

QUAIL FOREST 2019 TREE POLICY

Our Quail Forest (QF) community is fortunate to enjoy a landscape filled with hundreds of beautiful hardwood and palm trees. Some of these trees predate the 1981 origin of QF, others were planted by the developer and many more have been planted by homeowners in the intervening 40 years.

Our covenants which pertain to trees, specifically sections 6.02 and section 2.14, still reflect the original term of developer, although the QF HOA Board of Directors (Association) long ago assumed the governance of our community.

As our community has aged, so have our trees. And, as these older trees need increased care, trimming or removal, owners have questioned whether a tree on their property had been planted by the developer and thus became a responsibility of the Association to maintain as per wording in covenant section 6.02.

The Association board policy, developed in response over the years, has asserted that owners are responsible for the care of the trees on their property because the actual planting date of trees is generally unknown.

After recent board discussion and consultation with our Association Attorney, we engaged the services of a certified arborist in late 2018 to assist us in specifically aging a representative group of older trees of different species commonly found in QF.

The Tree Association Report issued by Peter Lucadano, an ISA certified arborist with Redtree Landscape Systems is attached.

In his findings, he says that "This report is submitted with the understanding that there is no way to determine the age of a standing and healthy tree with 100% accuracy...Environmental conditions, cultural conditions and nursery growing conditions all play a major role in the actual growth rate of the tree in question per year".

The arborist was able to identify that 4 of the 8 trees predate the existence of QF and range from 64-115 years in estimated age. These are called Site Protected Trees.

The other 4 trees were estimated to be between 42-47 years of age. This age range might include trees planted by the developer, but approximate aging can be inaccurate. This is evidenced by the fact that one of these trees, which the arborist estimated to be 47 years old, is actually known to have been planted by an owner in the early 1990s and not by the developer.

The Association board concludes that there is no definitive, highly accurate method to determine the age of a standing, healthy tree. Thus, we reiterate our past policy that **trees on owner property, including Site Protected Trees, are the financial responsibility of the owner for care and maintenance** (in accordance with Pinellas County regulations).

The Association will continue to, as needed, trim trees on an owner property if the tree is a potential threat to Association maintained roofs and carports. In addition the Association will continue to periodically trim palm trees throughout QF as a courtesy to owners as funding allows. If there is sufficient funding, this trimming is generally done on a biannual basis.

None of these additional Association services negate the responsibility of the owner to maintain their trees on a regular basis as needed.



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TREE AGE ASSESSMENT REPORT FOR QUAIL FOREST

Attention: Ms. Peggy Semsey – Community Association Manager

January 6, 2019

Approximate Tree Age Report Matrix

ADDRESS	TREE	LOCATION	APPROXIMATE AGE
60 THOMAS LANE	LIVE OAK	FRONT	115
20 LAKE COURT	CAMPHOR	FRONT	46
60 JOANNE PLACE	LAUREL OAK	FRONT	42
50 JOANNE PLACE	CAMPHOR	FRONT	45
680 HICKORY NUT AVE	LAUREL OAK	FRONT BY KITCHEN	47
710 HICKORY NUT AVE	LIVE OAK	BACK	64
170 JAMES COURT	LIVE OAK	FRONT	75
130 GRETCHEN COURT	LIVE OAK	FRONT	92

This report is submitted with the understanding that there is no way to determine the age of a standing and healthy tree with 100% accuracy. Without performing a core sample and counting rings (which would be a costly proposition), the *International Society of Arboriculture* has developed a mathematical equation utilizing the existing diameter of a tree times a determined growth factor for the tree species. Environmental conditions, cultural conditions and nursery growing standards all play a major role in the actual growth rate of the tree in question per year, however it is believed that the results in this report will provide a general guideline to the approximate age of the trees in question.

Should you need any additional information or require any proposals relating to tree pruning, tree removal, irrigation system repair, pest control / fertilization, landscape installation and grounds maintenance, please do not hesitate to contact me directly:

Peter Lucadano – ISA Certified Arborist

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