



**Forest Home Owner Association (FHOA)  
Common Area Tree Management Policy**

The purpose of this FHOA Common Area Tree Management policy is to provide guidance to Forest Home and Lot Owners, FHOA Board of Directors and Property Managers in a consistent and fair manner.

Hazardous trees will be deemed by an arborist, Property Management and/or Landscape Committee. A map outlining identified hazardous trees will be maintained by the Landscape Committee and posted on the FHOA website.

**Hazardous Tree Matrix**

**Identified Hazardous Trees:**

<b>Tree Located On:</b>	<b>Tree Threatens:</b>	<b>Removal Responsibility:</b>
Common Area	Common Area	FHOA Discretion
Home/Lot Owner	Common Area	Home/Lot Owner
Home/Lot Owner <b>A</b>	Home/Lot Owner <b>B</b>	Home/Lot Owner <b>A &amp; B</b> to resolve; not FHOA responsibility.
Common Area	Home/Lot Owner	FHOA

**Fallen Trees Not Previously Identified as Hazardous:**

<b>Tree Located On:</b>	<b>Tree Falls Onto:</b>	<b>Removal Responsibility:</b>
Common Area	Common Area	FHOA Discretion
Home/Lot Owner	Common Area	Where tree lands: FHOA (Common Area) Home/Lot Owner (Lot)
Home/Lot Owner <b>A</b>	Home/Lot Owner <b>B</b>	Where tree lands: Home/Lot Owner A&B to resolve; Not FHOA responsibility.
Common Area	Home/Lot Owner	Where tree lands: Home/Lot Owner (Lot) or FHOA (Common Area)

### Common Area Trees located on FHOA Common Property:

- a. **Fallen Common Area Trees** that *were not* deemed hazardous before falling: FHOA will pay for the removal, *as deemed* necessary, if the fallen Tree:
  - i. Blocks FHOA road, or
  - ii. Hits FHOA structure, such as, but not limited to, shed or clubhouse.

The FHOA is not responsible for removal of any trees not previously deemed hazardous that fall onto a portion of a homeowner's lot.

- b. If a Common Area Tree falls in a wooded area, it may be left alone at the discretion of the FHOA BoD. The BoD may elect to remove the fallen tree (at FHOA expense) if it negatively impacts landscaping or FHOA aesthetics.
- c. If a Common Area Tree falls on common land and is within the view of a Homeowner's lot, and the Homeowner(s) deems it unsightly, the Homeowner may arrange and pay for removal of the fallen tree(s) at their own expense, if all the following occur:
  - i. Abutters are consulted and do not object,
  - ii. Removal is approved by the FHOA BoD, as advised by the Landscaping Committee, *and*
  - iii. All approved removals are undertaken by fully insured contractors, following notice to the Property Manager.
- d. If a ***leaning, damaged, or dead tree*** in a Common Area is deemed to be a reasonable hazard to a road, home or structure on a nearby private lot by the FHOA Arborist/Forester and/or Landscaping Committee, such tree shall be removed at FHOA expense.
- e. If a ***leaning, damaged, or dead tree*** in a Common Area is ***not*** deemed hazardous:
  - i. and the tree is visible from a Homeowner's lot and the Homeowner would like its removal, the Homeowner(s), may request permission from the BoD to remove such tree at Homeowner's own expense, in accordance with the process outlined in sub-section (c) above; or
  - ii. falls on a Homeowner's lot or structure, the Homeowner is responsible for removal and cost of any part of the fallen tree that is on their property.

**Trees on Private Lots Affecting Common Areas:**

- a. If an apparently healthy tree on a Homeowner or Lot, not previously identified as potentially hazardous by the FHOA Arborist/Forester, Property Management, and/or Landscaping Committee, falls onto Common Property, causing any actual or potential hazard or obstruction to the roadway or common property and/or is visually unsightly as deemed by the Landscaping Committee or abutters, the FHOA may remove said tree(s) from Common property at FHOA expense. The Homeowner is responsible for removal costs of any part of the fallen tree that is on their property.
  
- b. If a tree on a Homeowner's lot is deemed hazardous by the FHOA's Arborist/Forester and/or Landscape Committee and poses a threat to roads or common structures, the Homeowner will be notified and asked to remove the tree at the Homeowner's expense.
  - i. If the Homeowner refuses to remove the hazardous tree, the Homeowner will be held financially responsible for damage and removal costs should such tree(s) fall and block FHOA roads, other Common Areas, or cause harm to FHOA residents or property.

**Document History:**

<b>Version#</b>	<b>Change</b>	<b>FHOA BoD Approved Date</b>	<b>Author</b>
1.0	New policy	12 January 2019	Documents Committee