

Lake Hills Maintenance Corporation
Tree Policy

Lake Hills Maintenance Corporation consists of almost 3,000 trees of varying species located in areas where the association is responsible for maintenance. The association follows a three-year rotation for trimming of trees in accordance with arborist guidelines.

In addition to providing beauty to the community, trees provide oxygen, cool areas, help prevent soil erosion and can help conserve energy. Generally, trees are thought to be beneficial to the environment. Therefore, it is the association's position that healthy trees should not be removed from the community.

On occasion, owners request that trees are removed or trimmed outside of the established three-year rotation schedule. Requesting owners state a variety of reasons in making their request, including, but not limited to structural issues, dropping leaves, pollen, pine cones, bark etc. and dislike for the tree.

Association Policy. First and foremost, if you contend the Association is not acting reasonably regarding the manner in which it manages or maintains property, and as a result your property is being damaged due to a common area tree, bring that condition to the Association's attention immediately and in writing.

Requests for tree removals will be directed to the association's contracted arborist for further investigation. Requests will be addressed in the following manner. Please note that based on professional opinions provided by various industry experts, the association does not "top" trees.

Diseased, dying or trees in declining health: Upon confirmation that a tree is in this condition, the association will schedule to have the tree removed at the association's expense unless efforts can be made to save the tree.

Specific requests for trimming: Trimming will occur as part of the scheduled rotation, unless the tree or a portion of the tree poses a hazard to people or property. Upon receipt of such a request where the owner alleges the tree poses a hazard, the tree will be viewed by the association's contracted arborist. The association will take action based on the recommendation of the arborist. If the arborist does not view the tree or any portion thereof as a potential hazard, the tree will be trimmed as scheduled on the three-year rotation. If the tree does require trimming and/or removal, it will be done at the association's expense.

Specific requests for removal: The association will not remove trees simply because an owner indicates that the trees drop leaves, pollen, pine cones, bark etc. in their yard. By their nature, trees drop leaves and other items and winds in the community contribute to that dropping.