

## PINE TREE RANCH WEST HOMEOWNERS ASSOCIATION

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The Pine Tree Ranch West Homeowners Association has two purposes: 1) To own and maintain all common areas within the subdivision, and 2) To enforce and administer the provisions of the Articles of Incorporation (Section IV) and the Covenants, Conditions, and Restrictions (CC&Rs) (Article II, Section 1). Homeowners received a copy of the CC&Rs when they purchased their homes. If you would like to review either document, they are available on the Pine Tree Ranch West HOA website (<https://PineTreeRanch.org>) under Documents.

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### Maintenance and Care of Trees on Wedge Parkway

The HOA Landscape Committee developed the Pine Tree Ranch West HOA's Tree Care and Maintenance Plan. This tree care program includes auditing the trees along Wedge Parkway by number and type, an annual treatment program of fertilizing and systemic insecticide, regular tree trimming, and monitoring that trees and shrubs are receiving adequate water. By formulating a replacement/maintenance plan of action the HOA will find itself in a better position to respond to future climate/policy changes and to have adequate reserve funds available when needed.



The tree audit involved walking the Wedge corridor with two different, knowledgeable arborists. We learned what trees we have, which trees are infested with Sequoia beetles, which have scald, and which trees are infected with a fungus.

Requests for Proposal were sent to five local certified arborists inviting sealed bids due November 18, 2022, to prune all trees including removing dead, rubbing, crossing, and decaying limbs, raising, and lightly cleaning tree crowns, and removing sprout growth in elm trees during January through March. Then, during early spring 2023 apply a fungicide and a systemic insecticide. American Arborists was contracted and has performed this work including removing trees and branches damaged by the severe winter storms.

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### Time to Remove Holiday Decorations

In 2016, the Pine Tree Ranch West HOA approved a rule to restrict display of holiday or event decorations to 30 days before and 30 days after the holiday or event. If your holiday decorations remain in place, please remove them. The HOA's Management Company will be notifying those whose decorations have yet to be removed.



## **The Snow is Gone, Here Come Those Pesky Weeds**



As the mountains of snow are melting, the weed seeds are germinating into a vigorous crop of weeds. Section 33, Article IV of the HOA's CC&Rs directs that no brush, weeds, or underbrush be permitted on any property. Get a head start on weed control by applying a pre-emergent while the forsythia is in bloom.

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## **Care of Easement Drainage System**

During the rainstorm of August 4, 2022, some property in the HOA experienced water runoff. Your HOA Board contracted with an attorney to review the water intrusion issue and provide an opinion on how to move forward. Following the recommendation of its attorney, your Board contracted with a civil engineer to discern whether the stormwater management facility and the bank which abuts the impacted properties are in good repair and functioning as designed. The HOA Landscape Committee has been monitoring this situation during the course of this stormy winter. Your Board is awaiting further information from the civil engineer.

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## **Ethical Behavior in an HOA**

HOAs have a fiduciary obligation to act in the best interests of the HOA, in good faith, trust, and confidence. The business judgement rule to govern this obligation is, "would an ordinarily prudent person make a similar decision under similar circumstances?"

Your HOA has a Directors' Code of Conduct to which Board members adhere. In a nutshell, ethics means to the reasonable person, "doing what is right even when no one is looking." You can find the Code of Conduct on our website under Documents.

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Your HOA Board meets quarterly. The next meeting is scheduled for 6:00 PM on May 2, 2023, via Zoom. Homeowners are invited to speak at the opening and ending of each meeting.