



OPEN MEETING

**REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL
LANDSCAPE COMMITTEE**

**Thursday, February 13, 2019 – 9:30 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 December 12, 2019
5. Chair's Remarks
6. Member Comments (Items Not on the Agenda)
7. Response to Member Comments
8. Department Head Update

Consent:

None

Reports:

9. Project Log

Items for Discussion and Consideration:

10. Request for Tree Removal – 126-T Avenida Majorca (Kruce) – One Canary Island Pine tree
11. Request for Tree Removal – 2183-P Via Mariposa (Italiano) – One Indian Laurel Fig Tree
12. Review of Landscaping – Building 895

Items for Future Agendas:

Concluding Business:

13. Committee Member Comments
14. Date of Next Meeting – April 9, 2020
15. Adjournment

Kurt Wiemann, Staff Officer
Eve Morton, Landscape Operations Coordinator 268-2565



OPEN MEETING

**REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL
LANDSCAPE COMMITTEE**

**Thursday, December 12, 2019 – 9:30 A.M.
Laguna Woods Village Community Center Board Room
24351 El Toro Road**

REPORT

COMMITTEE MEMBERS PRESENT: Chair – Manuel Armendariz, Anthony Liberatore, Brian Gilmore for Andre Torng

COMMITTEE MEMBERS ABSENT: Andre Torng

OTHERS PRESENT: Juanita Skillman

ADVISORS PRESENT:

STAFF PRESENT: Kurt Wiemann, Eve Morton

1. Call to Order

Called to order at 9:30 a.m.

2. Acknowledgment of Media

No media were present.

3. Approval of the Agenda

Director Gilmore made a motion to approve the agenda. Director Liberatore seconded. The committee was in unanimous support.

4. Approval of the Meeting Report for October 10, 2019

Director Liberatore made a motion to approve the report. Director Gilmore seconded. The committee was in unanimous support.

5. Chair's Remarks

Chair Armendariz stated he is looking forward to chairing these meetings. Landscaping is important to all of our residents, as something we see every day.

6. Member Comments

Cass Poole (97-G) A mess was left after trees and mowing were done. There was a tree which was cut down and stump is still there. She was told it would be four months before it comes out. The lawns get really bad when the mowers make U-turns with the mowers. Also, she feels it improper when staff drives a minivan onto the lawn.

Gael Flores (645-A) She has dead and dying plants in her area. Some were removed. The lilies in the walkway are gone and nothing was planted in their place. Her landscaping has been going downhill over the last year and a half. It looked so beautiful when she moved here 12 years ago. Across from her, in a Common Area, a quarter of the plants there are dying and others look bad. Lantana was cut out when sewer lines were worked on. They were left for a long time on the tarps until staff was called.

Sonia Appell (821-N) She and her neighbors have concerns about the lawn in front of 821-P. Big patches where nothing grows. She has contacted landscaping but no follow up. (Records do not indicate any calls regarding lawns for this building in the last year).

Jean Bender (2037-B) Why do they blow the trimmings into the flower beds? The mower doesn't have catchers on them. A lady fell down in front of the pine trees after the rain. Needles are blown back onto lawn and sidewalk. Trees are growing on her tile roof again. Can someone come out and look at this?

7. Response to Member Comments

Mr. Wiemann responded:

- In the 2020 budget, there is money for us to renovate turf in United. In the spring, we will aerate and over-seed the lawns. Lawns will look great this summer. Rabbits are a big problem.
- About the grass, we are continually working on changing the culture about how it is mowed.
- Mulching mowers leave grass behind. We don't have staff to blow sidewalks on a weekly basis. We are doing some work with vacuums for the clippings.
- 15 new mowers for 2020 should take care of the mulch mower issue.
- He asked Ms. Flores to fill out a Landscape Request Form to have those dying bushes addressed.
- Stumps are taken out in groups and he will make sure that Ms. Poole is on the list for the next time Staff will be removing them.

Chair Armendariz said to make sure you have made a service request with Resident Services or filled out a Landscape Request Form.

8. Department Head Update

Mr. Wiemann reported that Landscape Division is 11 people short and three people are retiring soon. He is hoping to be fully staffed in March. He is bringing in contractors to supplement Landscaping staff.

A contractor is being hired to do the trees. They will be removing some older, dead trees in United.

Consent:

None

Reports:

9. Project Log

Mr. Wiemann reviewed the project log with the committee and answered some questions.

10. Approve Tree Trimming Schedule

Chair Armendariz and Mr. Wiemann spoke about the fact that the Village has been on a 34-month trimming schedule and explained how species-based trimming will work. The proposal presented by Mr. Wiemann is to change from a 34-month tree trimming schedule to a species-based tree maintenance program on a five year rotation.

Director Gilmore moved and Director Liberatore seconded. All were in favor of the motion to change to a species-based tree maintenance program.

11. Review and Discuss Ending Yellow Stake Program

Mr. Wiemann explained that he is proposing to require Members to fill out a Landscape Request Form to request planting in some of their own plants adjacent to their unit. These requests will go to this committee and then there will be a record of what plantings the committee has approved. This process would be in lieu of the existing Yellow Stake program.

The committee unanimously approved staff's recommendation.

Items for Discussion and Consideration:

12. Request for Tree Removal – 140-D Avenida Majorca – One Canary Island Pine

Chair Armendariz made motion to accept the staff recommendation to approve this request. The committee was in unanimous support.

13. Request for Tree Removal – 179-A Avenida Majorca – One Carrotwood

Chair Armendariz made motion to accept the staff recommendation to approve this request. The committee was in unanimous support.

14. Request for Tree Removal – 219-A Avenida Majorca – Four Canary Island Pine

Chair Armendariz made motion to accept the staff recommendation to approve this request. The committee was in unanimous support.

15. Per Committee Request: Reconsider Tree Removal: 228-D Avenida Majorca – One Fern Pine

The committee is going to go look at this tree with Staff and get back to Mr. Harwood with the committee's decision.

16. Request for Tree Removal – 519-D Calle Aragon – Two Canary Island Pine

Chair Armendariz made motion to accept the staff recommendation to approve this request. The committee was in unanimous support.

17. Request for Tree Removal - Staff Recommendation - 2058 Via Mariposa East – Four Canary Island Date Palms

Chair Armendariz made motion to accept the staff recommendation to approve this request. The committee was in unanimous support.

Items for Future Agendas:

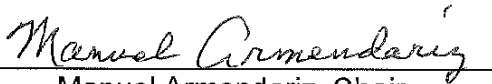
Concluding Business:

18. Committee Member Comments

Director Gilmore would like to consider replacing a tree for every one removed. He asked about the six new mowers that aren't working properly.

19. Date of Next Meeting – February 13, 2020

20. Adjournment at 10:28 a.m.



Manuel Armendariz, Chair
Kurt Wiemann, Staff Officer
Eve Morton, Landscape Operations Coordinator – 268-2565

United Mutual Landscape Project Log					
February 2020					
2019 Projects					
Project	Description	Status	Estimated Completion/ On-Going Date	Completion	Budget vs Actual
Landscape Revitalization Project	Elimination of highest water-using turf areas; replacing with water efficient landscapes. Continue separating mixed stations.	Scheduled to complete CDS 14/15 Irrigation Retro-Fit Project. Final plans are in development for turf reduction project.	2019	24%	Budget: \$350,000 Year-to-date (December): \$84,859 Balance: \$265,141
Tree Maintenance	This annual program includes the scheduled trimming of all Mutual trees; unscheduled pruning and service requests; dead tree removal and replacement.	As of December 31, 2019, 4,123 scheduled trees were trimmed, 431 trees removed, 45 new trees were planted and 164 off-scheduled service requests completed.	December 2019 Annual	90%	Budget: \$1,232,529 Year-to-date Estimated (December): \$1,109,426 Balance: \$123,103
2020 Projects					
Landscape Revitalization Project	Elimination of highest water-using turf areas; replacing with water efficient landscapes. Continue separating mixed stations.	Scheduled to complete CDS 14/15 Irrigation Retro-Fit Project. Final plans are in development for turf reduction project.	2020	0%	Budget: \$350,000
Slope Renovation/ Maintenance	Annual cutting back and removal of vegetation on slopes. Maintenance thereafter.	Contract under Board Review	2020	0%	Budget \$102,274
Tree Maintenance	This annual program includes the scheduled trimming of all Mutual trees; unscheduled pruning and service requests; dead tree removal and replacement.	Contractor scheduled to start mid-February/Staff has started scheduled work.	December 2020 Annual	0.83%	Contract Budget: \$503,120 Staff Budget: \$457,382



STAFF REPORT

DATE: February 13, 2020
FOR: Landscape Committee
SUBJECT: Request for Tree Removal – 126-T Avenida Majorca (Kruce) – One Canary Island Pine tree

RECOMMENDATION

Deny the request for the removal of one Canary Island Pine tree located at 126-T and trim on schedule.

BACKGROUND

Mr. Kruce became a Member in June 2018. He is requesting the removal of one Canary Island Pine tree, *Pinus, canariensis*, located in the shrub bed area behind the unit; this is the shorter of the two Pine trees in the pictures (Attachment 1). The reasons cited by him for the removal are structural damage, overgrown, and the potential for failure causing extreme danger. Six additional residents have signed the Mutual Request Form in favor of the removal. (Attachment 2).

The tree was last trimmed in May 2017, and future scheduled trimming is tentatively scheduled for fiscal year 2022. The tree is approximately 40 feet in height with a trunk diameter of approximately 27 inches and is growing approximately two feet from the walkway and approximately 12 feet from the building and the unit's patio.

DISCUSSION

At the time of inspection, the tree was found to be in fair condition with a balanced canopy with a self-adjusting lean, no visible decay, no pests, and no trunk damage. There is no noticeable surface rooting or damage to the concrete walk and the tree has a well-developed trunk flare at ground attachment. The tree has been previously topped due to an infestation of the Poly Shot Hole Borer which has been attacking Pine trees in Southern California. In the past, staff has topped Canary Island Pines three to four feet below the affected areas in an effort to preserve the trees which has been successful with a number of trees, including this one.

FINANCIAL ANALYSIS

The cost to remove the tree is estimated at \$1,900, cost to trim is estimated at \$400, and the estimated value is \$5,526, based on tree inventory data.

Prepared By: Bob Merget, Tree Supervisor
Reviewed By: Kurt Wiemann, Director of Landscape Services
Eve Morton, Landscape Coordinator

ATTACHMENT(S)

Attachment 1:	Photographs
Attachment 2:	Mutual Landscape Request Form, Letter

Attachment 1





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.*

126 T AVENIDA MAJORCA
Address

Today's Date

RUSSELL KRUE
Resident's Name

708 382 0282
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): _____**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.

THERE'S A LARGE PINE TREE LOCATED AT THE REAR OF BUILDING 126 AVENIDA MAJORCA, NEXT TO THE CARPORT AND IS SLANTED TOWARDS THE BUILDING, WHICH PRESENTS A HAZARDOUS SITUATION OF FALLING ON THE BUILDING, CAUSING EXTREME DAMAGE AND INJURIES OR DEATH TO THE OCCUPANTS OF THE BUILDING. THIS TREE NEEDS TO BE CUT DOWN AS SOON AS POSSIBLE.

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>D Salvo</i>	S	✓		
<i>N Young</i>	R	✓		
<i>Benito</i>	F	✓		
<i>Jim & Mary McKinnon</i>	U	✓		
<i>Melanie Boatz</i>	G	✓		
<i>Ben</i>	E	✓		

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

Acknowledgement - Owner

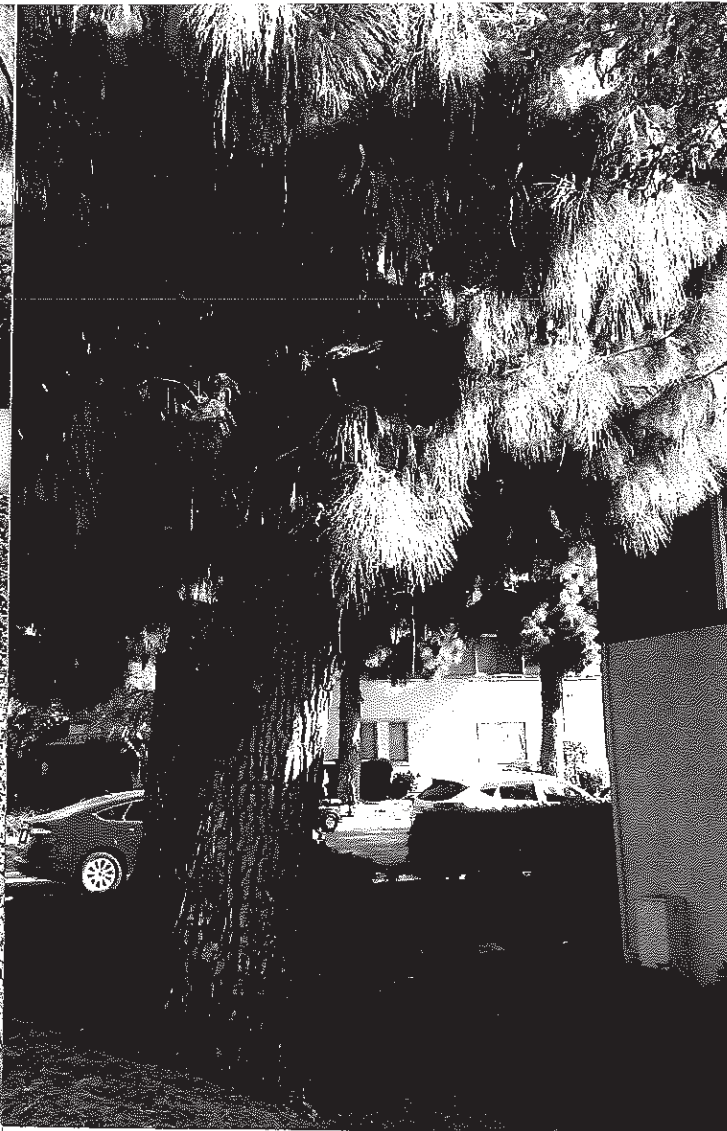
By signing, you are acknowledging this request.

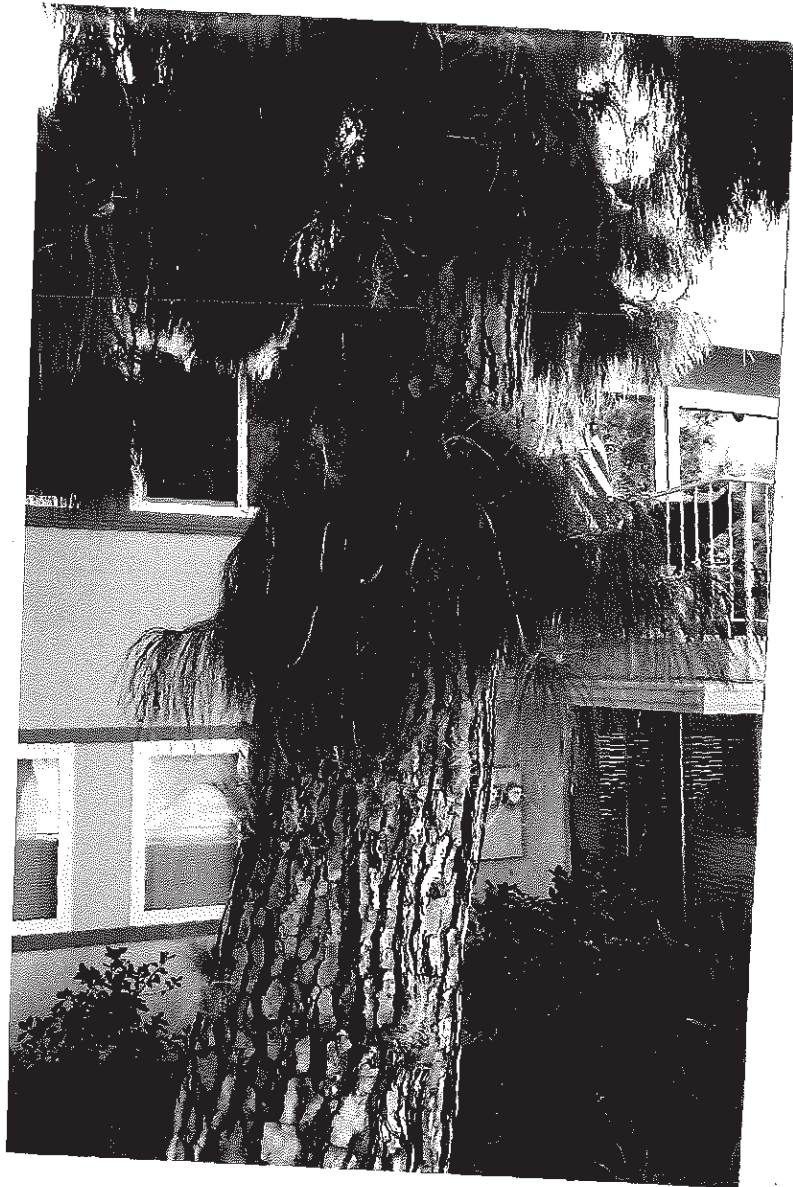
Russell Krue
Owner's Signature

RUSSELL KRUE
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: February 13, 2020
FOR: Landscape Committee
SUBJECT: Request for Tree Removal – 2183-P Via Mariposa (Italiano) – One Indian Laurel Fig Tree

RECOMMENDATION

Approve the request for the removal of one Indian Laurel Fig tree located at 2183-P.

BACKGROUND

Mr. Italiano became a Member in August 2012. He is requesting the removal of one Indian Laurel Fig tree, *Ficus, microcarpa, "Nitida"*, located on the slope area in front of the building (Attachment 1). The reasons cited by him for the removal are structural damage, litter/debris, overgrown, and the potential of root damage to the building foundation. Four additional residents have signed the Mutual Request Form in favor of the removal. (Attachment 2).

The tree was last trimmed in January 2018, and future scheduled trimming is tentatively scheduled for fiscal year 2020. The tree is approximately 36 feet in height with a trunk diameter of approximately 24 inches and is growing approximately eight feet from the building and approximately one foot from the V ditch.

DISCUSSION

At the time of inspection, the tree was found to be in fair condition with a very large, full, and heavy canopy with end weight on the branches. No visible decay, pests, or trunk damage. There are a number of very aggressive surface roots causing damage and rising of the concrete "V" ditch as well as at the mortar-less block retaining wall. These surface roots that are attached to the trunk do have hollow pockets below them which leads staff to believe there is weak attachment to the slope. There was no noticeable structural damage to the unit or visible surface roots at the foundation.

Due to the location of the tree, it is not possible to perform a root trench and any removal of these roots could cause the tree to become unstable. This species of tree is prone to large surface roots and will continue to cause damage to the "V" ditch as well as potential damage to the building's foundation. It is therefore staff's recommendation to remove the tree as it has outgrown the area and there is no way to control future surface root growth.

FINANCIAL ANALYSIS

The cost to remove the tree is estimated at \$2,000, cost to trim is estimated at \$400, and the estimated value is \$4,681, based on the tree inventory data.

Prepared By: Bob Merget, Tree Supervisor

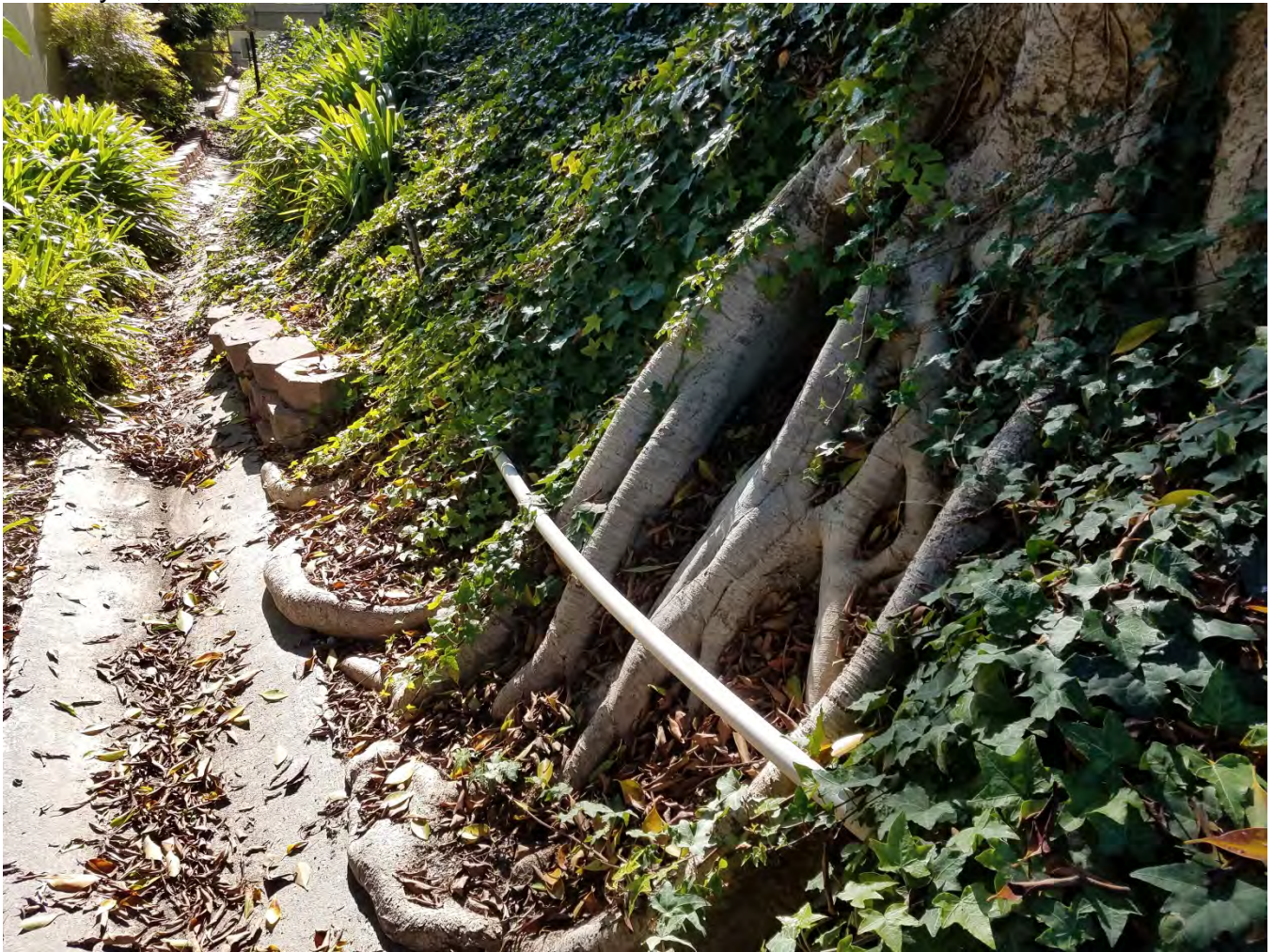
Reviewed By: Kurt Wiemann, Director of Landscape Services
Eve Morton, Landscape Coordinator

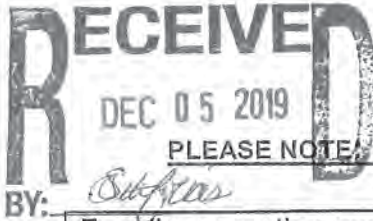
ATTACHMENT(S)

Attachment 1: Photographs
Attachment 2: Mutual Landscape Request Form, Letter

Attachment 1





**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.

2183 VIA MARIPOSA E, UNIT P
Address

11-22-2019
Today's Date

JOSEPH C. ITALIANO
Resident's Name

949-588-6339
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):

CLEAN OUT DRAINAGE CANAL
CHECK FOR ROOT DAMAGE

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):

CHECK FOR ROOT DAMAGE TO FOUNDATION

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.
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- 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.

① THE DRAINAGE CANAL UNDER THE WALKWAY IS FILLED WITH WEEDS

② THICK ROOTS FROM TREE MAY BE GROWING UNDER FOUNDATION.

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>Joseph C. Italiano</i>	P	✓		
<i>Blk Dwnr</i>	Q	✓		
<i>Manor B Dwnr</i>	C	✓		
<i>Cheryl Dwnr</i>	D	✓		

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

Acknowledgement - Owner

By signing, you are acknowledging this request.

Joseph C. Italiano
Owner's Signature

JOSEPH C. ITALIANO
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: February 13, 2020
FOR: Landscape Committee
SUBJECT: Request for Review of Landscaping –B895 Ronda Sevilla – Mutual Landscape Area

RECOMMENDATION

Direct Staff to trim common area landscape along the garden area pathway at a height of four feet.

BACKGROUND

This is a resident dispute between the Rubins, who purchased in 1994, and the Pisos, who purchased in 2015. There is an existing improvement to the common area that has created a quiet garden area with bench seating and views of the surrounding hillsides. This garden area was constructed in 2006 by the Mutual at the direction of the Board and has been traditionally maintained by the Mutual.

DISCUSSION

The Landscape Department has received two separate Landscape Request Forms from residents adjacent to the area in question; Kathleen Rubin, 895-A, requested that the plants along the pathway be removed, Luis and Mila Piso, 895-D, requested that the plants be left as they are. Staff has met with both parties on several occasions to resolve the dispute, to no avail. The parties have stated that they will abide by the Board's decision.

Staff has reviewed the area and determined that the plants along the walkway can be trimmed to a height of 4 feet, which will give them a neat appearance, protect the view of the hillsides from the park while maintaining the secluded feel of the area.

FINANCIAL ANALYSIS

The cost to maintain this area is contained in the 2020 Business plan.

Prepared By: Kurt Wiemann, Director of Landscape Services

Reviewed By: Eve Morton, Landscape Coordinator

ATTACHMENT(S)

Attachment 1: Photographs
Attachment 2: Mutual Landscape Request Forms, Letter

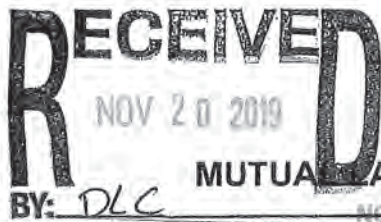
Attachment 1











ATTACHMENT 2

MUTUAL LANDSCAPE REQUEST FORM PLEASE NOTE: THIS FORM IS
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PLEASE RETURN COMPLETED REQUEST FORM TO RESIDENT SERVICES.

Resident/Owner Information *You must be an owner to request non-routine Landscape requests*

___ 895 A Ronda Sevilla ___ November 18, 2019

Address

Today's Date

___ Kathleen Rubin ___ 949 599 6663 ___

Resident's Name

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

X Other (explain): Removal of unauthorized resident plantings in common area

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

☐ Structural Damage ☐ Sewer Damage X Overgrown ☐ Poor Condition

☐ Litter/Debris ☐ Personal Preference X View Obstruction

X Other (explain): Plantings discourage use of Mini Park by the community

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.

Mutual Landscape Request Form Page 1 of 2 Revised: October 2017 **OVER** →

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.*

Location: Right side of the path leading to the Mini-Park on the south side of Building 895 Ronda Sevilla and the area near the boundary fence

Description: Resident plantings in the common area at the base of the United Mini-Park which was intended for use by all Laguna Woods Village residents deter its use. This little park was a unique Village space for residents to sit in quiet and enjoy a long vista across the valley to the coastal mountain range and a place where neighborhood gatherings are held.

The plantings originally placed in this area were low to the ground. The current plants grew to over 8 feet tall. They obstruct the view and the unusual airflow that cools every evening, especially during the summer. Special watering was added using more water than in the past.

These unauthorized plantings deter resident walkers access to the Mini-Park. When walkers approach they stop, turn around and leave not able to take advantage of the lovely walk and park setting or the benches placed around Building 895. Both local neighborhood residents and walkers think it is a private area, worry they are trespassing, not allowed, and leave.

I request that unauthorized plantings be removed from the common area.

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
Gloria Shute	894-D	FOR
Beth Jack	893-P	FOR
Bunice C. Hoffman	896-P	For
Mark Rubin	895 A	FOR
Wendy S. Rogers	895 B	FOR
Sharon S. Jones	893 P	FOR
Sandra M. De	894 B	FOR

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

Acknowledgement -

Owner By signing, you are acknowledging this request.

Kathleen Rubin Kathleen Rubin
Owner's Signature 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: _____

Page 2 of 2

RECEIVED
JAN 16 2020

BY:

Linda Weiss-Villas

MUTUAL LANDSCAPE REQUEST FORM

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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.

895-D Ronda Sevilla

1/9/2020

Address

Today's Date

Louis and MICA PISO

949-616-4528

Resident's Name

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):

Garden Dispute -
Response to Mr + Mrs Rubin complaint

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):

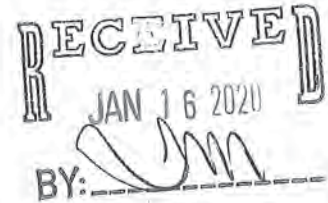
please see attached

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.

January 16, 2020

Landscape Committee



To Whom It May Concern:

I have provided you with a number of signatures in support of our garden. Of course, I could obtain more and will gladly do so if this is your recommendation. These people represent a cross section of neighbors and visitors on their daily walks. The feedback has been a absolutely positive.

Louis, my husband, and I employ a private landscaping firm to ensure the garden is well taken care of and happy so everyone can enjoy the nature. It would be a shame to cut the bushes and shrubs to near ground level as Mrs Rubin has requested thus virtually guaranteeing the death of much of the garden. This lovely spot has become home to a variety of birds, butterflies, squirrels and rabbits.

Please advise if there is anything else we can do to protect this garden. We are desperate to save it and hope you will re think Mrs. Rubin's demand to cut it down.

Thank you for your help with this matter.

Louis and Mila Piso
895-D Ronda Sevilla

Two handwritten signatures in dark ink. The top signature appears to be 'L. Piso' and the bottom signature appears to be 'M. Piso'.

895-2

page 1

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 attached

RECEIVED
JAN 16 2020
BY: LM

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
1	<u>John Anderson</u>	894A	X		
2	<u>Don</u>	893P	X		
3	<u>Julia Anderson</u>	894A	X		
4	<u>Minda Kuehly</u>	894C	X		
5	<u>Clay J. Kuehly</u>	894C	X		
6	<u>Guy A. Kavianian Hanfling</u>	893-N	X		

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

Acknowledgement - Owner

By signing, you are acknowledging this request.

M. PISO
Owner's Signature

MILA PISO
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: _____

895-2

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 garden is so lovely, it would be a crime to destroy it. Karen Chock

RECEIVED
JAN 16 2020
BY: [Signature]

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
Karen Chock	881-A	X		
Phil Doran	895-C	X		
Hubert [Signature]	842-A	X		
Paula [Signature]	842-A	X		
[Signature]	842-A	X		
Marion [Signature]	901 O	X		

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

Acknowledgement - Owner

By signing, you are acknowledging this request.

[Signature]
Owner's Signature

M. A. Doran
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 _____

895-D

cont page 2 A.

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 garden is so lovely, it would be a crime to destroy it. Karen Cheek

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
7	Karen Cheek	881-Q	X		
13	Al Con Key	896 Q	X		
14	Marlene Koven	896 Q	X		
15	Thomas Bodman	9220	X		
16	Karen Cheek	9220			

RECEIVED
JAN 16 2020
BY: [Signature]

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

Acknowledgement - Owner

By signing, you are acknowledging this request.

[Signature]
Owner's Signature

MICA PISO
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: _____

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 DON'T DESTROY THIS GARDEN!! IT IS
THE HIGH LIGHT OF MY DAILY WALKS.

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
17 Cy OVERMAN	946A	X		

RECEIVED
JAN 16 2020
BY: [Signature]

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

Acknowledgement - Owner

By signing, you are acknowledging this request.

Owner's Signature _____

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: _____

RECEIVED
JAN 16 2020
BY: *[Signature]*



RECEIVED
JAN 16 2020
BY: *[Signature]*

