Inventory July 2017

Legend: F = Front of House, B = Back of House, S = Side of House,

	<b>68 Enderby</b>		<b>52 Enderby</b>		<b>38 Enderby</b>
1 F	White spruce		nil	52 F	Blue Spruce
2 S	Blue Spruce		<b>50 Enderby</b>	53 B	Blue Spruce
	<b>66 Enderby</b>	28 B	Mayday Tree (Cherry)	54 B	Schubert Chokecherry
3 B	Plum	29 B	Lombardy Poplar	55 B	Blue Spruce
4 B	Sour Cherry	30 B	Flowering Crabapple	56 B	Hawthorne
5 F	Apple		<b>48 Enderby</b>	56a B	Amur Maple
	<b>64 Enderby</b>	31 F	Shubert Chokecherry		<b>36 Enderby</b>
6 F	Blue Spruce	32 B	Blue Spruce	57 B	Flowering Crabapple
7 F	Mountain Ash and Lilac	33 B	Amur Cherry	58 F	Green Ash
8 S	Blue Spruce	34 B	Crab apple		<b>34 Enderby</b>
9 S	Blue Spruce	35 B	Mountain Ash	59 F	Blue Spruce
10 S	White Spruce and Blue Spruce	36 B	Japanese Lilac	60 B	Birch (Paper)
11 S	Blue Spruce		<b>46 Enderby</b>		<b>32 Enderby</b>
12 B	Lodgepole Pine (Hybrid)	37 B	Shubert Chokecherry	61 B	Schubert Chokecherry
13 B	Lodgepole Pine (Hybrid)	38 B	Flowering Crabapple	62 F	Blue Spruce
	<b>62 Enderby</b>	39 B	2 Schubert Chokecherry		<b>30 Enderby</b>
14 B	Birch (Paper)	40 B	2 White Spruce	63 F	Schubert Chokecherry
15 B	Schubert Chokecherry	41 S	Larch (Tamarack)	64 B	Jack Pine Hybrid
16 B	Mayday Tree (Cherry)		<b>44 Enderby</b>		<b>28 Enderby</b>
17 B	Dwarf Mugo Pine	42 F	Japanese Ornamental Crab	65 B	Jack Pine Hybrid
18 F	Green Ash	43 S	Japanese Ornamental Crab	66 B	White Spruce
	<b>60 Enderby</b>	44 B	Larch (Tamarack)	67 B	White Spruce
19 F	Flowering Crabapple	45 B	Blue Spruce	68 B	Mountain Ash
20 B	Scots Pine	46 B	Larch (Tamarack)		<b>26 Enderby</b>
	<b>58 Enderby</b>	47 B	Mayday Tree (Cherry)	69 F	Spring Snow Crabapple
21 B	Lodgepole Pine (Hybrid)		<b>42 Enderby</b>	70 F	4 Pyramid Cedars
22 F	Green Ash	48 F	Blue Spruce	71 B	Green Ash
	<b>56 Enderby</b>	49 S	Shrub		<b>24 Enderby</b>
23 F	Schubert Chokecherry		<b>40 Enderby</b>	72 B	Maple
24 B	Jack Pine (Hybrid)	50 B	Spring Snow Crabapple	73 B	Non Fruit Bearing Crabapple
25 B	Jack Pine (Hybrid)	51 F	Spring Snow Crabapple	74 B	Non Fruit Bearing Crabapple
	<b>54 Enderby</b>			75 S	Non Fruit Bearing Crabapple
26 B	Blue Spruce			76 F	Blue Spruce
27 F	Flowering Crabapple				

## Appendix A – Homeowners Tree Inventory July 2017

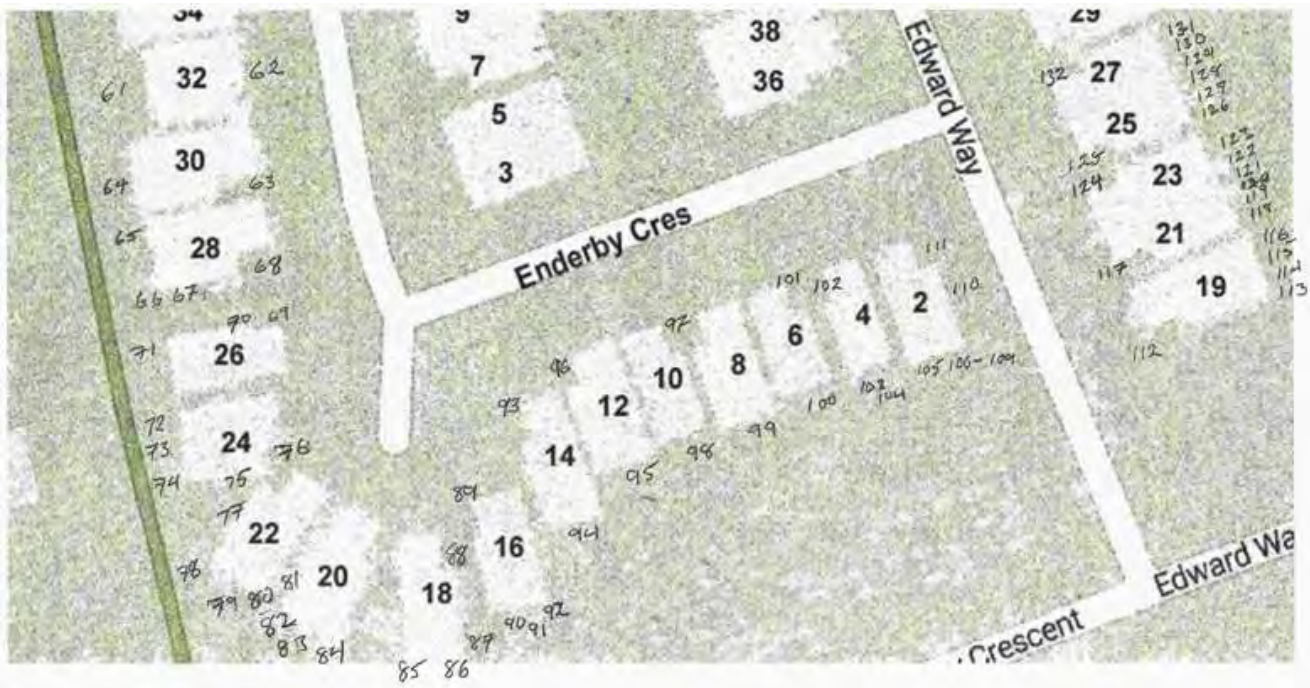
	<b>22 Enderby</b>		<b>4 Enderby</b>		<b>27 Edward Way</b>
77 S	Shubert Chokecherry	102 F	Flowering Crabapple	129 B	White Spruce
78 B	Scots Pine	103 B	Mountain Ash	130 B	White Spruce
79 B	Blue Spruce	104 B	Maple	131 B	White Spruce
80 B	Hawthorne Tree		<b>2 Enderby</b>	132 F	White Spruce
	<b>20 Enderby</b>	105 B	Schubert Chokecherry		<b>29 Edward Way</b>
81 B	White Spruce	106 B	1 Blue Spruce (at fence)	133 F	Green Ash
82 B	Shubert Chokecherry	107 B	2 White Spruce (at fence)	134 B	White Spruce
83 B	Jack Pine (Hybrid)	108 B	1 Blue Spruce (at fence)	135 B	White Spruce
84 B	Blue Spruce	109 B	2 White Spruce (behind Erin Ridge Entrance sign)	136 B	Blue Spruce
	<b>18 Enderby</b>	110 S	Schubert Chokecherry		<b>31 Edward Way</b>
85 B	Mountain Ash	111 F	Blue Spruce	137 B	White Spruce (recent planting)
86 B	Blue Spruce		<b>19 Edward Way</b>	138 B	White Spruce
87 B	Apple	112 F	Scots Pine	139 B	White Spruce
88 F	Hawthorne	113 B	White Spruce	140 F	Flowering Crabapple
	<b>16 Enderby</b>	114 B	White Spruce		<b>33 Edward Way</b>
89 F	Linden	115 B	White Spruce	141 F	Green Ash
90 B	Shubert Chokecherry	116 B	White Spruce	142 B	White Spruce
91 B	Mountain Ash		<b>21 Edward Way</b>	143 B	White Spruce
92 B	White Spruce	117 F	Mountain Ash	144 B	White Spruce
	<b>14 Enderby</b>	118 B	White Spruce		<b>35 Edward Way</b>
93 F	Pitissan Plum	119 B	White Spruce	145 B	White Spruce
94 B	Blue Spruce	120 B	White Spruce	146 B	White Spruce
	<b>12 Enderby</b>		<b>23 Edward Way</b>	147 B	White Spruce
95 B	Green Ash	121	White Spruce		<b>37 Edward Way</b>
96 F	Schubert Chokecherry	122	White Spruce	148 F	Green Ash
	<b>10 Enderby</b>	123	Blue Spruce	149 F	White Spruce
97 F	Flowering Crabapple	124 F	Schubert Chokecherry	150 B	White Spruce (smaller tree)
98 B	Lombardy Poplar		<b>25 Edward Way</b>	151 B	Blue Spruce
	<b>8 Enderby</b>	125 F	Schubert Chokecherry	152 B	White Spruce
99 B	Flowering Crabapple	126 B	White Spruce		<b>39 Edward Way</b>
	<b>6 Enderby</b>	127 B	White Spruce	153 B	White Spruce
100 B	Flowering Crabapple	128 B	White Spruce	154 B	White Spruce
101 F	Mountain Ash			155 B	White Spruce
				156 F	Flowering Crabapple

## Appendix A – Homeowners Tree Inventory July 2017

	<b>41 Edward Way</b>		<b>40 Edward Way</b>		
157 F	Schubert Chokecherry	183 B	Scots Pine		<b>13 Enderby</b>
158 B	White Spruce	184 B	Mayday Tree (Cherry)	208 B	Mayday Tree (Cherry)
159 B	White Spruce (smaller tree)	185 F	Blue Spruce	209 B	Green Ash
160 B	White Spruce		<b>38 Edward Way</b>	210 B	Jack Pine (Hybrid)
161 B	White Spruce (top is missing)	186 F	Non Fruiting White Crab	211 F	Shubert Choke Cherry
	<b>43 Edward Way</b>	187 B	Blue Spruce		<b>15 Enderby</b>
162 B	White Spruce	187a B	Dogwood	212 F	Schubert Chokecherry
163 B	White Spruce	188 B	Mountain Ash	213 S	2 Pyramid Cedar (alongside of House)
164 B	White Spruce		<b>36 Edward Way</b>	214 B	Mountain Ash
165 S	Schubert Chokecherry	189 B	Schubert Chokecherry	215 B	Blue Spruce
166 S	Flowering Crabapple	190 B	Blue Spruce	216 B	Mayday Tree (Cherry)
	<b>50 Edward Way</b>	191 B	Blue Spruce		<b>17 Enderby</b>
167 F	Ornamental Birch (Weeping)	192 F	Schubert Chokecherry	217 B	Blue Spruce
168 S	Schubert Chokecherry		<b>3 Enderby</b>	218 B	Blue Spruce
169 B	Golden Juniper (Blue)	193 B	Jack Pine (Hybrid)	218a B	Fir
170 B	Lodgepole Pine (Hybrid)	194 F	White Spruce	219 B	Blue Spruce
170a B	Juniper near house	195 B	Mayday Tree (Cherry)	220 B	Ninebark
171 B	Mountain Ash and 2 Lilac		<b>5 Enderby</b>	221 F	White Spruce
	<b>48 Edward Way</b>	196 B	Jack Pine (Hybrid)		
172 B	Apple	197 B	Mountain Ash		
173 B	Mayday Tree (Cherry)	198 F	Shubert Chokecherry		
174 F	Green Ash		<b>7 Enderby</b>		
	<b>46 Edward Way</b>	199 F	Jack (Pine Hybrid)		
175 F	Green Ash	200 B	Blue Spruce		
176 B	Blue Spruce	201 B	Green Ash		
177 B	Green Ash		<b>9 Enderby</b>		
	<b>44 Edward Way</b>	202 B	Blue Spruce		
178 B	Blue Spruce	203 B	Green Ash		
179 B	Mountain Ash	204 F	Hawthorne Tree		
	<b>42 Edward Way</b>		<b>11 Enderby</b>		
180 F	Linden	205 F	Scots Pine		
181 B	Scots Pine	206 B	Jack Pine (Hybrid)		
182 B	Green Ash	207 B	Mountain Ash		
		207a B	Flowering Crab		



Appendix A – Homeowners Tree Inventory July 2017



## Appendix B – City Boulevard Tree Inventory July 2017

Legend: F = Front of House, B = Back of House, S = Side of House,

	<b>68 Enderby Crescent</b>		<b>10 Enderby Crescent</b>		<b>27 Edward Way</b>
1 F	Japanese Lilac (Ivory Silk)	15 F	Linden	37 F	Linden
	<b>66 Enderby Crescent</b>		<b>6 Enderby Crescent</b>		<b>31 Edward Way</b>
2 F	Japanese Lilac (Ivory Silk)	17 F	Linden	38 F	Manchurian Ash
	<b>64 Enderby Crescent</b>		<b>4 Enderby Crescent</b>		<b>37 Edward Way</b>
3 F	Japanese Lilac (Ivory Silk)	18 F	Black Ash	39 F	Big Leaf Linden
	<b>62 Enderby Crescent</b>		<b>2 Enderby Crescent</b>		<b>41 Edward Way</b>
4 F	Linden	19 F	Linden	40-41 F	Linden (2 Trees)
	<b>58 Enderby Crescent</b>	20-22 S	Linden (3 Trees on Edward Way by ER Sign)		<b>43 Edward Way</b>
5 F	Mountain Ash (European)		<b>3 Enderby Crescent</b>	42 F	Linden
	<b>54 Enderby Crescent</b>	23 S	Japanese Lilac (Ivory Silk)	43 S	Linden
6 F	Japanese Lilac (Ivory Silk)	24 S	Linden	44 S	Mountain Ash (on Enderby Crescent)
	<b>40 Enderby Crescent</b>	25 S	Mountain Ash (European)	45 S	Linden (on Enderby Crescent)
7 F	Linden	26 S	Japanese Lilac (Ivory Silk) (at rock bed)	46 S	Linden (on Enderby Crescent)
	<b>38 Enderby Crescent</b>		<b>9 Enderby Crescent</b>	47 S	Japanese Lilac (on Enderby Crescent)
8 F	Linden	27 F	Linden	48 S	Linden (on Enderby Crescent)
	<b>36 Enderby Crescent</b>		<b>11 Enderby Crescent</b>		<b>50 Edward Way</b>
9 F	Linden	28 F	Linden	49 F	Japanese Lilac (Ivory Silk)
	<b>34 Enderby Crescent</b>		<b>13 Enderby Crescent</b>	50-52 S	Linden (3 Trees East of Mailbox on Enderby Crescent)
10 F	Linden	29 F	Linden		<b>48 Edward Way</b>
	<b>32 Enderby Crescent</b>		<b>15 Enderby Crescent</b>	53 F	Linden
11 F	Black Ash	30 F	Linden		<b>46 Edward Way</b>
	<b>30 Enderby Crescent</b>		<b>17 Enderby Crescent</b>	54 F	Linden
12 F	Mountain Ash (European)	31 F	Japanese Lilac (Ivory Silk)		<b>42 Edward Way</b>
	<b>28 Enderby Crescent</b>	32 S	Linden	55 F	Linden (half way between 44 and 42 )
13 F	Japanese Lilac (Ivory Silk)	33 S	Mountain Ash (European)		<b>40 Edward Way</b>
	<b>12 Enderby Crescent</b>	34 S	Linden (at the Mailbox)	56 F	Linden
14 F	Linden		<b>19 Edward Way</b>		<b>38 Edward Way</b>
	<b>8 Enderby Crescent</b>	35 F	Little Leaf Linden	57 F	Linden
16 F	Japanese Lilac (Ivory Silk)		<b>21 Edward Way</b>		<b>36 Edward Way</b>
		36 F	Linden	58-60 S	Manchurian Ash (3 trees on Enderby Crescent)