

## DESIGN REVIEW COMMITTEE TREE PRESEVATION GUIDELINES

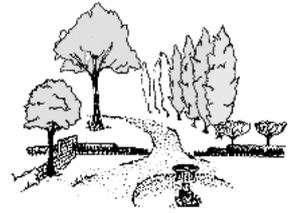
**The purpose of this guideline is to provide information to Property Owners and guidance to present and future Design Review Committee (DRC) Members in regards to the preservation of “certain” trees in Kopachuck Ridge Estates. Article III, paragraph 3.3.1 of the Protective Covenants provides the DRC the right and authority to designate “...that certain trees are to be preserved within the approved building site”. Article VIII, paragraph 8.6 gives the Design review Committee, “the right to determine all questions arising in connection with this Declaration and to construe and interpret the provisions of this declaration.” The following is the DRC’s interpretation and guideline regarding the preservation of certain trees.**

- (1) Maintaining and preserving the natural beauty and special ambiance of Kopachuck Estates is a goal all of us desire. Trees are an integral part of the heritage and beauty of this area and for many of us, one of the primary reasons we live here. Native trees, particularly the heritage trees on private lots along Artondale and in the common areas, contribute to the livability of this area by providing shade, noise abatement and a pleasing camouflage to roadside homes. Many of these trees existed long before this land was platted and were part of the original design of Kopachuck Ridge Estates. Even to this day these trees remain critical for soil preservation, erosion control and water management which benefits all of us. Refer to Appendix A, Benefits of Trees, for more information.
- (2) The DRC shall use the following criteria and procedure to preserve certain trees:
  - a. The selection of trees for preserved status shall be done on a case by case basis.
  - b. Any Homeowner can request that a tree be placed in a “preserved” status but the owner of the lot on which the tree is situated must give their approval.
  - c. The tree(s) should have some special significance such as size, shape or position.
  - d. Trees that can be viewed by many Homeowners shall be given special attention for preservation.
  - e. Before a tree(s) is given a “preserved” status the opinions of the Homeowners in the area shall be obtained and documented.
  - f. A view blocking tree with a preserved status may require trimming to open up the view.
  - g. A majority vote of the DRC shall determine selection.
  - h. A record of the trees designated as “preserved” and their exact location shall be kept on the KREHA web site and archived records.

Adopted June 17, 2010

## APPENDIX A -- BENEFITS OF TREES

**Most trees and shrubs in cities or communities are planted to provide beauty or shade. These are two excellent reasons for their use. Woody plants also serve many other purposes, and it often is helpful to consider these other functions when selecting a tree or shrub for the landscape. The benefits of trees can be grouped into social, communal, environmental, and economic categories.**



### **Social Benefits**

We like trees around us because they make life more pleasant. Most of us respond to the presence of trees beyond simply observing their beauty. We feel serene, peaceful, restful, and tranquil in a grove of trees. We are “at home” there. Hospital patients have been shown to recover from surgery more quickly when their hospital room offered a view of trees. The strong ties between people and trees are most evident in the resistance of community residents to removing trees to widen streets. Or we note the heroic efforts of individuals and organizations to save particularly large or historic trees in a community.

The stature, strength, and endurance of trees give them a cathedral-like quality. Because of their potential for long life, trees frequently are planted as living memorials. We often become personally attached to trees that we or those we love have planted.

### **Communal Benefits**

Even though trees may be private property, their size often makes them part of the community as well. Because trees occupy considerable space, planning is required if both you and your neighbors are to benefit. With proper selection and maintenance, trees can enhance and function on one property without infringing on the rights and privileges of neighbors.

City trees often serve several architectural and engineering functions. They provide privacy, emphasize views, or screen out objectionable views. They reduce glare and reflection. They direct pedestrian traffic. They provide background to and soften, complement, or enhance architecture.

### **Environmental Benefits**

Trees alter the environment in which we live by moderating climate, improving air quality, conserving water, and harboring wildlife. Climate control is obtained by moderating the effects of sun, wind, and rain. Radiant energy from the sun is absorbed or deflected by leaves on deciduous trees in the summer and is only filtered by branches of deciduous trees in winter. We are cooler when we stand in the shade of trees and are not exposed to direct sunlight. In winter, we value the sun’s radiant energy. Therefore, we should plant only small or deciduous trees on the south side of homes.

Wind speed and direction can be affected by trees. The more compact the foliage on the tree or group of trees, the greater the influence of the windbreak. The downward fall of rain, sleet, and hail is initially absorbed or deflected by trees, which provides some protection for people, pets, and buildings. Trees intercept water, store some of it, and reduce storm runoff and the possibility of flooding.

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Dew and frost are less common under trees because less radiant energy is released from the soil in those areas at night.

Temperature in the vicinity of trees is cooler than that away from trees. The larger the tree, the greater the cooling. By using trees in the cities, we are able to moderate the heat-island effect caused by pavement and buildings in commercial areas.

Air quality can be improved through the use of trees, shrubs, and turf. Leaves filter the air we breathe by removing dust and other particulates. Rain then washes the pollutants to the ground. Leaves absorb carbon dioxide from the air to form carbohydrates that are used in the plant's structure and function. In this process, leaves also absorb other air pollutants—such as ozone, carbon monoxide, and sulfur dioxide—and give off oxygen.

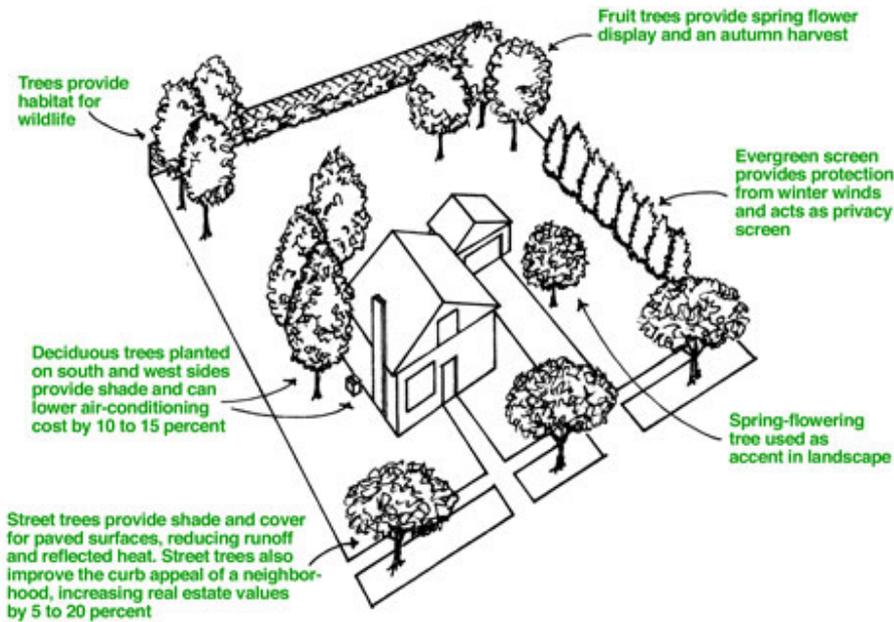
By planting trees and shrubs, we return to a more natural, less artificial environment. Birds and other wildlife are attracted to the area. The natural cycles of plant growth, reproduction, and decomposition are again present, both above and below ground. Natural harmony is restored to the urban environment.

### **Economic Benefits**

Individual trees and shrubs have value, but the variability of species, size, condition, and function makes determining their economic value difficult. The economic benefits of trees can be both direct and indirect. Direct economic benefits are usually associated with energy costs. Air-conditioning costs are lower in a tree-shaded home. Heating costs are reduced when a home has a windbreak. Trees increase in value from the time they are planted until they mature. Trees are a wise investment of funds because landscaped homes are more valuable than nonlandscaped homes. The savings in energy costs and the increase in property value directly benefit each home owner.

The indirect economic benefits of trees are even greater. These benefits are available to the community or region. Lowered electricity bills are paid by customers when power companies are able to use less water in their cooling towers, build fewer new facilities to meet peak demands, use reduced amounts of fossil fuel in their furnaces, and use fewer measures to control air pollution. Communities also can save money if fewer facilities must be built to control storm water in the region. To the individual, these savings are small, but to the community, reductions in these expenses are often in the thousands of dollars.

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### Trees Require an Investment

Trees provide numerous aesthetic and economic benefits but also incur some costs. You need to be aware that an investment is required for your trees to provide the benefits that you desire. The biggest cost of trees and shrubs occurs when they are purchased and planted. Initial care almost always includes some watering. Leaf, branch, and whole tree removal and disposal can be expensive.

To function well in the landscape, trees require maintenance. Much can be done by the informed home owner. Corrective pruning and mulching gives trees a good start. Shade trees, however, quickly grow to a size that may require the services of a professional arborist. Arborists have the knowledge and equipment needed to prune, spray, fertilize, and otherwise maintain a large tree. Your garden center owner, university extension agent, community forester, or consulting arborist can answer questions about tree maintenance, suggest treatments, or recommend qualified arborists.

### The PHC Alternative

Maintaining mature landscapes is a complicated undertaking. You may wish to consider a professional plant health care (PHC) maintenance program that is now available from many landscape care companies. The program is designed to maintain plant vigor and initially should include inspections to detect and treat any existing problems that could be damaging or fatal. Thereafter, regular inspections and preventive maintenance help ensure plant health and beauty. Refer to our [plant health care brochure](#) for more information.

Developed by the International Society of Arboriculture (ISA), a non-profit organization supporting tree care research around the world and is dedicated to the care and preservation of shade and ornamental trees. For further information, contact:

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