

CRHOA - 2020 Tree Replacement (Posted 1/10/2020)

The Board has received comments and questions regarding ongoing tree removal and replacement. In addition, there have been comments and questions posted on Face Book and Next Door.

The Board's policy is not to engage in HOA business on social media sites. Therefore, the Board provides the following response below.

The Board has discussed and disclosed via publicly available Board meeting minutes the plan to replace all +/- 900 trees in Crystal Ridge. The original trees are all over 20 years old and are diseased, damaging infrastructure or will damage infrastructure (sidewalks, curbs, fire hydrants, water and electrical and gas lines).

The trees subject to removal and replacement are located in the mow strip. The 7.5 foot wide mow strip was dedicated to the City of Puyallup via an easement when the CR subdivision was approved by the City of Puyallup (the "City") and improvements were completed back in the early 1990s.

The City and the CC&Rs require the HOA maintain the mow strip including the trees. The City requires homeowners maintain the sidewalks at the homeowner's expense.

The Board previously prioritized tree removal and replacement as follows: 1) trees with roots interfering with infrastructure (street lights, fire hydrants and water service), 2) trees interfering with intersection line of sight (traffic safety), 3) tree roots uplifting sidewalks (City will not repair sidewalks unless existing tree roots removed), and 4) diseased trees.

Trees removed from areas 1 – 3 will not be replaced. Trees may not be planted within 10 feet of a driveway apron approach and all replacement tree species are per City of Puyallup requirements. Installation of all new trees must include a root barrier to prevent future sidewalk and curb damage.

In recent years the HOA has asked the City to grind areas in the sidewalks that have been raised by the roots from the trees. They agreed to this ONLY if the HOA remove the trees.

The City established tree species and installation standards for all trees installed in the mow strip. All new trees must have root guards installed along the sidewalk and curb.

Removal of the trees is required to meet the City standards, prevent otherwise avoidable damage to the sidewalks, curbs and other infrastructure.

The Board has directed Olympic Landscape to remove all marked trees and plant new trees as marked in red paint on the curb. Homeowners can expect that approximately 25 trees per year will be removed and replaced each year for the foreseeable future.

Tree removal and replacement is consistent with an overall risk mitigation strategy to protect homeowners from injury and the HOA from liability.