

Crystal Ridge HOA Tree Replacement

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, 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 HOA has continually requested the City 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 causing the damage.

The Board prioritized tree removal and replacement as follows: 1) trees with roots interfering with infrastructure (streetlights, 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.

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 to prevent otherwise avoidable damage to the sidewalks, curbs and other infrastructure.

The Board has directed the contractor to remove all marked trees (red paint) and plant new trees (green paint) as marked on the curb. Homeowners can expect that approximately 25 to 50 trees 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.

New trees will be installed with a "Gator Bag" to allow homeowners to water the new trees. Homeowners are responsible for watering the trees and if the tree dies from lack of water the homeowner will be charged \$600 to replace the tree.