

**RESOLUTION
OF THE
BATTLEMENT MESA SERVICE ASSOCIATION
REGARDING POLICY AND PROCEDURES
GOVERNING TREE CARE AND MAINTENANCE**

SUBJECT: Adoption of a policy and procedure regarding the care and maintenance of association trees.

PURPOSE: To provide notice of the Association's adoption of policies and procedures of tree care and maintenance.

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: January 1, 2006

RESOLUTION: The Association hereby adopts the following policy:

A. Landscape Committee.

1. No tree on Service Association Properties may be removed, pruned or treated by anyone other than the Service Association landscape maintenance contractor or the Service Association licensed tree trimming contractor.
2. Public Utility Companies may obtain authorization from the Service Association Manager to prune trees on Service Association Properties as necessary to protect utility installations.
3. No person may plant any tree upon Service Association Properties unless they have obtained the prior written consent from the Service Association Manager.
4. Notwithstanding the foregoing, all contractors and persons performing tree pruning, treatment or removal services on Service Association Properties shall agree to fully comply with the Tree Care Specifications and Regulations adopted and issued by the Service Association.

B. Specifications.

1. The Service Association hereby adopts the attached Tree Care Specifications and Regulations and may consider adopting future additional regulations as necessary to insure the implementation of these Rules and Regulations.
2. The Tree Care Specifications and Regulations shall be incorporated into and become a part of any and all Landscape Construction and Landscape Maintenance Contracts which the Service Association may enter into.

C. Landscape Committee.

1. The Battlement Mesa Service Association will create and fund a 3-5 member Landscape Committee. The committee will work with the Service Association manager on all matters dealing with landscaping on Battlement Mesa Service Association properties. The committee membership will elect a committee chair from their members and the chair will report to the Battlement Mesa Service Association Board of Directors monthly on committee actions and plans.
2. In cooperation with the Service Association manager, the Landscape Committee shall manage all aspects of tree care and maintenance on Battlement Mesa Service Association property. They will provide technical assistance, give planning support/advice and develop and administer contracts.

D. Applicability.

1. The terms and conditions of these Rules and Regulations, Specifications and Landscape Committee shall apply to the common area lands owned by the Service Association known as Service Association Properties.
2. The terms and conditions of these Rules and Regulations, Specifications and Landscape Committee do not apply to other owned lands within Battlement Mesa known as Privately Owned Sites, Commercial Sites or other Publicly Owned Sites, however, the technical advice and criteria of the Specifications shall be available to assist other owners who may request such support and assistance of the Service Association and the Landscape Committee.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Battlement Mesa Service Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on December 20, 2005 and in witness thereof, the undersigned has subscribed his/her name.

**BATLEMENT MESA SERVICE
ASSOCIATION,**
a Colorado nonprofit corporation

By: Charles D. Hall
_____, President

**TREE CARE SPECIFICATIONS AND REGULATIONS
OF BATTLEMENT MESA SERVICE ASSOCIATION**

**AUTHORITY
AND**

APPLICABILITY: These specifications and regulations apply to all common area lands known as the Service Association Properties. Failure to comply with these specifications and regulations may result in contract termination, fines or prosecution. These technical specifications are also recommended for trees on lands owned by others within Battlement Mesa.

A. General Conditions. The following provisions apply to the pruning, treatment and removal of trees.

CAUTIONARY NOTE: Pruning should be performed by tree workers who, through related technical training and on-the-job experience, are familiar with the techniques and hazard of tree care work including pruning, maintenance, repairing or removal, and equipment use. This type of work is a potentially hazardous occupation and should be undertaken by trained personnel or under the supervision of trained personnel who are covered with applicable workmen compensation, property damage, public liability and complete operations insurance.

1. All tree care work shall be conducted in a safe, workmanlike manner, with minimum interference to vehicular traffic, pedestrians, or the use of public or private property.
2. Any injury to persons or damage to property resulting from tree care operations shall be reported as soon as possible to the Service Association Manager.
3. All leaves, branches, limbs and other debris shall be removed at the end of each workday and upon completion of each project work.
4. No severed or partially severed limbs or branches shall be left in the upper portion of any tree.
5. Warning devices and signs for vehicular and pedestrian traffic control shall be used as reasonably required.

6. Ropes shall be used to lower all large limbs to the ground.
7. When any public utility line, pole, pipe or other structure may be affected by tree care operations, the proper public utility company shall be notified, and any safety precautions specified by the utility company shall be followed.
8. No utility pole shall be used for the purpose of anchoring or levering any equipment while removing or treating other trees.
9. Climbing spurs, hooks or gaffs may be used to remove trees only and shall not be used when pruning trees.
10. Discased wood shall be disposed of by burying in an approved landfill.

B. Pruning Classifications. In accordance with the Pruning Standards for Shade Trees per the National Arborist Association:

1. Class I - Complete Pruning. Fine pruning shall consist of the removal of dead, dying, diseased, interfering, objectionable, and weak branches, as well as selective thinning to lessen wind resistance. The removal of such described branches is to include those on the main trunks, as well as those inside the leaf area. An occasional branch, up to ½" diameter, as described above, may remain within the main leaf area to its full length when it is not practical to remove it.
2. Class II - Medium Pruning. Medium pruning shall consist of the removal of dead, dying, diseased, interfering, objectionable and weak branches on the main trunk as well as those within the leaf area. An occasional branch up to 1" diameter may remain within the main leaf area where it is not practical to remove it.
3. Class III - Coarse Pruning. Coarse pruning shall consist of the removal of dead, diseased or obviously weak branches of 2" or greater in diameter. The removal of branches and foliage shall be to a height of 13'-6" above any street and to a height of 8'-0" above any pedestrian walkway.
4. Class IV - Cutting Back or Drop Crotch Pruning. Cutting back or drop crotch pruning shall consist of the reduction of tops, sides, under-branches or individual limbs. This practice is to be undertaken only in cases of utility structure interference, or where certain portions of the

roots or root systems have been severed or severely damaged, or when there is unusual and rapid tree growth, where it is necessary to reduce the top sides or under-branches, or for specific shaping or dwarfing.

C. Pruning Specifications.

1. All cuts shall be made sufficiently close to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub, so that closure can readily start under normal conditions. Clean cuts shall be made at all times.
2. It is necessary to precut branches too heavy to handle to prevent splitting or peeling of the bark.
3. Remove the weaker or least desirable of crossed or rubbing branches. Such removal should not leave large holes in the general outline of the tree.
4. Treatment of cuts and wounds, with tree wound dressing, is optional except where open wounds in certain trees may attract insects that carry disease or allow fungus invasion. If such treatment is made, materials non-toxic to the cambium layer must be used, and care taken to treat only the exposed wood with a thin coat of dressing.
5. On trees known to be diseased, tools are to be disinfected with methyl alcohol at 70% concentration diluted with water, or Chlorox solution after each cut and between trees where there is known to be a danger of transmitting the disease on tools.
6. Old tree injuries are to be inspected. Those not closing properly and where the callus growth is not already completely established, should be traced where appropriate. If desired for cosmetic purposes, the wound may be treated with a thin coat of wound dressing.
7. Generally, in cutting back, not more than one-third of the total leaf area should be reduced at a single pruning operation. When cutting back trees, only drop crotch as much as necessary. Avoid cutting back to small suckers. All effort should be made to cut back to a lateral branch, one-third of the diameter of the cut being made.
8. In cutting back or reducing overall size, attention is to be given to maintaining balanced appearance. Top is to be higher and sides reduced

in order to maintain a tree-like form.

9. When cutting back trees, maintain the shape and aesthetic appearance that is typical of their species.

10. On thin bark trees, just enough limbs shall be removed to get the effect desired without admitting too much sunlight to the trunk of the tree or the top of the large branches. Care should be taken with the following species: lindens, maples, apple, oaks, and other trees susceptible to sunscald.

11. In lifting the lower bottom branches of trees for under clearance, care should be given to the balanced appearance, and cuts should not be made so large that they will prevent normal sap flow. In general, they should cover no more than 1/3 to 1/2 of the trunk diameter (Diagram B).

12. An alternate method in some situations for maintaining the safety of trees would be cabling and bracing.

D. Removal of Trees.

1. No live or partially-living tree may be removed without prior written consent of the Service Association Manager.

2. Trees shall be removed in a safe manner so that limbs and wood are properly controlled until they reach the ground.

3. The remaining stump shall be removed to a level of a least six (6") inches below normal adjacent ground level.

4. All holes remaining after trees are removed shall be immediately filled and compacted with clean topsoil fill to normal adjacent ground level.

5. Roots may not be cut which would eliminate adequate support of a tree until such time that the upper portions of the tree have been removed.

E. Recommended Tree Species. Recommended Tree Species for planting on Service Association Properties are contained within the attached lists.

F. Recommended Tree Spacing. Trees should be planted in accordance with the following spacing criteria.

1. In general, shade trees shall be spaced at least 20' apart from one another to prevent interference of the upper tree canopies when mature.
2. Trees may be planted on closer spacing when desired to obtain a specific architectural, aesthetic or structural appearance and purpose.
3. No trees shall be planted so as to obstruct site lines between 2' and 6' elevation above the back of street curb within a triangular area formed by the intersection of street curb lines and a line connecting them at a point 55' from the intersection of such street curblines or extensions thereof.
4. No tree shall be planted which will interfere with the visibility, operation or maintenance of fire hydrants, utilities, street lights, traffic signage and traffic control devices.
5. No tree shall be planted closer than 10' to any driveway or pedestrian walkway access.

G. Terminology.

1. Branch Collar. Wood tissue that forms around the base of a branch between the main stem and the branch. Usually as a branch begins to die the branch collar begins to increase in size.
2. Callus. New growth made by the cambium layer around all of a wound.
3. Cambium Layer. The living, growing layer of cells between the bark and the sapwood.
4. Closure. Refers to the roll of the callus growth around the wound area.
5. The Cut. The exposed wood area that remains after the branch has been removed.
6. Cut Back. Specified reduction of the overall size of the tree or individual branches, but may include the overall reduction of the sides as well as the top of the tree.

7. Dormant. A condition of non-active growth. Deciduous trees are considered to be dormant from the time the leaves fall until new foliage begins to appear.
8. Girdling Roots. Located above or below ground level, whose circular growth around the base of the trunk or over the individual roots applies pressure to the bark area, thereby choking or restricting the flow of sap.
9. Lifting. The removal of lower branches for underclearance.
10. Parent Stem. The main trunk system of the tree.
11. Precut or Precutting. The removal of the branch at least 5" beyond the finished cut, to prevent splitting into the parent stem or branch.
12. Pruning. The removal of dead, dying, diseased, live interfering, objectionable or weak branches in a scientific manner.
13. Sap Flow. The definite course assumed by sap in its movement through a tree.
14. Scars or Injuries. Natural or man-made lesions of the bark in which wood is exposed.
15. Suckers. Undesirable, weak growth of small branches.
16. Thinning Out. The removal of live branches to reduce wind resistance and to create more space within the leaf area.
17. Topping. Means the same as Cut Back.
18. Tracing. Careful cutting of the bark along the lines of sap flow to encourage closure and to be the outline of the wound area.
19. Trimming. Means the same as Pruning.

**TREE LISTING
BATTLEMENT MESA SERVICE ASSOCIATION
December 2005**

<u>TREE</u>	<u>VARIETY</u>
STREET TREES:	
Ash	Autumn Purple Summit Marshall Seedless Green (Patmore)
Catalpa	Western
Cottonwood	Narrowleaf
Linden	Greenspire Little Leaf Redmond
Locust	Shade master Skyline
Maple	Merald Queen Silver Queen Autumn Blaze Crimson King Schwedler
Mulberry	Fruitless
EVERGREEN TREES:	
Fir	Douglas White
Juniper	
Pine	Ponderosa Bristlecone Pinon
Spruce	Colorado Blue Engelman

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BATTLEMENT MESA SERVICE ASSOCIATION

<u>TREE</u>	<u>VARIETY</u>
LOW GROWING ORNAMENTAL TREES:	
Apple	
Catalpa	Umbrella
Cherry "Flowering"	European Bird Schubert
Flowering Crab	Spring Snow "No Fruit" Adams "Limited Fruit" Indian Summer
Hawthorn	Crimson Cloud Paul's Scarlet Washington
Maple	Ginnala
Pear	Redspire Bradford Aristocrat
Plum	Newport Thundercloud

SECONDARY DECORATIVE TREES:

Apicot	
Aspen	Natural Clumps
Box Elder	
Hackberry	
Kentucky Coffee	
Oak	Northern Red Burr Gamble
River Birch	(Similar in appearance to Aspen, but more heat tolerant)
Walnut	Black