

# Trillium Gardens

## Tree Policy



Tree maintenance is a long-term endeavor and the results of our due diligence caring for our trees is a secure investment for the present and future community of *Trillium Gardens*. The condominium Board also recognizes that trees, as they grow, can also be seen as an inconvenience that pose a risk to people and property. Moving forward, the Board will now strive to make the best possible decisions regarding our trees to protect the property value and safety of all unit owners. Let's ensure our trees thrive.

### Objectives of Policy

- To enhance the Board's duty of safety and risk abatement through tree management.
- To maintain a healthy tree stock to share all the benefits from them today and for years to come.
- To develop a strategy to address resident's requests relating to trees.
- And, to provide a framework for solutions for future Boards.

### Building a Healthy Tree Canopy

The treescapes we create in the coming years will outlive us but for now, we must strive to protect, preserve and shape the various trees planted in our common areas. Our trees contribute to our health and well being by absorbing CO<sub>2</sub>, providing shade and reducing airborne pollutants. They also help absorb rain and stormwater and provide habitat for wildlife.

To this end, a catalogue of the 105 trees planted in our common grounds has been completed. The plan moving forward is to inspect each tree at least every 3 years for growth patterns, disease, pests and damage. A pruning schedule will be established – about every 6-8 years - to maintain the upright growth and appropriate shape given the limited space in our common areas.

The stand alone tree rings in front of units are scheduled to be mulched every 2-3 years to a depth of 2"-3" inches applied so that the mulch does not cover the primary root flare. This will prevent grass from spreading, retain moisture for the roots and improve the health of a tree over time.

The 21 trees planted along Parkside Boulevard were planted by the City of St. Catharines and will be maintained by them. These various large trees are not part of the tree catalogue. The Parkside trees are positioned adjacent to concrete and a sidewalk that reflect the hot, summer sun so we will mulch

these tree rings to help retain moisture and protect the growing canopy. We will, out of safety, prune side branches that interfere with the pedestrian sidewalk.

### **Litter from Trees**

Trees naturally shed debris and this is beyond our control. However, we will work to minimize the debris that falls onto the structure of a unit and its shingles by pruning larger trees away from the structures. Homeowners are reasonably expected to carry out seasonal maintenance of their units such as cleaning gutters or installing gutter guards at their own cost.

### **Tree Pruning**

Pruning is simply cutting away dead or overgrow or crossed branches or stems to direct the trees growth and shape. With pruning the tree is less likely to develop disease, stand up to snow/ice storms and grow to a tree form that is not only aesthetically pleasing, but doesn't interfere with your unit or your neighbor's unit.

The condominium Board will deal with nuisance issues such as branches that obstruct sidewalks, fire route and road signs, vehicles and obscure street lighting. Branches will be pruned away from areas where they obstruct vehicles on our common streets or in visitor parking areas.

### **Tree Removal and Replacement**

Trees are not to be planted by owners along the fence shared with Colonial Florist or in the designated swale. The fence is common property, called a 'wood noise attenuation fence,' and needs to be protected from any branch abrasion that may hasten replacement or repairs to the fence. The Maples planted as part of the original site plan, or any other tree planted by an owner along the fence, will be part of our pruning schedule.

Owners are not to cut down a tree (or a cedar) to improve a view, out of distaste for the aesthetics/type of tree or to increase light. If done, the owner will cover the cost of replacing the tree (or cedar).

### **Homeowner Request Process for Removal or Replacement**

Use the ***Homeowner Request Process*** to send to the Board a detailed plan of your proposed modification *before* you proceed with your modification. The property manager is the gatekeeper to this process.

Send your request to Don Chown [dchown@chownmanagement.ca](mailto:dchown@chownmanagement.ca), copy your request to Bob Bieler [cbbieler99@gmail.com](mailto:cbbieler99@gmail.com)

**The condominium Board will review *all* requests for tree removal and/or replacement as follows:**

**The condominium Board will approve and cover the cost** of tree removal under following circumstances:

- Clear evidence of direct damage to structures caused by roots or branches

The condominium Board will approve and cover the cost of tree replacement under the following circumstances:

- Space allows the planting of another tree in its exact place
- Replacement tree is from the 'Approved List of Trees' <sup>1</sup>

In all circumstances the timing of removal and/or replacement will be based on urgency and available budget.

Please note that tree removal *will not be* covered by the condominium Board for the following reasons: too much/too little shade, falling leaves, irritation from pollen, bird droppings, view obstruction, falling fruit or falling flowers.

**The condominium Board will accept and consider for approval a Homeowner's request to cover all costs** of tree removal upon receipt of:

- Homeowner's detailed reasons for tree removal
- Homeowner's detailed plan post tree removal

Homeowner's request for tree replacement at their cost will only be approved under the following circumstances:

- Space allows the planting of another tree in its exact place.
- Replacement tree is from the 'Approved List of Trees' <sup>1</sup>

### **Protection of the Common Grounds**

Homeowners are not to harm, mutilate, destroy, alter or plant gardens, trees, hedges or shrubs anywhere upon the complex without the prior written approval from the Board.

Homeowners are not to alter any part of the original site plan without prior written approval to ensure a consistent aesthetics of the plantings.

The Board reserves the right to replace a tree on common property even if the owner does not want a replacement tree.

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<sup>1</sup> 'Approved List of Trees can be found on Trillium Garden's Community website at [nncc232.shiftsuite.com](http://nncc232.shiftsuite.com)

## **Summary Statement in Support of Tree Policy**

The Board will respond to a concern about a tree and will consider, on a case-by-case basis, the situation and risk posed by a tree. In our decision we will strive to find a balance between the issues raised by the Homeowner and the interest of all *Trillium Gardens* Homeowners.

## Approved List of Replacement Trees for Front of Units

	Size (w x h)	Habit	
Ivory Silk Lilac	15 x 25	Rounded	White fragrant flowers in spring, interesting bark, solid green canopy, no fall color. Good for curb/parking lot islands.
Ballerina Serviceberry	15 x 20	Rounded	Open, finely textured branches, leaves emerge red in spring with white flowers, colorful fall leaves, drought/salt tolerant. Native species.
Lustre Serviceberry	15 x 20	Rounded	White flowers in spring, berries* in spring, green summer leaves, orange/red fall colors, drought/salt tolerant. Native species.
Robin Hill Serviceberry	15 x 20	Rounded	Pinkish/white flowers in spring, fall colors are tomato/orange, berries* in fall, drought/salt tolerant. Native species.
Hubb's Red Willow Japanese Maple	5 x 12	Upright	Delicate, long red branches, column when young & then spreads, ornamental, orange/scarlet color in fall. No direct afternoon sun.
Twombly's Red Sentinel Japanese Maple	5 x 10	Columnar	Burgundy & red leaves all season, strong central stem, crimson in fall.

\*The berries are small and attract birds who love to eat them.

The tree must be an appropriate choice for the available space of your unit's front yard. The tree must have a contained root system and be low maintenance. Our list of approved replacement trees isn't intended to limit owners' choice, but to identify those trees that are an appropriate size when fully grown.

All trees can be sourced by whomever you like but Gauld's Nursery in Niagara Falls is a pre-approved supplier.