



# Northville Colony Estates

P.O. Box 211 ♦ Northville, MI 48167

## **NCE Common Areas – Tree & Shrub Policy**

### **Planting Trees in Common Areas**

Maintenance of all trees and shrubs within the common areas of the subdivision is the responsibility of the HOA Board. This includes not just the parks, but the cul-de-sac islands and entrance. Costs for their upkeep, trimming, removal and for mowing around them are budgeted on a multi-year schedule. While we always appreciate when our neighbors help with trimming, a volunteer-based maintenance approach is not sufficient to take care of the many, many plantings in our common areas.

*Due to the increased costs associated with this maintenance over the lifetime of a tree or shrub, the HOA Board will no longer allow residents to plant trees or shrubs in the common areas.*

The North Park has been designed to have open spaces in some areas and small stands of trees in others. It is also intended for the enjoyment of all residents of the subdivision. The South Park is primarily a retention pond. Neither park should be treated as an extension of residents' back yards. Any need for privacy along the parks should be addressed by the homeowner on their individual property, not on the common areas.

Should residents feel that additional or more immediate attention is needed to a particular area, they should contact the HOA board before taking any action themselves. The HOA Board review the need (mulch, trimming, etc.) and respond to the residents with a timeline for completion, based on yearly budget constraints. In most cases, the HOA will arrange for maintenance with their own established vendors in order to obtain discounted rates.

*Residents should not seek reimbursement for common area maintenance of any kind without previously receiving approval from the HOA Board.*

### **Removal of Trees in Common Areas**

It is the policy of the HOA Board to arrange for removal of dead or significantly diseased trees and shrubs that are on the subdivision's property. Removals will be contingent on yearly budget constraints and, when possible, planned ahead of time on a multi-year schedule.

*Trees or shrubs on subdivision property may NOT be removed without prior approval from the HOA Board.*

Should an emergency situation arise with a subdivision tree that has fallen and/or is causing a hazard to residents, please contact the HOA Board immediately via our website and we will work quickly with the affected homeowner(s) to alleviate the hazard.