



**OPEN MEETING**

**REGULAR MEETING OF THE  
THIRD LAGUNA MUTUAL LANDSCAPE COMMITTEE**

**Thursday, March 7, 2019 – 9:00 a.m.  
Laguna Woods Village Community Center Board Room  
24351 El Toro Road**

**AGENDA**

1. Call to Order
2. Acknowledgment of Media
3. Approval of the Agenda
4. Approval of Meeting Report for February 7, 2019
5. Chair's Remarks
6. Member Comments (Items Not on the Agenda)
7. Response to Member Comments
8. Department Head Update
  - a) Herbicide Testing Update (Verbal)
  - b) Turf Reduction Update (Verbal)

**Consent:**

None

**Reports:**

9. Project Log

**Items for Discussion and Consideration:**

10. Appeal – Denial of Tree Removal Request (Levy) 5578-B Luz Del Sol
11. Tree Removal/Off Schedule Trim Requests
  - a) 3242-2C San Amadeo (Cosgrove)
  - b) 3528-C Monte Hermoso (O'Dell)
  - c) 3342-A Punta Alta (Decker)

**Items for Future Agendas:**

12. Proposed 2019 Reserve Funded Project Calendar

**Concluding Business**

13. Committee Member Comments
14. Date of Next Meeting – April 4, 2019
15. Adjournment

Lynn Jarrett, Chair  
Kurt Wiemann, Staff Officer  
Eve Morton, Administrative Coordinator, 949-268-2565



**OPEN MEETING**

**REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL  
LANDSCAPE COMMITTEE**

**Thursday, February 7, 2019 – 9:00 a.m.  
Laguna Woods Village Community Center Board Room  
24351 El Toro Road**

**REPORT**

**COMMITTEE MEMBERS PRESENT:** Chair-Lynn Jarrett, John Frankel, Jon Pearlstone, Cush Bahda

**COMMITTEE MEMBERS ABSENT:**

**OTHERS PRESENT:**

**ADVISORS PRESENT:** James Tung

**STAFF PRESENT:** Kurt Wiemann, Bob Merget, Eve Morton, Lulu Boctor

**1. Call to Order**

Chair Jarrett called the meeting to order at 9:00 a.m.

**2. Acknowledgement of Media**

No media was present.

**3. Approval of January 3, 2019 Report**

Director Pearlstone moved to approve the Report after removing Jules Zalon off of the report as a non-voting advisor. Director Frankel seconded. The motion passed with a unanimous vote.

**4. Approval of the Agenda**

Director Pearlstone made a motion to accept the agenda. Director Bhada seconded. The motion passed with a unanimous vote.

**5. Committee Chair Remarks**

Chair Jarrett thanked James Tung for staying on as an advisor. She said the committee has a lot on their plate. Turf reduction will save money on the Village water bill so assessments aren't increased. Weed control alternatives are being looked at, as well as alternatives to Roundup. Alternative herbicides cost much more than Roundup. The results of the testing will be used by other Mutuals.

She asked residents with a background in landscaping to put their name in as an advisor in case more advisors are needed.

**6. Member Comments - (Items Not on the Agenda)**

Ann Rowland (5442) asked about when Arbor Pro will be available to the residents.

Eileen Lazar (5520) stated that Residents are concerned about a uniform look with turf reduction at Gate 11. Sometimes with turf reduction it starts to look choppy. She asked if there will be mulching at Gate 11. She thanked Staff for their hard work. Residents are saying that the creek cleanup looks great.

**7. Response to Member Comments**

Mr. Wiemann said he is hoping to have Arbor Pro up soon.

He stated there is currently a Request for Proposal out for designers for the turf reduction areas to develop a uniform pallet and design.

Mulching comes two weeks after the cleanup. First, Staff applies a pre-emergent and then comes back to mulch.

**8. Department Head Update**

**a) Herbicide Testing Update (Verbal)**

Mr. Wiemann stated that seven products have been selected to test. They will be tested side by side using Roundup as a control. Based on the literature available, it appears that the cost of alternative products range from 3 times up to 36 times the cost of Roundup. Results are expected in 45-60 days. Rain has delayed the start.

Director Pearlstone asked about cost. Mr. Wiemann reported the actual cost of testing will be minimal and will be shared across the three Mutuals.

Director Bhada asked about costs also and number of times it needs to be reapplied.

**b) Turf Reduction Update (Verbal)**

Mr. Wiemann stated that a design template for turf reduction areas is being developed.

Consent:

*All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.*

None.

Reports:

**9. Project Log**

Mr. Wiemann reported on the projects on the log. He is planning to evaluate all slopes in the community, which is a long term project that will be starting in the spring.

The intention is to outsource all of the slope work.

Items for Discussion and Consideration:

**10. Tree Removal Requests**

For future meetings, Mr. Wiemann requested that the committee members go to look at any tree removal or tree trimming requests prior to committee meeting so all decisions may be made at the committee meeting using proper parliamentary procedures.

**a) 3155-C Alta Vista (Yeager)**

Mr. Yeager was present at the meeting. He said he and his wife spend a lot of times outdoors. His wife is allergic to the tree which prevents them from going outside and that is why they are requesting it be removed.

Director Bhada made a motion to follow Staff's recommendation and approve the request for removal. Director Frankel seconded. The committee was in unanimous support.

**b) 5560-B Via Portora (Lin)**

Mr. Lin was present. He said the tree drops berries on sidewalk. He has witnessed someone falling on them. He recommends trimming the heavy limbs of the tree.

Director Frankel made a motion to visit the site before making a decision. Director Bhada seconded. The committee was in unanimous support.

Director Frankel amended motion to table this item for one to two months pending Staff's recommendation for the scheduling of the trimming which was not completed in 2018. Director Bhada seconded. The committee was in unanimous support.

**c) 5561-B Via Portora (Yun)**

In December, Mr. Yun's toilet backed up and it has been a problem for two years. Several times, Mr. Yun has requested removal of the tree since it is growing into the waste line. Chair Jarrett made a motion to visit the site before making a decision. Director Pearlstone seconded. The committee was in unanimous support.

Mr. Pearlstone asked Staff if the tree did cause mainline damage and if the waste line remediation will help. Mr. Wiemann reported that the remediation will seal the pipes completely and will stop the problem.

Director Pearlstone made a motion for Staff to propose a solution which will minimize the risk of future damage and a date for the epoxy lining and bring back that information to the next meeting. Director Bhada seconded. The committee was in unanimous support.

After visiting the site, Director Bhada made the motion to remove the Ficus tree at the Member's expense. This was determined due to the inability to do any root pruning because of the proximity to the sidewalks and the visible damage done by the root system. Director Pearlstone seconded. Director Frankel voted against the motion, resulting in a 3-1 vote in favor of the motion. The motion passed.

Items for Future Agendas:

**11. Proposed 2019 Reserve Funded Project Calendar**


Concluding Business

**12. Committee Member Comments**

None.

**13. Date of Next Meeting – March 7, 2019**

**14. Adjournment at 10:02 a.m.**



Lynn Jarrett, Chair

Kurt Wiemann, Staff Officer

Eve Morton – 268-2565

**Third Mutual Landscape Project Log  
March 2019**

Project	Description	Status	Estimated Completion/ On-going Date	Budget vs Actual
<b>Tree Maintenance</b>	This annual program includes the scheduled trimming of all Mutual trees; un-scheduled pruning and service requests; dead tree removal and replacement.	<u>3,255</u> scheduled trees were trimmed, <u>246</u> trees removed, <u>252</u> un-scheduled service requests completed. Work not complete: 1500 trims, 100 removals	Completed December 2018	Budget: \$826,476 Supplemental Funds: \$150,000 Year End Estimated Cost: \$930,810 Estimated Balance: \$45,666
<b>2019 Reserve Fund Projects</b>				
<b>Turf Reduction</b>	Elimination of highest water using turf areas; replacing with water efficient landscapes.	RFP for design/evaluation released 1/17/19	2019	Budget: \$105,536
<b>Slope Renovation</b>	Locations To Be Determined by Landscape Committee	Staff is reviewing slopes Mutual wide. Specification Development in progress.	2019	Budget: \$250,000
<b>Slope Maintenance Outsourced</b>	Annual cutting back and removal of vegetation on slopes	Staff is reviewing slopes Mutual wide. Specification Development in progress.	2019	Budget: \$464,422
<b>Fire Risk Reduction</b>	Project includes the removal of vegetation; lowering height of shrubs and raising the lower branches on trees on slopes with a high risk of fire.	Staff is reviewing slopes Mutual wide. Specification Development in progress.	2019	Budget: \$180,000
<b>Tree Maintenance</b>	For 2019 this annual program only includes street light clearing, un-scheduled pruning, service requests and dead tree removal.	Tree Program is under review.	2019	Budget: \$213,630



## STAFF REPORT

---

**DATE:** March 7, 2019  
**FOR:** Landscape Committee  
**SUBJECT:** Appeal of Denied Tree Removal Request – 5578-B Luz Del Sol (Levy) – Rustyleaf Fig tree

---

### **RECOMMENDATION**

Deny the request for the removal of one Rustyleaf Fig tree located at 5578-B and trim on schedule.

### **BACKGROUND**

The Landscape Committee considered the tree removal request submitted by Ms. Levy at the meeting on December 6, 2018, and voted to deny the request to remove the tree. Ms. Levy is appealing the decision to deny the removal and is requesting the Landscape Committee to reconsider and is willing to pay for the removal (Attachment 2).

Ms. Levy purchased the unit in May 2018. She is requesting the removal of a Rustyleaf Fig tree, *Ficus, rubiginosa* located at the front of the unit. The reasons cited by her for the removal are litter/debris, (people have slipped on the berries), overgrown, and the lifting of the sidewalk. There was a sidewalk repair performed in May 2018, at a cost of \$1,593. The scope of work was a drain installation that was not tree related. No additional residents have signed the Mutual Landscape Request Form (Attachment 3).

The tree was last trimmed in August 2015, and scheduled trimming is yet to be determined. Based upon the proposed trimming schedule it would be trimmed this year. The tree is approximately 25 feet in height with a trunk diameter of approximately 17 inches and is growing in the turf area approximately 3 feet from the common sidewalk, approximately 10 feet from the unit sidewalk, and approximately 20 feet from the driveway which has some visible cracking (Attachment 1).

### **DISCUSSION**

At the time of inspection, the tree was found to be in good condition with no trunk damage, decay, or pests present and is well placed. Based on Third Mutual's tree removal policies, there is no justification to remove this tree based on litter/debris, as they are a natural occurrence with trees. Trimming this tree on schedule will reduce the amount of litter caused by the tree.

### **FINANCIAL ANALYSIS**

The cost to remove the tree is estimated at \$750, cost to trim is estimated at \$300, and the estimated value is \$3,893, based on tree inventory data.

Third Laguna Hills Mutual  
Appeal of denied Tree Removal Request – 5578-B Luz Del Sol (Levy) – Rustyleaf Fig tree  
March 7, 2019

**Prepared By:** Bob Merget, Landscape Supervisor

**Reviewed By:** Larry Hernandez, Landscape Manager

Kurt Wiemann, Senior Field Services Manager

**ATTACHMENT(S)**

Attachment-1: Photographs

Attachment-2: Appeal Letter

Attachment-3: Mutual Landscape Request Form



ATTACHMENT 1



ATTACHMENT 2

February 12, 2019

To: The Third Laguna Woods Mutual Board of Directors  
Landscaping Committee

Re: Tree Removal at 5578 B Luz del Sol

In accordance with Resolution 01-13-182 we are appealing your decision of December 18, 2018 denying our request to remove the weeping fig tree in front of our home for the following reasons:

1. It is not solely due to litter and debris, rather it is a safety problem. This is caused by the huge volume of seeds which are both slippery and a fall hazard. The tree has dropped these seeds twice in the 7 months that we have lived here. It affects our front walk, the sidewalk in front of the unit and the street where visitors park their cars.
2. The tree roots have already damaged our front walk causing the maintenance department to replace it at considerable expense. It is only a matter of time before this will recur.
3. In addition at some point the roots will cause the same problem to the sidewalk along the street.
4. The preponderance of roots above ground not only could cause people to trip, but has limited our front lawn, taking away from the beauty of our area.

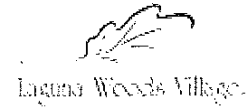
We are willing to reimburse the \$750 cost you estimated of removing the tree and stump and we would pay for a mutually decided replacement.

If the aforementioned fails to sway you, could you please trim back the tree so that it does not hang over the front walk and sidewalks by the street.

Thank you for your consideration,



Arthur and Judy Levy



RECEIVED  
OCT 16 2018  
LANDSCAPE DIVISION

MUTUAL LANDSCAPE REQUEST FORM

PLEASE NOTE: THIS FORM IS NOT INTENDED FOR ROUTINE MAINTENANCE REQUESTS

For all non-routine requests, please fill out this form. Per the policy of your Mutual, if your request falls outside the scope of the managing agent's authority, it will be forwarded to the Mutual's Landscape Committee for review. If you are unsure whether your request falls into this category, first contact Resident Services at 597-4600 in order to make that determination.

PLEASE RETURN COMPLETED REQUEST FORM TO RESIDENT SERVICES.

Resident/Owner Information

You must be an owner to request non-routine Landscape requests.

5578 Luz del Sol #B

Address

10/15/18

Today's Date

Judith Levy (H) (57-233-1513

Resident's Name

201-446-4378 (C)

Telephone Number

Non-Routine Request

Please checkmark the item that best describes your request. If none apply, please checkmark "Other" and explain.

- Tree Removal
- New Landscape
- Off-Schedule Trimming
- Other (explain): \_\_\_\_\_

Reason for Request

Please checkmark the item(s) that best explain the reason for your request.

- Structural Damage
- Sewer Damage
- Overgrown
- Poor Condition
- Litter/Debris
- Personal Preference
- View Obstruction

Other (explain): ~~Overgrown~~ People have stepped on berries

GUIDELINES:

- Structural/Sewer Damage: Damage to buildings, sidewalks, sewer pipes, or other facilities may justify removal if corrective measures are not practical.
- Overgrown/Crowded: Trees or plants that have outgrown the available space may justify removal.
- Damaged/Declining Health: Trees or plants that are declining in health will be evaluated for corrective action before removal/replacement is considered.
- View Blockage: By nature, view blockage must be reviewed case by case to determine the appropriate course of action.
- Litter and Debris: Because all trees shed litter seasonally, generally this is not an adequate reason to justify removal. However, if granted, removal/replacement may be at the resident's expense.
- Personal Preference: Because one does not like the appearance or other characteristics of the tree or plant generally does not justify its removal. However, if granted, removal/replacement is usually at the resident's expense.

**Description & Location of Request**

Please briefly describe the situation and the exact location of the subject of the request (e.g., "roots of pine tree in front of manor XYZ are lifting the sidewalk"). Attach pictures as necessary.

On front lawn tree drops berries & has caused people to slip. Roots have lifted sidewalk, I'm sweeping both sidewalk/street 2x a day

**Signatures of All Neighbors Affected By This Request**

Because your request may affect one or more of your neighbors, it is imperative that you obtain their signatures, manor numbers, and whether they are for, undecided, or against this request.

Signature	Manor #	For	Undecided	Against

(Please attach a separate sheet if more signatures are necessary.)

**Acknowledgement - Owner**

By signing, you are acknowledging this request.

Judith A Levy  
Owner's Signature

Judith Levy  
Owner's Name

**OFFICE USE ONLY**

MOVE-IN DATE: \_\_\_\_\_ DATE: \_\_\_\_\_ INITIALS: \_\_\_\_\_  
 530 \_\_\_\_\_ 540 \_\_\_\_\_ 570 \_\_\_\_\_ LAST PRUNED: \_\_\_\_\_  
 RELANDSCAPED: \_\_\_\_\_ NEXT TIME: \_\_\_\_\_  
 TREE SPECIES: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 TREE VALUE: \_\_\_\_\_ TREE REMOVAL COST: \_\_\_\_\_



## STAFF REPORT

---

**DATE:** March 7, 2019  
**FOR:** Landscape Committee  
**SUBJECT:** Off Schedule Tree Trimming Request – 3242-2C San Amadeo (Cosgrove) – Olive tree

---

### **RECOMMENDATION**

Deny the request for the off schedule trimming of one Olive tree at Unit 3242-2C.

### **BACKGROUND**

Ms. Cosgrove purchased the unit in June 2008. She is requesting the trimming of an Olive tree, *Olea, europaea* located at the front of the unit. The reason cited by Ms. Cosgrove for the trimming is view obstruction. Ms. Cosgrove had previously requested the removal of the Olive tree in February 1, 2018, and the Landscape Committee denied her request. One additional resident has signed the Mutual Landscape Request Form in favor of the trimming as long as the health of the tree is preserved (Attachment 2).

### **DISCUSSION**

It is approximately 23 feet in height with a trunk diameter of approximately 26 inches. It is growing in the turf area approximately 20 feet from the common sidewalk and approximately 20 feet from the building (Attachment 1). The tree was last trimmed in August 2015, and the pruning date has not been scheduled. Based on the proposed trimming schedule, the tree would be trimmed this year.

At the time of inspection, the tree was found to be in fair condition with no trunk damage, decay, or pests present. There are a number of visible surface roots, which are indicative of this species. The tree has a balanced canopy and is well placed.

### **FINANCIAL ANALYSIS**

The cost to remove the tree is estimated at \$1,500. The cost to trim the tree is estimated to be \$400. The estimated value of the tree is \$5,233 based on the ArborPro tree inventory.

**Prepared By:** Bob Merget, Landscape Supervisor

**Reviewed By:** Larry Hernandez, Landscape Manager

Kurt Wiemann, Senior Field Services Manager

### **ATTACHMENT(S)**

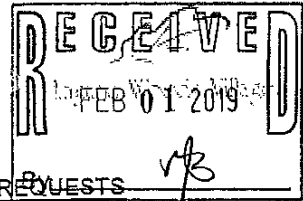
Attachment-1: Photographs

Attachment-2: Mutual Landscape Request Form

ATTACHMENT 1



*Stacey*



MUTUAL LANDSCAPE REQUEST FORM

PLEASE NOTE: THIS FORM IS NOT INTENDED FOR ROUTINE MAINTENANCE REQUESTS

For all non-routine requests, please fill out this form. Per the policy of your Mutual, if your request falls outside the scope of the managing agent's authority, it will be forwarded to the Mutual's Landscape Committee for review. If you are unsure whether your request falls into this category, first contact Resident Services at 597-4600 in order to make that determination.

PLEASE RETURN COMPLETED REQUEST FORM TO RESIDENT SERVICES.

Resident/Owner Information

You must be an owner to request non-routine Landscape request

3242 San Amadeo (rc)  
Address

Feb. 1, 2019

Today's Date

J. Jean Cosgrove  
Resident's Name

(949) 951-3474  
Telephone Number

Non-Routine Request

Please checkmark the item that best describes your request. If none apply, please checkmark "Other" and explain.

Tree Removal

New Landscape

Off-Schedule Trimming

Other (explain): *Cut to below my unit, as it was when I moved in*

Reason for Request

Please checkmark the item(s) that best explain the reason for your request.

Structural Damage  Sewer Damage  Overgrown  Poor Condition

Litter/Debris  Personal Preference  View Obstruction

*and*  Other (explain): *Keeps "light" out - makes unit dark - as well as the unit below.*

GUIDELINES:

- Structural/Sewer Damage: Damage to buildings, sidewalks, sewer pipes, or other facilities may justify removal if corrective measures are not practical.
- Overgrown/Crowded: Trees or plants that have outgrown the available space may justify removal.
- Damaged/Declining Health: Trees or plants that are declining in health will be evaluated for corrective action before removal/replacement is considered.
- \* View Blockage: By nature, view blockage must be reviewed case by case to determine the appropriate course of action.
- Litter and Debris: Because all trees shed litter seasonally, generally this is not an adequate reason to justify removal. However, if granted, removal/replacement may be at the resident's expense.
- Personal Preference: Because one does not like the appearance or other characteristics of the tree or plant generally does not justify its removal. However, if granted, removal/replacement is usually at the resident's expense.

**Description & Location of Request**

Please briefly describe the situation and the exact location of the subject of the request (e.g., "roots of pine tree in front of manor XYZ are lifting the sidewalk"). Attach pictures as necessary.

*The tree is directly in front of my unit. See attached. I can't even see the street in front or the sidewalk.*

**Signatures of All Neighbors Affected By This Request**

Because your request may affect one or more of your neighbors, it is imperative that you obtain their signatures, manor numbers, and whether they are for, undecided, or against this request.

Signature	Manor #	For	Undecided	Against
<i>Candice R. Hutchins</i>	<i>1C</i>	<input checked="" type="checkbox"/>		
<i>We support topping or trimming of said tree, as long as the health of the tree is preserved.</i>				
<i>(I didn't contact 3C because the tree doesn't reach that height)</i>				

(Please attach a separate sheet if more signatures are necessary.)

**Acknowledgement - Owner**

By signing, you are acknowledging this request.

*A.J. Cosgrove*  
Owner's Signature

*A.J. Cosgrove*  
Owner's Name

**OFFICE USE ONLY**

MOVE-IN DATE: \_\_\_\_\_ DATE: \_\_\_\_\_ INITIALS: \_\_\_\_\_

530 \_\_\_\_\_ 540 \_\_\_\_\_ 570 \_\_\_\_\_ LAST PRUNED: \_\_\_\_\_

RELANDSCAPED: \_\_\_\_\_ NEXT TIME: \_\_\_\_\_

TREE SPECIES: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

TREE VALUE: \_\_\_\_\_ TREE REMOVAL COST: \_\_\_\_\_



TO: LANDSCAPE COMMITTEE – THIRD MUTUAL

I purchased this unit more than 10 years ago...for the view. I spent months looking, and finally this was the only one available with a view. The olive tree in front of my condo was slender and shorter, topping below my balcony. The accompanying photos show how it looks today.

This is my third appeal – It has been trimmed, (not low enough). Time went by and Bob Merget said it would have to be removed in order for me to have my view; instead the board chose to trim it again - but still not low enough. Trimming has just encouraged its growth, faster and fuller than before. I know trees grow, but obviously, when planted at that location, the fact that it could impair a homeowners' view was not considered.

(James Tung : When you saw it two years ago from my unit, it can't compare to the situation today.)

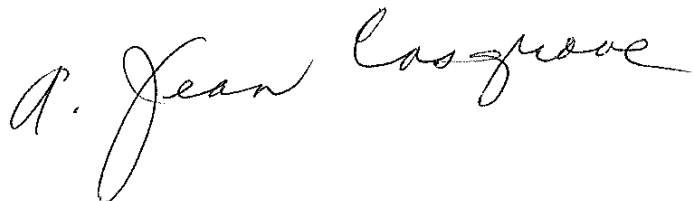
Besides the loss of view, it prevents the light and brightness I used to have, so that it is dark inside, as is the unit below.

This tree has now become an obstruction and not even an attractive one. A lovely flowering bush in its place would be a perfect choice. Do come up and see what I mean.

I can't tell you how frustrating this is and obviously defeating the purpose of my purchase. This situation also greatly devalues the condo.

Laguna Woods Village encourages prospective buyers to retire here, where their comfort, security, and happiness are provided. This predicament discredits these principles.

This has caused me such distress and anxiety for too long. Thank you for your understanding and your recognition that this is a serious matter.





## STAFF REPORT

---

**DATE:** March 7, 2019  
**FOR:** Landscape Committee  
**SUBJECT:** Tree Removal Request – 3528-C (O'Dell) – Carrotwood tree

---

### **RECOMMENDATION**

Approve the request for the removal of one Carrotwood tree located at 3528-C and schedule within the next 90 days.

### **BACKGROUND**

Ms. O'Dell purchased the unit in April 2002. She is requesting the removal of a Carrotwood tree, *Cupaniopsis, anacardioides* located at the front of the unit. The reasons cited for the removal are trip and fall hazard, overgrown, and litter/debris. No additional residents have signed the request form (Attachment 2).

The tree was last trimmed in July 2015, and scheduled inspection/trimming is yet to be determined. The tree is approximately 26 feet in height with a trunk diameter of approximately 8 inches and is growing in the turf area approximately 5-6 feet from the driveway and sidewalk which has minimal rising and approximately 10-12 feet from the main walkway (Attachment 1).

### **DISCUSSION**

At the time of inspection, the tree was found to be in good condition with no trunk damage, decay, or pests present. The location of the tree is poor given its proximity to another Carrotwood tree. The removal of the smaller tree would enhance the health of the remaining tree and enable it to fill in properly.

### **FINANCIAL ANALYSIS**

The cost to remove the tree is estimated at \$700, cost to trim is estimated to be \$250, estimated value is \$2,030, based on the tree inventory data.

**Prepared By:** Bob Merget, Tree Supervisor

**Reviewed By:** Larry Hernandez, Landscape Manager

Kurt Wiemann, Senior Field Services Manager

### **ATTACHMENT(S)**

Attachment 1: Photographs

Attachment 2: Mutual Landscape Request Form, Letter

ATTACHMENT 1



COPY

MUTUAL LANDSCAPE REQUEST FORM

PLEASE NOTE: THIS FORM IS NOT INTENDED FOR ROUTINE MAINTENANCE REQUESTS

For all non-routine requests, please fill out this form. Per the policy of your Mutual, if your request falls outside the scope of the managing agent's authority, it will be forwarded to the Mutual's Landscape Committee for review. If you are unsure whether your request falls into this category, first contact Resident Services at 597-4600 in order to make that determination. PLEASE RETURN COMPLETED REQUEST FORM TO RESIDENT SERVICES.

Resident/Owner Information

You must be an owner to request non-routine Landscape requests.

3528-C Monte Hermoso Address Jan 11, 2019 Today's Date Nancy O'Dell Resident's Name 949-951-8133 Telephone Number

Non-Routine Request

Please checkmark the item that best describes your request. If none apply, please checkmark "Other" and explain.

- Tree Removal (checked), New Landscape, Off-Schedule Trimming, Other (explain):

Reason for Request

Please checkmark the item(s) that best explain the reason for your request.

- Structural Damage, Sewer Damage, Overgrown (checked), Poor Condition, Litter/Debris, Personal Preference, View Obstruction, Other (explain): Hazard please see attached letter

GUIDELINES:

- Structural/Sewer Damage: Damage to buildings, sidewalks, sewer pipes, or other facilities may justify removal if corrective measures are not practical. Overgrown/Crowded: Trees or plants that have outgrown the available space may justify removal. Damaged/Declining Health: Trees or plants that are declining in health will be evaluated for corrective action before removal/replacement is considered. View Blockage: By nature, view blockage must be reviewed case by case to determine the appropriate course of action. Litter and Debris: Because all trees shed litter seasonally, generally this is not an adequate reason to justify removal. However, if granted, removal/replacement may be at the resident's expense. Personal Preference: Because one does not like the appearance or other characteristics of the tree or plant generally does not justify its removal. However, if granted, removal/replacement is usually at the resident's expense.

**Description & Location of Request**

Please briefly describe the situation and the exact location of the subject of the request (e.g., "roots of pine tree in front of manor XYZ are lifting the sidewalk"). Attach pictures as necessary.

*Please see letter attached:*

**Signatures of All Neighbors Affected By This Request**

Because your request may affect one or more of your neighbors, it is imperative that you obtain their signatures, manor numbers, and whether they are for, undecided, or against this request.

Signature	Manor #	For	Undecided	Against

(Please attach a separate sheet if more signatures are necessary.)

**Acknowledgement - Owner**

By signing, you are acknowledging this request.

Nancy O'Dell  
Owner's Signature

NANCY O'Dell  
Owner's Name

**OFFICE USE ONLY**

MOVE-IN DATE: \_\_\_\_\_ DATE: \_\_\_\_\_ INITIALS: \_\_\_\_\_  
 530 \_\_\_\_\_ 540 \_\_\_\_\_ 570 \_\_\_\_\_ LAST PRUNED: \_\_\_\_\_  
 RELANDSCAPED: \_\_\_\_\_ NEXT TIME: \_\_\_\_\_  
 TREE SPECIES: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 TREE VALUE: \_\_\_\_\_ TREE REMOVAL COST: \_\_\_\_\_

January 9, 2019

RECEIVED  
JAN 16 2019  
LANDSCAPE DIVISION

From: Nancy O'Dell  
3528-C Monte Hermoso  
Laguna Woods, CA 92637  
949-951-8133  
To: Landscaping Committee

RE: Carrotwood Tree Removal Request

Dear Landscaping Committee Members

**INTRODUCTION**



**Picture-1** showing two large Carrotwood trees in front yard area. The trunk of the smaller tree is 22-feet North of the larger tree.

I respectfully request removal of a problem Carrotwood tree (*Cupaniopsis anacardioides*) from my front yard area. Please see **Picture-1** included above. **Picture-1** shows two Carrotwood trees - the tree I wish removed is the smaller tree on the left side of the picture. I've also enclosed a Ziploc bag holding a small clipping of the tree's leaves, a flower stalk with some tiny flowers still attached, and some of the old seed pods that are still hanging in the tree from last year.

I have been a Laguna Woods resident and Third Mutual Owner for 15 years. When I first occupied my unit, the tree in question was very small (it appeared to have been recently planted), and since that time the once little tree has grown into a large, unsightly problem and hazard.

During two periods every year, both Carrotwood trees produce a large amount of litter, making quite a mess of the front yard area, but it is the smaller tree that has become a particular hazard because its litter falls heavily on my driveway, and on the walkway to my front entrance – the litter also migrates down the slope to accumulate on the sidewalk and in front of the common mailboxes. Also, both trees cast a large area of very deep shade that is killing the lawn.

- For 4-5 weeks during November and December, the tree drops a very large quantity of pollen and flowers on my walkways. Please see attached Picture-2 and Picture-3 – both showing a 24-hour accumulation.

- For 5-6 weeks during early Spring, it drops a very large quantity of seed pods and small round seeds/berries on my walkways. Please see attached Picture-4 and Picture-5 and Picture-6 – all showing a 24-hour accumulation.

- The deep shade cast by both trees appears to have killed most of the grass underneath them and the ground is bare for several feet around the trunks, and in the other shaded areas weeds now grow in place of much of the grass that used to be there. Please see Picture-7 and Picture-8.

### **REASONS FOR REQUESTING TREE REMOVAL**

For the following reasons, I respectfully request removal of the problem Carrotwood tree:

- Twice a year the tree litter creates a trip and fall hazard to myself and my guests:

- Trip & Fall Hazard During Nov-Dec: The tree produces pollen and small flowers for 5-6 weeks during Nov-Dec – it falls heavily, thickly coating the driveway and sidewalk leading to my front entrance. During the winter rains, the addition of wet pavement mixed with the fallen pollen and flowers, makes the walkways slippery, and the only way to access my front door is via these walkways.

- Trip & Fall Hazard in the Spring: The seed pods and seeds produced during the Spring months fall steadily, again heavily cluttering the same walkways – the seed pods are very hard, and the berries are very hard and round. I'm especially concerned the hard, irregular shaped pods could cause myself or my guests to twist an ankle, or even fall. The accumulation of seeds and pods is often so heavy there's really no way to avoid walking on them.

- Swarms of bees are attracted to the flowers and I'M VERY ALLERGIC TO BEE STINGS: The pollen and flowers the tree produces during Nov-Dec attracts extremely large swarms of bees. From the morning hours until the evening, the tree is loudly buzzing with them.

- The tree's litter and lawn damage are unsightly:

- Please refer to Pictures 1 through 8

- The tree itself is unsightly:

- The canopy of the smaller (younger) tree has grown large enough for its canopy to merge with that of the older tree. The trees were planted too close to each other and are not maintained in such a way so that they are kept separated. Please refer again to Picture-1.

### **CONCLUSION**

I'm 84 now, and it has become necessary for me to use a cane, so it is much more difficult for me to sweep my walkways daily during the months when the problem Carrotwood tree is dropping so much litter - I used to be able to keep up with it, but no longer feel able to do so.

I'm very concerned about the trip and fall hazards this tree creates to myself and my visiting family and guests. Most of my guests are also seniors in their 70s and 80s, and several of them use canes or walkers. My walkways to my front entrance are often heavily coated with tree litter making it nearly impossible to avoid walking on it – and, as a senior myself, I think I'm rightfully concerned that any trip and fall injury it may cause to myself and my guests could be devastating.

I will be very disappointed if the committee does not agree with me that removing the problem tree in my front yard would be very wise because it would remove the hazard it creates. I also hope the committee will agree that the tree's copious litter makes an unsightly mess, which is also destroying the grass in my front yard. I also hope the committee will agree that the way the two Cottonwood trees are growing together looks bad and unprofessional – the trees are only 20-feet apart and should've never been planted so nearby each other.

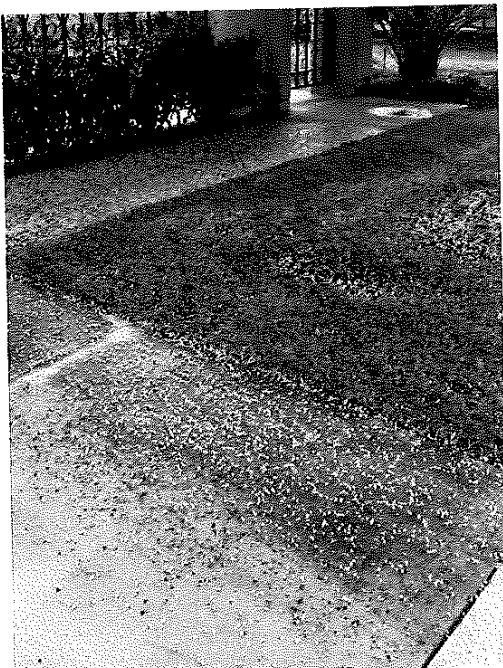
If you agree to remove this tree, I would appreciate if nothing is planted to replace it. I would prefer that the grass be reseeded and maintained creating a sunny, green lawn in front of my home.

Because this matter concerns me greatly, I'd appreciate your response as soon as practical.

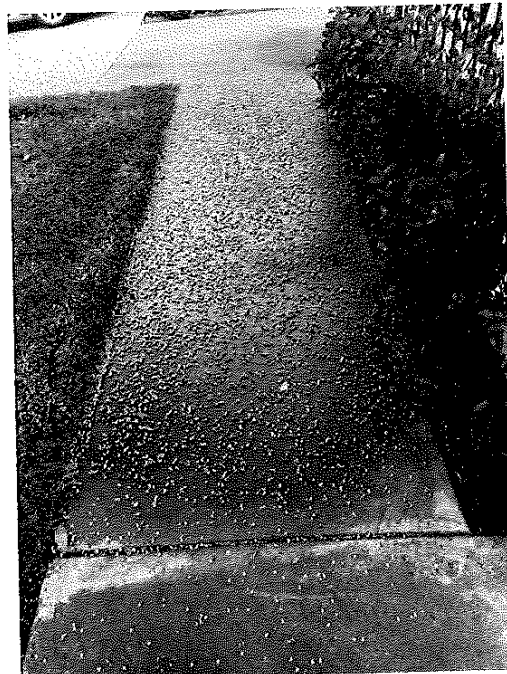
Thank you for your consideration of this matter.

Respectfully Submitted,

*Nancy O'Dell*  
Nancy O'Dell



**Picture-2** showing 24-hour accumulation of flowers and pollen on the driveway and walkway leading to my front gate.



**Picture-3** showing 24-hour accumulation of flowers and pollen on the walkway leading from my front gate out to the driveway.

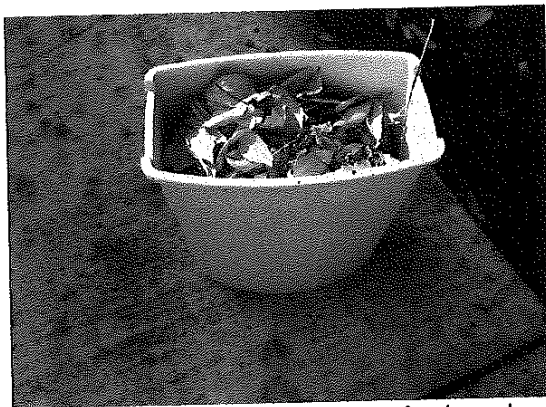




**Picture-4** showing 24-hour accumulation of pods and seeds and leaves on the driveway leading up to my front gate.



**Picture-5** showing 24-hour accumulation of pods, seeds, and leaves on the walkway leading to my front gate.



**Picture-6** showing 24-hour accumulation of pods, seeds and leaves



**Picture-7** showing Carrotwood tree seedlings and weeds replacing grass



**Picture-8** showing lawn's bare patches, and thinning grass, and the weeds and tree seedlings replacing grass.

Enclosures (5)

1. 8 x 10" print **Picture-1**
2. 4 x 6" print **Picture-4**
3. 4 x 6" print **Picture-5**
4. 3 x 6" print **Picture-6**
5. Ziploc bag containing sample cuttings of flower, dried pods and leaves



## STAFF REPORT

---

**DATE:** March 7, 2019  
**FOR:** Landscape Committee  
**SUBJECT:** Tree Removal Request – 3342-A Punta Alta (Decker) – Star Pine tree

---

### **RECOMMENDATION**

Approve the request for the removal of one Star Pine tree located at 3342-A.

### **BACKGROUND**

Ms. Decker purchased the manor in June 1999. She is requesting the removal of a Star Pine tree, *Araucaria, columnaris*, located at the rear of the unit. The reasons cited for the removal are large branches have fallen and caused damage to the patio cover and roots at the patio tiles will cause future damage. Two additional residents have signed in favor of the removal (Attachment 2).

The tree was last inspected/pruned in February 2018, and future scheduled trimming is yet to be determined. It is approximately 40 feet in height with a trunk diameter of approximately 14 inches and is growing in the turf area approximately 11 feet from the unit. The tree has been topped in the past due to a lean which is common in these species.

### **DISCUSSION**

At the time of inspection, there was noticeable surface rooting and some bleeding from the trunk. Due to the excessive limb loss reported since October 2018, it is Staff's opinion the tree may have internal decay causing the limbs to detach. In an effort to preserve these species in the past, topping was performed. Over the years, Staff has noticed more bleeding than normal on the trees that have been topped opposed to the ones that have not (Attachment 1). To reduce the risk of future limb loss, Staff recommends removal of the tree.

### **FINANCIAL ANALYSIS**

The cost to remove the tree is estimated at \$900, cost to trim is estimated to be \$300, and the estimated value is \$2,582, based on the tree inventory data.

**Prepared By:** Bob Merget, Landscape Supervisor

**Reviewed By:** Larry Hernandez, Landscape Manager

Kurt Wiemann, Senior Field Services Manager

### **ATTACHMENT(S)**

Attachment 1: Photographs

Attachment 2: Mutual Landscape Request Form

ATTACHMENT 1



Third Laguna Hills Mutual  
Tree Removal Request – 3342-A Punta Alta (Decker) – Star Pine tree  
March 7, 2019





8 Pictures w/Notes

MUTUAL LANDSCAPE REQUEST FORM

PLEASE NOTE: THIS FORM IS NOT INTENDED FOR ROUTINE MAINTENANCE REQUESTS

For all non-routine requests, please fill out this form. Per the policy of your Mutual, if your request falls outside the scope of the managing agent's authority, it will be forwarded to the Mutual's Landscape Committee for review. If you are unsure whether your request falls into this category, first contact Resident Services at 597-4600 in order to make that determination.

PLEASE RETURN COMPLETED REQUEST FORM TO RESIDENT SERVICES.

Resident/Owner Information

You must be an owner to request non-routine Landscape requests.

3342-A Puerto Alta
Address

2-4-19
Today's Date

REBECCA DECKER
Resident's Name

949-280-4375
Telephone Number

Non-Routine Request

Please checkmark the item that best describes your request. If none apply, please checkmark "Other" and explain. PLEASE REPLACE WITH SMALLER TREE

[X] Tree Removal [ ] New Landscape [ ] Off-Schedule Trimming

[X] Other (explain): BRANCHES REMOVAL + CLEAN-UP
Patio Aluminum Roof damage fixed by you

Reason for Request

Please checkmark the item(s) that best explain the reason for your request. BIG BRANCHES FALLING DOWN DOING DAMAGE TO UNIT.

[X] Structural Damage [ ] Sewer Damage [X] Overgrown [ ] Poor Condition

[ ] Litter/Debris [ ] Personal Preference [ ] View Obstruction

[X] Other (explain): Roots at Patio Tile Floor Leaning, Did Damaged to Aluminum Patio Roof, and Branches from Trees

GUIDELINES:

- Structural/Sewer Damage: Damage to buildings, sidewalks, sewer pipes, or other facilities may justify removal if corrective measures are not practical.
Overgrown/Crowded: Trees or plants that have outgrown the available space may justify removal. -leaning too much - roots at patio floor
Damaged/Declining Health: Trees or plants that are declining in health will be evaluated for corrective action before removal/replacement is considered.
View Blockage: By nature, view blockage must be reviewed case by case to determine the appropriate course of action.
Litter and Debris: Because all trees shed litter seasonally, generally this is not an adequate reason to justify removal. However, if granted, removal/replacement may be at the resident's expense.
Personal Preference: Because one does not like the appearance or other characteristics of the tree or plant generally does not justify its removal. However, if granted, removal/replacement is usually at the resident's expense.

Resident Request

Note: 2 separate times recently, Branches have fallen off of tree - SEE DAMAGE - Pictures
Agenda Item #11C Page 4 of 5

**Description & Location of Request**

Please briefly describe the situation and the exact location of the subject of the request (e.g., "roots of pine tree in front of manor XYZ are lifting the sidewalk"). Attach pictures as necessary.

See Pictures Attached - 2 <sup>SEE NOTES ON BACK</sup> separate times branches have recently fallen down - I have patio ~~the~~ roof damage <sup>with fly roof damage</sup> to be fixed by you. Roots at patio slab, tree leaning toward unit too much

**Signatures of All Neighbors Affected By This Request**

Because your request may affect one or more of your neighbors, it is imperative that you obtain their signatures, manor numbers, and whether they are for, undecided, or against this request.

Signature	Manor #	For	Undecided	Against
Frederic Mc Thomas	3341 Unit A PUNTA ALTA	X		
Luzon Batchelor	3340 B PUNTA ALTA	X		
Blair Batchelor	3340 B PUNTA ALTA	X		

(Please attach a separate sheet if more signatures are necessary.)

**Acknowledgement - Owner**

By signing, you are acknowledging this request.

Rebecca Decker  
Owner's Signature

REBECCA DECKER  
Owner's Name

I AM contacting Risk Mgmt to get patio roof fixed

**OFFICE USE ONLY**

MOVE-IN DATE: \_\_\_\_\_ DATE: \_\_\_\_\_ INITIALS: \_\_\_\_\_

530 \_\_\_\_\_ 540 \_\_\_\_\_ 570 \_\_\_\_\_ LAST PRUNED: \_\_\_\_\_

RELANDSCAPED: \_\_\_\_\_ NEXT TIME: \_\_\_\_\_

TREE SPECIES: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

TREE VALUE: \_\_\_\_\_ TREE REMOVAL COST: \_\_\_\_\_