



OPEN MEETING

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

Thursday, August 8, 2019 – 9:30 a.m.

*****PLEASE NOTE THE NEW START TIME OF 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 June 13, 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
10. Discuss Prohibition of Fruit Trees and Vegetables
11. Discuss and Review the Survey of Aliso Creek

Items for Discussion and Consideration:

12. Request for Landscape Revision: 134-A
13. Request for Landscape Revision: 321-D
14. Request for Tree Removal – 2G – One Canary Island Pine
15. Request for Tree Removal – 67-C – Three Silk Oaks

Items for Future Agendas:

16. Herbicide Usage Update (in 2 months)

Concluding Business:

17. Committee Member Comments
18. Date of Next Meeting – October 10, 2019
19. Adjournment

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



OPEN MEETING

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

**Thursday, June 13, 2019 – 9:00 A.M.
Laguna Woods Village Community Center Board Room
24351 El Toro Road**

REPORT

COMMITTEE MEMBERS PRESENT: Chair - Maggie Blackwell, Manuel Armendariz, Anthony Liberatore

COMMITTEE MEMBERS ABSENT:

OTHERS PRESENT: Juanita Skillman, Andre Torng

ADVISORS PRESENT: Catherine Brians

STAFF PRESENT: Kurt Wiemann, Eve Morton

1. Call to Order

Called to order at 9:00 a.m.

2. Acknowledgment of Media

No media were present.

3. Approval of the Agenda

Mr. Wiemann requested that "Discuss Creek Boundaries" be added as a future agenda item. Director Armendariz made a motion to add that item and approve the agenda. Director Liberatore seconded. The committee was in unanimous support.

4. Approval of the Meeting Report for April 11, 2019

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

5. Chair's Remarks

None.

6. Member Comments

Andre Torng (389-Q) stated that some grass in his area is more than a foot tall. He brought some of the grass to illustrate.

Cass Poole (97-G) Is the long grass going to be cut soon? There are large mowing marks and a leak against the carport and walkway. Mr. Wiemann said they will look into these items.

Roberta Berk (389-Q) She thanked Staff for a fast response she received through Resident Services. She stated that grass areas had turned to dirt in some areas, especially near a Sewer Department building at the creek. Plants have been removed, only dirt there now.

Cyrus Overman (946-A) He just purchased his unit and is remodeling it. There are transients coming over the shepherds hooks by his unit. He asked if bougainvillea can be grown on the fence.

7. Response to Member Comments

Director Armendariz said Mr. Torng should fill out landscape request form and let Staff know the areas where the grass is tall.

Director Armendariz said to Mr. Overman that Director Sue Margolis follows up on Members' remarks at the Board meetings so, at next Board meeting, there should be an answer for him.

Mr. Wiemann told Ms. Burke that he is aware of problems at the Creek and is working towards restoring it to a better condition.

Mr. Wiemann reported that he is changing the turf maintenance methodology and will be doing it weekly. He will reach out to Mr. Torng to let him know about the grass in his area. There was a Staff meeting yesterday about landscaping clean up and blowing of grass. There is 152 miles of edging to do in the Village. He will be working on re-training Staff to keeping edges closer to the shrub beds. They are also starting lawn mower training and new types of mowers are being added. Staff is also addressing the bare spots.

8. Department Head Update

None.

Consent:
None

Reports:

9. Project Log

Mr. Wiemann reviewed the Project Log with the committee.

Items for Discussion and Consideration:

Tree Removal Requests

10. Request for Tree Removals: Building 48 Calle Cadiz – Three Canary Island Pines

Director Armendariz made a motion to approve Staff's recommendation and approve this request. Director Liberatore seconded. All were in favor.

11. Request for Tree Removal: 916-D Avenida Majorca – Aleppo Pine

Director Armendariz made motion to approve Staff's recommendation and deny this request. Director Liberatore seconded. All were in favor.

Items for Future Agendas:

12. Herbicide Usage Update (in 4 months)

13. Discuss Creek Boundaries

Concluding Business:

14. Committee Member Comments

Several comments were made.

15. Date of Next Meeting – August 8, 2019

15. Adjournment at 9:39 a.m.



Maggie Blackwell, Chair
Kurt Wiemann, Staff Officer
Eve Morton, Landscape Operations Coordinator – 268-2565

United Mutual Landscape Project Log					
August 2019					
Project	Description	Status	Estimated Completion/ On-going Date	Completion	Budget vs Actual
2019 Projected 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, Staff is reviewing additional areas for turf reduction.	2019	3%	Budget: \$350,000 Year-to-date (February): \$25,287 Balance: \$324,713
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 June 30, 2019, <u>2,467</u> scheduled trees were trimmed, <u>213</u> trees removed, <u>3</u> new trees were planted and <u>32</u> off-scheduled service requests completed.	December 2019 Annual	51%	Budget: \$1,232,529 Year-to-date Estimated (June): \$623,585 Balance: \$608,944



Building 2191
2,646 Square Feet



Building 2070
4,278 Square Feet



Building 2186
3,840 Square Feet



Building 263
3,442 Square Feet



Building 950
3,225 Square Feet



Building 950
3,225 Square Feet



Building 950
3,225 Square Feet



Building 2058 & 2061
2,015 Square Feet



STAFF REPORT

DATE: August 8, 2019
FOR: Landscape Committee
SUBJECT: Prohibition of Fruit Trees and Vegetable Planting

RECOMMENDATION

Approve a resolution prohibiting the planting of fruit trees and vegetable planting, and authorizing the removal of unmaintained fruit trees.

BACKGROUND

Resolution No. 170 (Attachment 1), approved on December 28, 1976, prohibited the planting of fruit trees and vegetables in areas around and adjacent to dwelling units.

Resolution U-84-129 (Attachment 2), approved in 1984, permitted planting of fruit trees in Common Area if they were of the dwarf variety, were yellow staked, and fully maintained.

DISCUSSION

There are currently more than 7,000 fruit trees within the Village. These fruit trees were either planted by Members or by Staff as a chargeable service. The resolution that was adopted in 1984, permitted only dwarf type fruit trees, however these can grow to well over 12 feet tall and produce almost as much fruit as the full size variety.

Fruit trees and vegetable gardens are highly attractive to rodents as a convenient and consistent source of food. The original Resolution No. 170, prohibited the growing of fruit trees or vegetables in areas around and adjacent to dwelling units. Resolution U-84-129 superseded Resolution 170, allowing dwarf fruit trees but omitted any mention of vegetables.

Rodent control experts agree that the most effective method to reduce rodent populations is the removal their food sources. Since 2012, the Mutuals have experienced a 110% increase in calls and complaints regarding issues with rodents; 953 calls in 2012, to almost 2,000 in 2018 (Exhibit A).

Staff recommends approving a resolution prohibiting all new plantings of fruit trees and vegetables in Common Area. The proposed resolution authorizes staff to remove any unmaintained existing fruit trees, with notice to member. Additionally, Staff recommends revising the resale policy to include removal of fruit trees in Common Area at resale.

FINANCIAL ANALYSIS

There is no financial impact expected at this time; there is potential for future savings to the Pest Control work center.

United Laguna Woods Mutual
Prohibition of Fruit Trees and Vegetable Planting
August 8, 2019

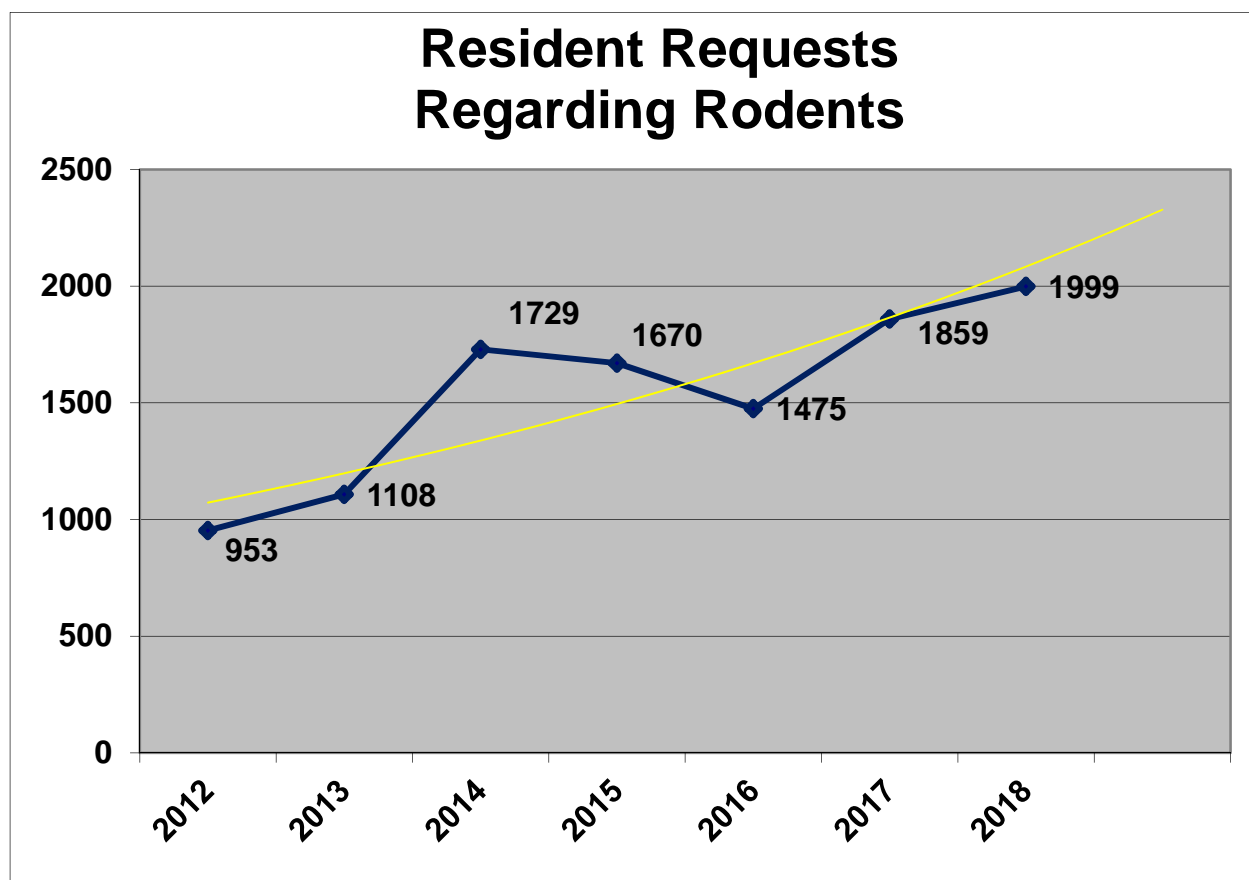
Prepared By: Kurt Wiemann, Senior Field Services Manager

Reviewed By: Eve Morton, Landscape Coordinator

ATTACHMENT(S)

Exhibit A:	Chart of Resident Requests Regarding Rodents
Attachment 1:	Resolution 179 (previous)
Attachment 2:	Resolution U-84-129 (existing)
Attachment 3:	Resolution 01-19-XXX (proposed)

EXHIBIT A



ATTACHMENT 1

(PREVIOUS RESOLUTION)

RESOLUTION No. 170
Planting of Fruit Trees and Vegetables
Adopted December 1976

RESOLVED, that plantings of fruit trees and vegetables in areas around and adjacent to dwelling units in this corporation shall not be permitted.

ATTACHMENT 2

(EXISTING RESOLUTION)

**RESOLUTION U-84-129
Fruit Trees in Common Area**

Adopted August 28, 1984

RESOLVED, that the planting of fruit trees in common areas owned by this corporation shall be permitted under the following conditions:

1. Any fruit tree henceforth planted in a common area must be of the dwarf variety;
2. Any dwarf fruit tree planted in the common area must be directly adjacent to the installing resident's dwelling unit;
3. Any fruit tree presently planted in the Common area must be marked by the installing resident, or his or her successor, with a yellow stake and fully maintained in a manner acceptable to the corporation; the same procedure shall apply to all dwarf fruit trees planted pursuant to this resolution;

RESOLVED FURTHER, that the managing agent is hereby authorized to remove any fruit tree located in a common area owned by this corporation if the previously stated conditions are not met;

RESOLVED FURTHER, that this resolution shall become in full force and effect on November 15, 1984; and

RESOLVED FURTHER, that resolution No. 170, dated December 28, 1976, is hereby cancelled.

ATTACHMENT 3

(PROPOSED RESOLUTION)

**RESOLUTION 01-19-XXX
Fruit Trees and Vegetable Policy**

WHEREAS, fruit trees in the Common Area were planted by or at the request of Members as part of the “Yellow Stake” program;

WHEREAS, fruit trees are not maintained or trimmed by the Mutual and are the responsibility of the Member to maintain;

WHEREAS, the maintenance of fruit trees is passed on to new Members with the purchase of the residence;

WHEREAS, fruit trees and vegetable gardens are a known attractant and food source for wildlife and rodents, and unmaintained fruit trees exacerbate the problem and;

WHEREAS, two Garden Centers have been provided by the Golden Rain Foundation for the purpose of providing a place for residents to grow vegetables or other crops.

WHEREAS, there has been a consistent increase in rodent activity over the past six years.

NOW THEREFORE BE IT RESOLVED, on September 10, 2019, that the Board of Directors of this Corporation hereby prohibits the planting on any fruit trees in Common Area and requires Members to maintain existing fruit trees on Common Area and in Exclusive Use Common Areas;

RESOLVED FURTHER, the planting of vegetables in Common Area is prohibited;

RESOLVED FURTHER, to maintain the health and safety of the Members, fruit trees found to be unmaintained will be removed, with notice, by the Mutual.;

RESOLVED FURTHER, existing fruit trees in Common Area are to be removed in the resale process;

RESOLVED FURTHER, Resolution No. U-84-129 adopted August 28, 1984, is hereby superseded in its entirety and no longer in effect;

RESOLVED FURTHER, that the officers and agents of this corporation are hereby authorized on behalf of the Corporation to carry out this resolution.



STAFF REPORT

DATE: August 8, 2019
FOR: Landscape Committee
SUBJECT: Survey of Aliso Creek Boundaries

RECOMMENDATION

Approve an unbudgeted expense of \$5,800 for professional services.

BACKGROUND

The Aliso Creek area is the responsibility of the Golden Rain Foundation. It is bounded by United Laguna Woods Mutual on all sides. The legal boundaries were established with the original tract maps and recorded with the Orange County Surveyor's Office. The actual physical boundaries have never been determined or delineated in the field.

DISCUSSION

In the Landscape Maintenance Department, the cost for the maintenance of the area for the two separate Mutuals was historically divided based upon allocations. These allocations were originally based upon the square feet as determined by the irrigation charts. As the Mutuals transition to a direct hours recording system, the physical boundaries of the two Mutuals is far more important than it has been in the past.

Although the boundary maps exist, due to the physical limitations present in the field, including trees, shrubs and topography, it is nearly impossible for the laymen to determine the actual boundaries (Attachment 1). Staff recommends engaging the services of a professional surveyor to map and mark the boundary limits. The boundaries will be marked by driving a steel rod into the ground at angle points and sight lines, and covering the exposed steel rod with white PVC pipe for visibility. Steel rods are used in case the marker gets covered by either vegetation or soil so a metal detector can be used to reestablish the marker.

Once the boundaries are marked, staff will be able to develop accurate budgets and accounting methods for the area. As this work will take some time to complete, Staff recommends any changes to budgets and accounting be made effective for the 2021 Budget.

Based upon the preliminary data, there are approximately 254 trees and 91,580 square feet of slope that has been potentially mislabeled, accounting for approximately \$15,570 in annual staff costs that may need to be reallocated.

FINANCIAL ANALYSIS

The proposal for surveying services is for \$11,600, Staff recommends the cost be split between GRF and United. An unbudgeted expense of \$5,800 would be charged to the Operating Fund.

United Laguna Woods Mutual
Survey of Aliso Creek Boundaries
August 8, 2019

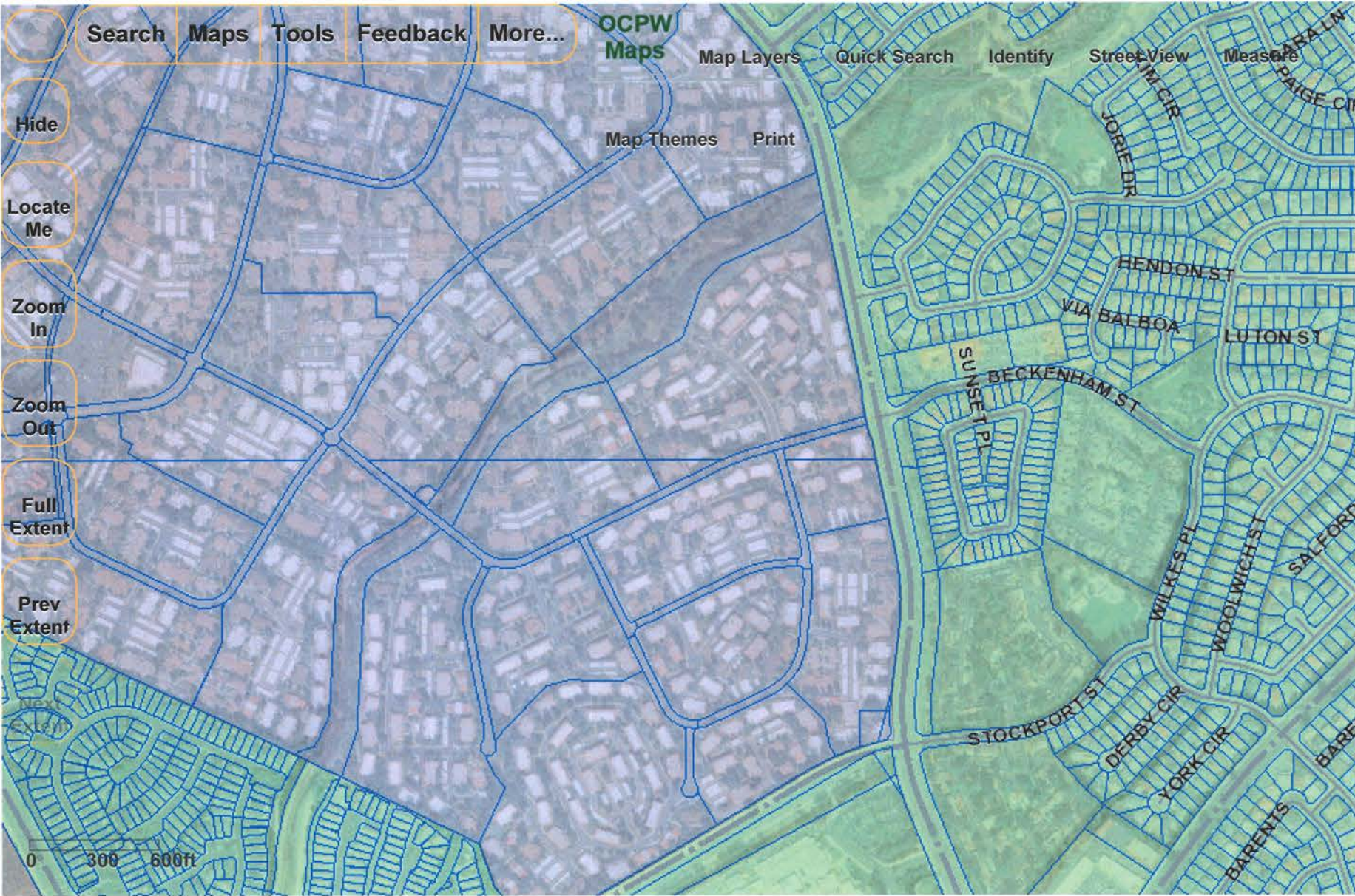
Prepared By: Kurt Wiemann, Senior Field Services Manager

Reviewed By: Eve Morton, Landscape Coordinator

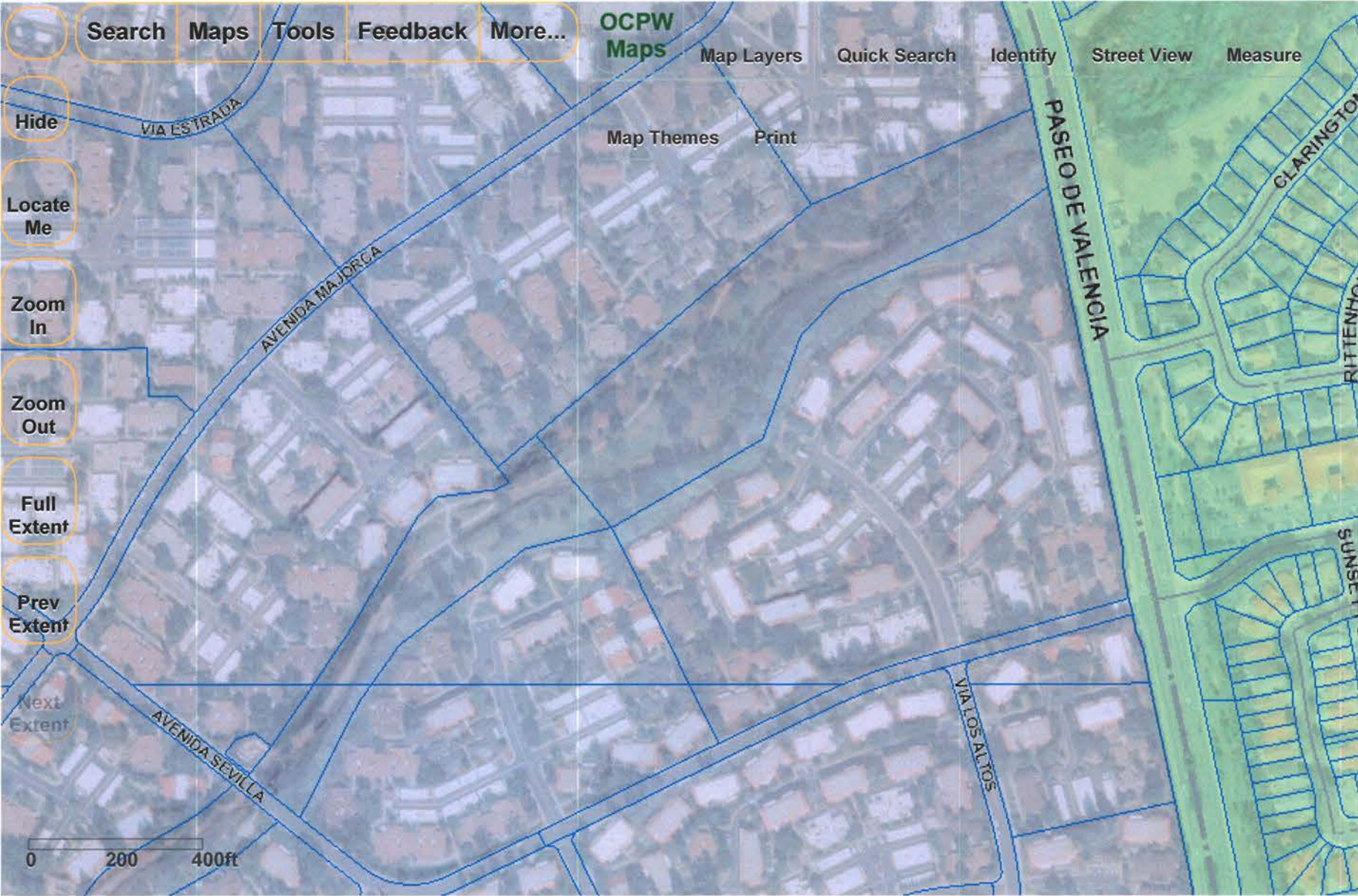
ATTACHMENT(S)

Attachment 1: Aerial Boundary Maps

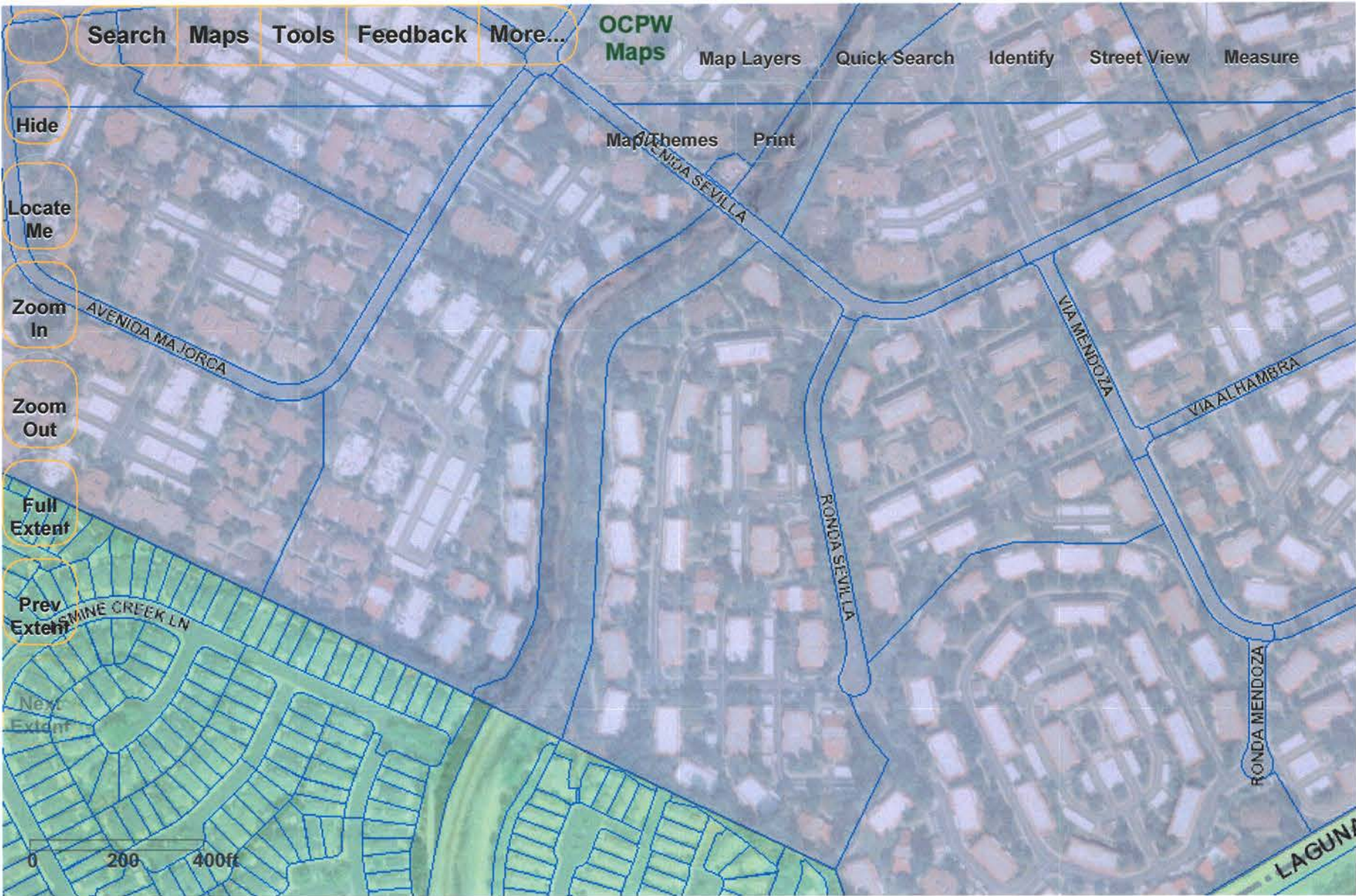
ATTACHMENT 1



BOTH PARCELS



NORTH PARCEL



SOUTH PARCEL



STAFF REPORT

DATE: August 8, 2019
FOR: Landscape Committee
SUBJECT: Request for Non-Standard Landscape 134-A

RECOMMENDATION

Approve the request for the Non-Standard Landscape at 134-A.

BACKGROUND

Ms. Haley purchased the unit in October 2018 and moved in February 2019. She is requesting approval of non-standard landscape for the raised planters located in front of the unit (Attachment 1). The Mutual Landscape Request form was submitted on June 21, 2019, and is signed by four neighbors in favor of the work (Attachment 2).

DISCUSSION

This matter was brought to Staff's attention by the Compliance Division subsequent to a complaint brought by a neighbor regarding dust from the mulch. The mulch used by the resident is similar to the mulch the Mutual uses, with the difference being that this product is made from only red cedar, while the Mutual mulch is made from a variety of woods. Based on the manufacturer's information (Attachment 3), this product contains only wood products and is safe to use in residential settings. The dust should disappear after several watering cycles.

The planting is non-standard but employs many acceptable alternatives to standard plants that are drought tolerant. Staff has reviewed the plantings and found them to be a mix of approved plants and succulents. This garden is fairly isolated and the planting is acceptable to Staff. Due to the reduced maintenance and water use of the new plantings, Staff recommends approval of the landscaping.

FINANCIAL ANALYSIS

There are no costs associated with this request. A small savings in labor and water use is anticipated with the resident accepting all responsibility for maintenance.

Prepared By: Kurt Wiemann, Senior Field Services Manager
Reviewed By: Eve Morton, Landscape Operations Coordinator

ATTACHMENT(S)

Attachment 1: Photographs
Attachment 2: Mutual Landscape Request Form, Letter
Attachment 3: Manufacturer's Information on mulch used

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.*

134-A Avenida Majorca
Address

6/21/2019
Today's Date

Linnea Haley
Resident's Name

(714) 296-7145
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): See narrative and attached photos

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.

Attached is a narrative plan for garden areas.

Two written pages

16 photos

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>Jim McQuar</i>	132-C	✓		
<i>M. Tablin</i>	134 C	✓		
<i>6/22/19 Darlene Galsha</i>	135C	✓		
<i>on vacation</i>	135A			
<i>W. H. H.</i>	133 D	✓		

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

Acknowledgement - Owner

By signing, you are acknowledging this request.

Linnea Haley
Owner's Signature

Linnea Haley
Owner's Name

OFFICE USE ONLY

MOVE-IN DATE: _____

DATE: _____ INITIALS: _____

530 _____ 540 _____

570 _____ LAST PRUNED: _____

RELANDSCAPED: _____

NEXT TIME: _____

TREE SPECIES: _____

COMMENTS: *Luis met w/ resident on 6/25/19. She has started her own succulent garden. She will relocate plant out of bounds. Crew removed old woody plants and cleared shrub bed.*

TREE VALUE: _____ TREE REMOVAL COST: _____

Mutual Landscape Request Form: 134-A Avenida Majorca
Linnea Haley, owner 714 296-7145

6/21/2019

First, I want to thank Luis, the area Landscape garden manager, for doing such a fine job of taking out the old, overgrown bushes and shrubs from my manor garden spaces. This has allowed me to begin to create a beautiful area here in the neighborhood that updates and rejuvenates the landscape.

I am submitting a request for approval for the new garden plan, part of which has been partially completed. The second phase still needs planting. I take full responsibility for the plants, the care and maintenance of these garden areas.

I am submitting nine photographs of the surrounding gardens to establish the majority of my neighbors have succulents, loose dirt, and plant combinations in their garden areas. Succulents are aesthetically pleasing for their color, variety of form, and contrast to other landscape and bedding plants. Succulents are appropriate for our climate, conserve water, and once rooted they are used to hold dirt in place. Succulents are allowed in the Village. The Garden Club, of which I am a member and volunteer, has a strong emphasis on succulents due to their popularity in the Village.

I am submitting seven photos of my own garden spaces.

Phase 1 is almost complete, just ground cover like bark and stones or pebbles to add, plus a few more ground cover type succulents in front. The plants are appropriately spaced to allow for growth and filling in naturally.

Phase 2 will be planted with a combination of succulents, plus gardenias, ferns, and hydrangeas and white lily of the Nile, large and small.

Phase 3 is completed. Rock was added to cover up the old existing, bare dirt to keep the patio area clean and free of dirt and leaves.

Front door: I would like to request the two camellias closest to either side of the front door be removed. They crowd the front door and I cannot use the new pathways. They are overgrown, and too old. They did not flower very well this winter. I have trimmed the other four bushes myself. I would like the day lilies closest to the left side of the door taken out also to make room for the new walkway. The walkways are very important to allow me **SAFE access** to all the plants for upkeep and trimming.

When the gardens are finished, they will add beauty to our neighborhood. Many neighbors who walk their dogs regularly along this sidewalk have already, personally commented to me that they like the succulents and new gardens and think they are beautiful. Only one neighbor has complained to me directly, several times in harsh language about hating succulents.

My closest neighbors have signed the request form. Manor 133-C has not signed because I am afraid to confront him with the request. With Jose, the gardener as witness, my neighbor Rick complained to me in a very mean and aggressive voice today around 2:30pm. This is not the first time he has told me he hates succulents!! Today I felt threatened when he said, "I can make your life miserable..." all this dirt will blow into my house when the Santa Ana winds start. I will take you to the Board!"

Rick from Manor 133C has voiced his hatred of succulents to me many times. He has a right to his own opinion, and I have my preferences. We just don't agree on what creates beauty. Overall, neighbors in the Village at large enjoy the diversity of succulents and easy care. A combination of plants is very beautiful. Of all my neighbors who signed the plan form, all voted FOR these changes.

There are two ways to address his second concern about blowing dirt. First, cedar bark and stones/pebbles will finish off the gardens to preserve moisture and stop the dirt from blowing during the Santa Ana winds which occur late summer. Second, during these windy periods I can water down the gardens to prevent dust to a certain degree.

I reported his recent outburst to Resident Services and Security. If the Landscape committee needs his signature, please obtain it yourselves. I was instructed by Security NOT to interact with him for any reason in the future. I am however going through the proper channels and procedures to get plan approval as soon as possible to prevent further outbursts. I hear his concerns and I offer solutions.

I am very anxious to cooperate and comply with the Landscape Committee and Village requirements. Thank you in advance for reviewing my request, making appropriate suggestions, and approving this request. I trust this approval will come in a fast, timely manner.

Very sincerely, Linnea Haley #094687 Manor 134-A

SHREDDED WESTERN RED CEDAR - 2CF

GardenTime
naturally inspired®



Product Specs

GardenTime Shredded Western Red Cedar is an attractive choice as a ground cover for flower beds, around trees or shrubs, and along walkways. It is naturally fragrant and helps your soil to retain moisture, resist soil pests, while controlling weed growth and preventing soil erosion. It will help beautify any landscape, while providing a low maintenance alternative ground cover. Shredded material insulates soil, protecting roots in cold weather. Red color with a rich cedar aroma. Long-lasting and consistent color contains natural insect and fungus repellant properties. Naturally prevents weeds by blocking weed growth and access to sunlight. It is long-lasting and enriches the soil as it decomposes, adding vital nutrients for a healthy growing environment.

- Contains natural cedar oils
- Rich cedar aroma
- Naturally resists pests
- Helps conserve water and deter weeds
- Non-toxic material is safe for use on playgrounds
- Organic material is derived from Shredded Western Red Cedar



Item

GT 00450 / 2CF

BARK & MULCH COVERAGE CHART

2 CUBIC FEET

TOTAL SQ. FT	3 IN. DEPTH
8	1 BAG
16	2 BAGS
24	3 BAGS
32	4 BAGS
40	5 BAGS
48	6 BAGS
56	7 BAGS
64	8 BAGS
72	9 BAGS

HOW TO FIND TOTAL SQUARE FEET:

AREA LENGTH (FT.) x
AREA WIDTH (FT.)

Ingredients: Forest Products

**Material
Safety
Data
Sheet****Red Cedar****SECTION 1 - CHEMICAL PRODUCT AND COMPANY IDENTIFICATION**

Name: Western Organics, Inc.	P.O. Box 25406, Tempe, AZ 85285
Emergency Telephone: (602) 278-6703 or (800) 352-3245	
For Additional Information Contact: Product Manager or Chemtrec	Date Updated: 05/06/16
Common Name (Used on Label): Red Cedar	Family: Cupressaceae
Chemical Name:	Formula: n/a
Trade Name & Synonyms: GardenTime Shredded Western Red Cedar, AllWest Red Cedar Bark, Cedar Mulch	

SECTION 2 - COMPOSITION/INFORMATION ON INGREDIENTS

HAZARDOUS COMPONENT	CAS NUMBER	% (TYPICAL)	TLV (UNITS)	PEL (UNITS)
N/A				

PEL: Permissible Exposure Limit established by the Occupational Safety and Health Administration.

TLV: Threshold Limit Value recommended by the American conference of Governmental Industrial Hygienists.

SECTION 3 - PHYSICAL DATA

BOILING POINT (°F) N/A	SPECIFIC GRAVITY (H ₂ O=1) 1.15	VAPOR PRESSURE (mm Hg) N/A
PERCENT VOLATILE BY VOLUME (%)	VAPOR DENSITY (AIR=1) N/A	EVAPORATION RATE (Butyl acetate=1) N/A
SOLUBILITY IN WATER N/A	REACTIVITY IN WATER N/A	
APPEARANCE AND ODOR		

SECTION 4 - FIRE AND EXPLOSION DATA

FLASH POINT (°F) N/A	FLAMMABLE LIMITS IN AIR (% by volume) Lower: <u>N/A</u> Upper: <u>N/A</u>	
EXTINGUISHING MEDIA WATER		AUTO IGNITION TEMPERATURE
UNUSUAL FIRE AND EXPLOSION HAZARDS None		
SPECIAL FIRE FIGHTING PROCEDURES This material is not combustible		

SECTION 5 - HEALTH INFORMATION

PRIMARY ROUTES OF EXPOSURE AND TARGET ORGANS		
SIGNS AND SYMPTOMS OF EXPOSURE		
HEALTH HAZARDS (Acute and Chronic) N/A		
MEDICAL CONDITIONS GENERALLY AGGRAVATED BY EXPOSURE None known		
CHEMICAL/COMPONENT LISTED AS CARCINOGEN OR POTENTIAL CARCINOGEN		
NTP <input type="checkbox"/> YES <input type="checkbox"/> NO	IARC <input type="checkbox"/> YES <input type="checkbox"/> NO	OSHA <input type="checkbox"/> YES <input type="checkbox"/> NO
OTHER EXPOSURE LIMITS		
EMERGENCY AND FIRST AID PROCEDURES None		

SECTION 6 - REACTIVITY DATA

STABILITY <input type="checkbox"/> Unstable <input checked="" type="checkbox"/> Stable	CONDITIONS TO AVOID
INCOMPATIBILITY (Materials to Avoid) None known	
HAZARDOUS DECOMPOSITION PRODUCTS None	
HAZARDOUS POLYMERIZATION <input type="checkbox"/> May Occur <input checked="" type="checkbox"/> Will Not occur	CONDITIONS TO AVOID

SECTION 7 - SPILL OR LEAK PROCEDURES

STEPS TO BE TAKEN IN CASE MATERIAL IS LEAKED OR SPILLED Sweep up
WASTE DISPOSAL METHOD Sweep up

SECTION 8 - PERSONAL PROTECTION INFORMATION

RESPIRATORY PROTECTION None required
VENTILATION N/A
PROTECTIVE GLOVES Not required
EYE PROTECTION N/A
OTHER PROTECTIVE CLOTHING OR EQUIPMENT Not required

SECTION 9 - SPECIAL PRECAUTIONS

PRECAUTIONS TO BE TAKEN IN HANDLING & STORING

Normal precaution are all that are needed

OTHER PRECAUTIONS

Do not reuse container. Disposal of material, wash water, spill residues and containers must be by methods consistent with local, state and federal health and environmental regulations.

The information contained within was obtained from authoritative sources and is believed to be accurate for the manner in which the product is intended to be used. Other uses could result in ramifications, which are not included within this document.



STAFF REPORT

DATE: August 8, 2019
FOR: Landscape Committee
SUBJECT: Request for Non-Standard Landscape 321-D

RECOMMENDATION

Approve the request for the Non-Standard Landscape at 321-D.

BACKGROUND

Ms. Hensel purchased the unit in July, 2013. She is requesting approval of non-standard landscape for the area located in front of the unit (Attachment 1). The Mutual Landscape Request form was submitted on June 5, 2019, and is signed by three neighbors in favor of the work (Attachment 2).

DISCUSSION

This matter was brought to Staff's attention recently with regards to the turf not growing well under the shade canopy of the adjacent trees. Staff has made several attempts to reseed the turf; the lack of sun in the non-summer months prevents the turf from thriving. Staff has reviewed the planting plan and found them to be a mix of approved plants and California natives, all of which are shade tolerant. The proposed planting, with the exception of the 24" Western Redbud, is acceptable to Staff. The Western Redbud, *cercis occidentalis*, is a beautiful tree but will crowd the area in time. It is a fast growing tree that will require frequent trimming.

Due to the reduced maintenance and water use of the new plantings, Staff recommends approval of the landscaping without the Western Redbud; the resident may suggest an alternative plant for Staff approval.

FINANCIAL ANALYSIS

There are no costs associated with this request. A small savings in labor and water use is anticipated with the resident accepting all responsibility for maintenance.

Prepared By: Kurt Wiemann, Senior Field Services Manager
Reviewed By: Eve Morton, Landscape Operations Coordinator

ATTACHMENT(S)

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

ATTACHMENT 1



United Laguna Woods Mutual
Request for Non-Standard Landscape
August 8, 2019



MUTUAL LANDSCAPE REQUEST FORM

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.

321 Avenida Carmel D
Address

6/5/19
Today's Date

Nancy Hense
Resident's Name

703-964-6993
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): too much shade for lawn to grow, need
shade plants

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 lawn at 321 Avenida Carmel D will not grow because of shade from a tree in the middle of the yard and trees on the border. Two Lagonalewoods gardeners have looked at the yard and said a grass lawn will not grow.

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
	321C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	322A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	321E	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(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: _____

Nancy Hensel
321 Avenida Carmel Unit D
Laguna Woods, CA 92637
703-964-6993
hensel.nancy@gmail.com

June 4, 2019

Maggie Blackwell, Chair
Laguna Woods Landscape Committee

Dear Chairwoman Blackwell,

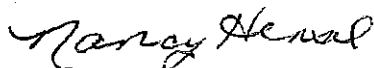
I am submitting a landscape plan for the approximately 400 square foot front yard of my coop at 321 Avenida Carmel, Unit D. In February I contacted the landscape department to discuss what could be done to improve my yard. The yard is currently mostly dirt but some grass. Because of the shade from several trees the lawn will not grow (photo attached). Angel del Torrez came out and looked at the lawn and agreed that there was too much shade to have a robust green lawn. We briefly discussed various ground cover approaches.

I am requesting to completely take out the lawn and replace it with plants that will thrive in an area with minimal sun. I have engaged the services of a landscape designer to help me select appropriate plants. A list of plants and a design is included in this request.

The design will not require any adjustments in the watering schedule and will use several plants that are commonly used in other Laguna Woods gardens (photos of other gardens also attached). I am also willing to both pay for the plants and planting as well as maintain this part of the gardens around my coop.

I respectfully request approval of the attached plan. Thank you for your consideration of this request and I will attend the landscape meeting to answer any questions the committee might have.

Sincerely,



Nancy H. Hensel



STAFF REPORT

DATE: August 8, 2019
FOR: Landscape Committee
SUBJECT: Request for Tree Removal – 2-G Via Casilla – 1 Canary Island Pine tree

RECOMMENDATION

Approve the request for the removal of one Canary Island Pine tree located at 2-G.

BACKGROUND

Mr. O'Donoghue became a Member in November 2017. He is requesting the removal of one Canary Island Pine tree, *Pinus, canariensis*, located in the turf area at the front of the unit (Attachment 1). The reasons cited by him for the removals are; litter/debris, overgrown, structural damage, and a trip and fall hazard. Two additional residents have signed the Mutual Request Form in favor of the removal. (Attachment 2).

The tree was last trimmed in December 2015, and future scheduled trimming is tentatively scheduled for fiscal year 2020. The tree is approximately 50 feet in height with a trunk diameter of approximately 23 inches and is growing approximately 2-3 feet from the walkways and approximately 5-6 feet from the common area stairs.

DISCUSSION

At the time of inspection, the trees were found to be in fair condition with no visible decay, pests, or trunk damage. There is surface rooting with some cracking in the sidewalk. There was no noticeable structural damage to the unit and no report of any sewer line main stoppages.

The Landscape Committee has discussed Pine tree removals in scenarios in which they have been planted too closely and are in groves or groups of 3, 5, or 7. It was further discussed that the removal of a portion of the group would allow the remaining trees to fill out properly, reduce the amount of needle drops, and increase sunlight to the surrounding turf or shrub bed area; this tree fits that criteria.

FINANCIAL ANALYSIS

The cost to remove the tree is estimated at \$1,000, cost to trim is estimated at \$300, and the estimated value is \$4,421, based on tree inventory data.

Prepared By: Bob Merget, Tree Supervisor
Reviewed By: Kurt Wiemann, Senior Field Services Manager
Eve Morton, Landscape Coordinator

United Laguna Woods Mutual
Request for Tree Removal – 2-G
August 8, 2019

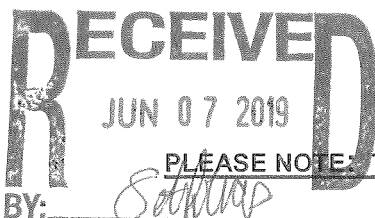
ATTACHMENT(S)

Attachment 1:	Photographs
Attachment 2:	Mutual Landscape Request Form

ATTACHMENT 1







ATTACHMENT 2



MUTUAL LANDSCAPE REQUEST FORM

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

BY: *Satya*

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.

2 Via Cartilla Unit G
Address

6/6/19
Today's Date

David O'Donoghue Roseann Castelli
Resident's Name

310/463-6020
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): *Extensive dropping from tree create a trip-fall hazard. Cracked concrete. Exposed surface roots.*

GUIDELINES: *We've slipped on droppings in our Atrium, too.*

- ✓ 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.

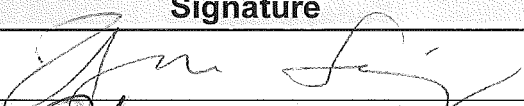
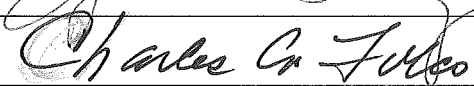
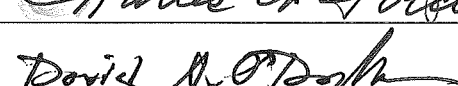
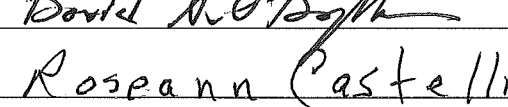
Description & Location of Request

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.

See other side. Tree drops tremendous volumes of needles,
catkins ("worms"), cones and strikes onto our walkways. It's
a trip & fall hazard. Roots have cracked sidewalk and exposed
roots in grass & landscaped areas. 5 Trees in a row, all of them enormous

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
	2H	✓		
	2F	✓		
	2G	✓		
	2G	✓		

(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: _____



STAFF REPORT

DATE: August 8, 2019
FOR: Landscape Committee
SUBJECT: Request for Tree Removals– 67-C Calle Aragon (Swisler) – 3 Silk Oaks

RECOMMENDATION

Approve the request for the removal of three Silk Oak trees located at 67-C and 67-D.

BACKGROUND

Mr. Swisler became a Member in December 2011. He is requesting the removal of three Silk Oak trees, *Grevillea, robusta*, one located at the side of Unit D and two located at the side of Unit C in the turf area (Attachment 1). The reasons cited by him for the removals are; litter/debris, overgrown, structural damage, poor condition, excessive pollen causing allergies and the need for expensive medication(s). No letter has been submitted by a Doctor referencing the Silk Oaks specifically as the cause of the allergies. Three additional residents, have signed the Mutual Request Form in favor of the removals (Attachment 2).

The trees were last trimmed in December 2016, and future scheduled trimming is tentatively scheduled for later this year. The trees on average are approximately 42 feet in height with a trunk diameter of approximately 22 inches and are growing approximately 8 to 10 feet from the units and 2 to 4 feet from the sidewalk.

DISCUSSION

At the time of inspection, decay was found in all three canopies and they have all been topped with major lineal branch trimming for building clearance. This has caused poor branch taper with weak connections. There is surface rooting with some cracking in the sidewalk. There was no noticeable structural damage to the unit and no report of any main line sewer stoppages. Since 2016, there have been 25 tickets entered into in the system for this unit, ranging from dirty sidewalk, clippings pick up, and a request for gutter cleaning.

Silk Oaks are known for weak branches with potential for breakage in storms, as the canopies for these trees are compromised as mentioned above. Staff recommends removal of these trees.

FINANCIAL ANALYSIS

The cost to remove all three trees is estimated at \$3,800, cost to trim all three trees is estimated at \$1,800, and the combined estimated value of the trees is \$10,777, based on tree inventory data.

United Laguna Woods Mutual
Request for Tree Removal 67-C- Three Silk Oak Trees
August 8, 2019

Prepared By: Bob Merget, Tree Supervisor

Reviewed By: Kurt Wiemann, Senior Field Services Manager

ATTACHMENT(S)

Attachment 1: Photographs

Attachment 2: Mutual Landscape Request Form, Letter

ATTACHMENT 1



United Laguna Woods Mutual
Request for Tree Removal 67-C- Three Silk Oak Trees
August 8, 2019



United Laguna Woods Mutual
Request for Tree Removal 67-C- Three Silk Oak Trees
August 8, 2019



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.

67 C Calle Aragon
Address

6-12-18
Today's Date

Anthony G Swisler
Resident's Name

714-943-1893
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): Roots under pipes → Flood 2018 Washer
Too Much Pattern causing allergies and expensive meds

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.

Roots of 5"K Oak tree growing under foundation
 * Please Read Resident letter

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
J. Stumacher / [Signature]	67C	✓		
[Signature] / [Signature]	67B	✓		
Eugenie Hunter	67D	✓		
[Signature]	67A	✓		

(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: _____

SADDLEBACK DERMATOLOGY & LASER CENTER
SAM TRUONG, MD
DEA # FT3346992 CA Lic # A113368 NPI # 1841516689
23832 ROCKFIELD BLVD, SUITES 210 & 220
LAKE FOREST, CA 92630
949-770-8115 FAX: 949-770-9191

NAME Sturmacher, Jacqueline DOB 5/22/41
ADDRESS _____ DATE 5/9/19

R (PLEASE PRINT)

Fluocinonide 0.05% solution
AAA BID (scalp) #6000
R: 1

☐ LABEL

REFILL 1 TIMES PRN NR

☐ DO NOT SUBSTITUTE INITIALS _____

07-31-18

M.D.

TRH180731_318825_4_149015

67D Eugenie J date: / /
Hunter

I called on the 17th of May
to tell of the large branch
hanging from the tree and
lying on the sidewalk, and
pollen was every where, as
well as leaves in the flower
beds and side walk, never
swept up by the workers who
picked up the large branch.
People walked on it with
their dogs for days until we
did it, the best we could.

My Patio tile floor, the furniture
and plants were covered with
pollen. The patio is always
covered with leaves from the
Silk oak, 2 Bags ever 2 or 3
weeks - I rake 4 bags every
3-4 weeks from the garden beds,
+ call to have them come to pick
them up, @ do the work, and
they do pick it up.

as a result I've experienced
a sinus infection that I need
to medicate with nose drops
the past years are becoming
more unhealthy. over the
years many large branches
have end up against the house
I S H

To whom it may concern

Our building 67 Calle Aragon is experiencing problems with three Silk Oak trees on the Serpentine side skirting our sidewalk.

4 of the occupants, 1 from each unit suffers with allergies stemming from the pollen. We need to take expensive medicines, plus lose the ability to enjoy our activities, events, the outdoors etc due to sneezing, coughing, running noses, sinus infections and watery itchy eyes. We shouldn't have to suffer while enjoying retirement, especially when something can be done to help us enjoy our lives by not being sick.

Also:

the branches are touching our roof

the roots are very thick and growing under the foundation

In 2018 the pipes were clogged with so many leaves causing a break resulting in the flooding of unit C's bedroom, necessitating the removal and replacement of wood flooring which VMS was responsible for.

The leaves are so dense and abundant it is impossible to keep up with clearing them, this is all year round,

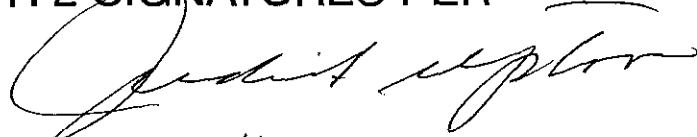
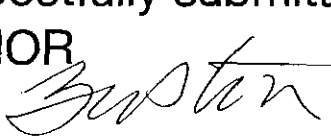
The leaves piled up provide a home and shelter for rodents which carry the Hantavirus Virus.

Our properties sit on Serpentine Walk, our gardens should be enjoyed by all as our units are a centerpiece along the walk, what a shame to have the massive amount of leaves obscure the flowers and plants we, the owners work so hard to maintain mostly at our own expense.

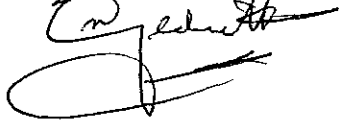
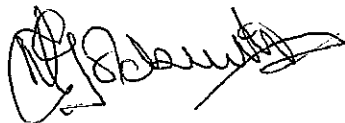
Surely there are many trees that can replace these Silk oaks to enhance the beauty of the park and alleviate our suffering, we have enough issues with aging without the risk of being sick and limited quality of life because of 70 year old trees that are limiting our ability to function

Respectfully submitted WITH 2 SIGNATURES PER
MANOR

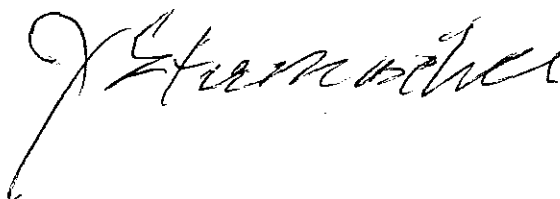
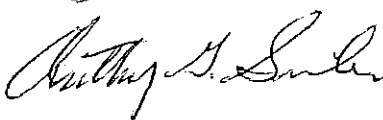
67 A



67B



67C



67D

To whom it may concern

Our building 67 Calle Aragon is experiencing problems with three Silk Oak trees on the Serpentine side skirting our sidewalk.

4 of the occupants, 1 from each unit suffers with allergies stemming from the pollen. We need to take expensive medicines, plus lose the ability to enjoy our activities, events, the outdoors etc due to sneezing, coughing, running noses, sinus infections and watery itchy eyes. We shouldn't have to suffer while enjoying retirement, especially when something can be done to help us enjoy our lives by not being sick.

Also:

the branches are touching our roof

the roots are very thick and growing under the foundation

In 2018 the pipes were clogged with so many leaves causing a break resulting in the flooding of unit C's bedroom, necessitating the removal and replacement of wood flooring which VMS was responsible for.

The leaves are so dense and abundant it is impossible to keep up with clearing them, this is all year round,

The leaves piled up provide a home and shelter for rodents which carry the Hantavirus Virus.

Our properties sit on Serpentine Walk, our gardens should be enjoyed by all as our units are a centerpiece along the walk, what a shame to have the massive amount of leaves obscure the flowers and plants we, the owners work so hard to maintain mostly at our own expense.

Surely there are many trees that can replace these Silk oaks to enhance the beauty of the park and alleviate our suffering, we have enough issues with aging without the risk of being sick and limited quality of life because of 70 year old trees that are limiting our ability to function

Respectfully submitted WITH 2 SIGNATURES PER
MANOR

67 A

67B

67C

67D *Eugenie J. Hunter / Richard A. Hunter*