

Terms of Reference

ERAALHA Tree Committee

1. Objective

- 1.1 The Erin Ridge Active Adult Living Homeowners Association (ERRAALHA) Tree Committee is tasked with developing a recommended course of action for management of the trees in the development.

2. Background

- 2.1 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.

- 2.2 Initially the developer 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. Consequently, while it is not impossible, it certainly would be a difficult task to identify which trees were installed by the developer and which were planted by a homeowner. Consequently, by policy, 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.
- 2.3 Now many of the trees which were planted 17 years ago are reaching a height where homeowners are unable to prune than themselves. It also has been noted that it is much more economical to hire an arborist to prune a number of trees, than to prune one tree. Consequently, the Board of Directors has concluded that it is appropriate to consider alternative courses of action for management of the trees in the development.

3. Scope

- 3.1 The Tree Committee is established by the ERAALHA Board of Directors to develop and assess options for management of the trees in the development, and recommend to the Board of Directors, 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. The options considered should include:
- assigning all responsibility to the individual homeowners,
 - the Association undertaking full responsibility, and
 - variations thereof.

Terms of Reference ERAALHA Tree Committee

- 3.2 Options where the Association undertakes full or partial responsibility for management of trees in the development shall include a planning estimate of the associated costs.
- 3.3 Should the Committee deem it necessary to engage the services of consultant to develop such cost estimates, they shall obtain the approval of the Board of Directors prior to committing to any expenditure.

4. Management

- 4.1 Ray Rohr is appointed Chair of the ERAALHA Tree Committee. He shall recruit at least two additional homeowners as Committee members. Committee members are:
- a. Lin L'Heureux,
 - b. Peggy Corner,
 - c. Paul Boutin,
 - d. Daryl D'Amico, and
 - e. Ron Ponich
- 4.2 The Committee shall meet as determined by the Chair.
- 4.3 The Committee is free to consult with other homeowners when developing alternative courses of action.

5. Deliverables

- 5.1 The Committee will, by August 15, 2017, present a report containing:
- a. an analysis of alternatives considered ,and
 - b. a recommended long term course of action for pruning, treating and otherwise maintaining the trees in the development, including a planning estimate of any associated costs to the Association,
- 5.2 The report should be in a format suitable for presentation to the Annual General Meeting of the Association.

Terms of Reference Approved

President



Ray Rohr

June 13, 2017

date