

**A Resident's Companion
for the Timber Pines Common Grounds Committee
“Common Grounds Tree Planting & Maintenance Policy”
(File # GM-1-01, Revised 12/1/2008)**

FAQ: Frequently Asked Questions
(October 2011)

INTRODUCTION:

The goal for the Common Grounds Tree Planting & Maintenance Policy is to continue to enhance the beautification of the Timber Pines campus through thoughtful management of the existing trees, shrubs and ground covers and selective addition or replacement of tolerant and disease resistant plantings where appropriate in the Timber Pines common areas. These efforts include pro-active actions to preserve the existing trees and greenery, as well as actions to address the ever-changing needs of the landscapes.

Timber Pines is well known for its beautiful vistas which are punctuated with numerous tall pines, spreading oaks, and flower gardens. The fact is however that these assets are constantly being assaulted by Mother Nature in the form of wind and lightning strikes, insect infestations, biological diseases, plant parasites, drought, erosion and many other factors. Many of the mature tree areas face additional challenges where they may be overcrowded and block sunlight for healthy growth, or where they have grown too close to sidewalks, roads, parking lots, etc. and are causing the surfaces to heave and become unsafe for traffic. In addition, the mature pine trees throughout Timber Pines have an expected life-span of approximately twenty-five years. Many of the original pines are at the end of their expected healthy life which is why so many are being removed. Addressing all of these issues and needs puts heavy demands upon the staffing and budget required to manage the grounds.

There are numerous factors that go into the planning and maintenance of the trees throughout the Timber Pines campus. This FAQ has been put together to help answer many of the questions that residents have had with respect to the implementation of the tree policy that covers the common areas of Timber Pines. This FAQ does not apply to the golf course areas and residential properties.

QUESTION:

Is the tree policy for the common grounds areas of Timber Pines the same policy used in the maintenance of the golf courses?

ANSWER:

No. Although the staff for the maintenance of both the common grounds areas and the golf courses is the same, the golf courses may have different criteria used for the management of trees, shrubbery, plants and grasses on and along the golf course boundaries. However, tree management decisions are evaluated and made by the Golf Course & Landscape Operations Manager for both the golf grounds and the common grounds areas.

QUESTION:

What is the tree policy for the Timber Pines common areas?

ANSWER:

The current "Common Grounds Tree Planting & Maintenance Policy" (File # GM-1-01, Revised 12/1/2008), as well as this FAQ, are available upon request through the Timber Pines Administrative Office and they are posted on the Timber Pines Member's web site (www.timberpines.com), under the Common Grounds documents.

QUESTION:

If a tree is removed from a common area, does the tree policy require that it be replaced?

ANSWER:

Not necessarily. Although a goal of the tree policy is to maintain the existing number of trees throughout the common areas, there may be reasons for not replacing a removed tree with another tree in the same location. Often it depends upon the reason for the original tree removal. For example, if the tree did not have adequate water to sustain it; if the tree roots created heaving on a walkway or roadway; if the tree was too close to other growing trees ... all may contribute to reasons for not replacing it after removal.

QUESTION:

If a new tree is planted in a common area, what are some of the criteria for selecting the new tree?

ANSWER:

As stated in the policy document, tree replacement reasons would include aesthetic appeal, erosion control, wildlife refuge, wind control and local ordinances. Replacement trees should be a minimum of eight feet in height and a minimum of two inches in diameter. It would be of a type that will blend with other trees in the area. The eventual size and shape of the mature tree will govern the number of trees planted, with a general guideline of only one tree in a twenty feet diameter. The planting of pine trees will be limited to disease resistant varieties.

NOTE: The selection of the variety and size of tree(s) planted may vary based upon location and budget. For example, it may be advantageous to plant many smaller stock trees in a large open site. In fact, there are some areas in Timber Pines that will be used to cultivate nursery stock for future replanting.

QUESTION:

As a resident, may I plant a tree of my liking and at my own expense in a common area?

ANSWER:

No. It may be possible to submit this as a formal request for review. If the tree planting request is approved, this may go ahead as an exception. Timber Pines will plant the tree if approved by the Golf Course & Landscape Operations Manager and the resident will be billed.

QUESTION:

As a resident, may I remove a tree at my own expense from a common area?

ANSWER:

No. Individual residents may not change the landscape of any Timber Pines common area. It may be possible to submit an RFA (see next question), for a desired tree removal. If an approval is granted as an exception, in all likelihood a new tree will be planted to replace it.

QUESTION:

How do I submit any tree removal or planting request for a common area?

ANSWER:

Any resident wishing to submit a request should complete and return an "Incident Request for Action" (RFA). This form can be obtained online on the Timber Pines web site (www.timberpines.com), while logged-on with your resident log-on and going through the "About Us", "Official Documents", "Forms", "Incident Request for Action" tabs. The form may also be picked-up and returned-to the Lodge Front Desk or Administrative office. This request will be reviewed by the Golf Course & Landscape Operations Manager and a decision on the request will be returned to the submitter typically within a 60-day period.

QUESTION:

If there is a common area adjacent to my residence where a tree will be removed or planted, will I be notified in advance of the change?

ANSWER:

No. The decision for action is made by the Golf Course & Landscape Operations Manager. The Common Grounds Committee will be consulted prior to any major tree replacement or plantings.

QUESTION:

If there is a common area adjacent to my residence where a tree is removed and it improves my view of the local grounds, may I request that it not be replaced?

ANSWER:

You may submit an "RFA" to have this reviewed, however keep in mind that tree replacement is a major goal to keeping the tree population current in Timber Pines. There are many reasons for planting new trees including soil/erosion management, wind management, etc. Homeowners are not guaranteed a view in the State of Florida.

QUESTION:

If there is a common area adjacent to my residence where new tree(s) have been planted that change my view of the local grounds, may I request that they be removed?

ANSWER:

You may submit an "RFA" to have this reviewed, however keep in mind that new tree planting(s) are a major goal to keeping the tree population current in Timber Pines. There are many reasons for tree planting including soil/erosion management, wind management, etc. Homeowners are not guaranteed a view in the State of Florida.

QUESTION:

Are there other Timber Pines Committees involved in the implementation of the Common Grounds Tree Policy? For example, changes to residential property requires the approval of the Architectural Control Committee. Does this also apply to the common areas?

ANSWER:

No. The Common Grounds Committee submitted the recommendation for the tree policy to the Board of Directors. The Board approved and established the tree policy. At the Board's direction the Golf Course & Landscape Operations Manager makes the decision and determines the process for removal, replacement or new planting of trees, shrubs, plants/flowers and grasses in all common areas.

QUESTION:

What are the common areas governed by this policy?

ANSWER:

"Common grounds shall include, but not be limited to signs, lighting, Village and Association entrances, guard houses, landscaping, drainage areas, cul-de-sacs."

QUESTION:

What if I have a question or request for an area other than the common grounds areas ... such as the golf course?

ANSWER:

You should complete and return an "Incident Request for Action" (RFA). This request will be reviewed by the Golf Course & Landscape Operations Manager and a decision on the request will be returned to the submitter typically within a 60-day period.

QUESTION:

How are the tree/shrub/plant/grass policy activities funded?

ANSWER:

The budget to include tree/shrub/grass/plant management (removal, replacement, maintenance and staffing) is accounted for in the Golf Course & Landscape Operations Manager's annual budget, as approved by the Board of Directors.