

Clarification on cost sharing for trees and shrubs October 9, 2012

1. The policy of cost sharing for trees in front yards has been and will continue to be: If a tree is dead or dying the HOA will share 50/50 the cost of removal and replacement.
2. The policy for shrubs in front yards was amended in 2011 as follows: to encourage replacement of juniper shrubs that have outgrown their beds and cannot be properly pruned, the HOA will share 50/50 the cost of removal and replacement with a like number of shrubs.
3. At the August 2012 board meeting we broadened this policy to include any dead or dying bushes that cannot be rejuvenated. Since pyrocantha can be properly rejuvenated with serious pruning they are specifically excluded.
4. Additional costs for such items as mulch, edging, drip lines in disrepair, and fill for subsidence may be included in the cost sharing if, at the discretion of the ARC, those existing items are deficient and need to be repaired or replaced. If **new** driplines are needed to support the shrubs, and it is possible to hook into a nearby zone without overloading it, the HOA will pay up to \$250 as its share. Costs associated with redesign of the planting beds are specifically excluded.
5. JBK has provided a suggested list of guidelines for appropriate plantings and hardscape materials for the ARC to use in their approval process. These suggestions are available on the Weststar website for homeowners to use as a planning tool. They are suggestions only.
6. As with any other changes to the exterior of homes in Tamarac Hills, these changes require the prior approval of the ARC. Note that approval by the ARC does not imply a commitment for cost sharing; that approval must come from the board upon ARC's recommendation.
7. The board has spent considerable time discussing this policy. We felt it is necessary to limit our expenses for this work in order to stay within our current dues structure and reserve study guidelines. This policy is meant to improve the appearance of the neighborhood which we all enjoy, but to limit the cost to all of us as not everyone has shrubs in need of replacement.