



*Part of the Rosie the Riveter National Historical Park*

## **Atchison Village Mutual Homes Corporation**

Collins and Curry Streets

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### **ATCHISON VILLAGE MUTUAL HOMES CORPORATION TREE POLICY**

Approved by the Board of Directors, November 10, 2004

Trees enhance our Village in many ways: they increase property values, provide windbreaks, shade, and oxygen, abate pollution, and are beautiful. The purpose of this policy is to encourage the planting of trees, while insuring that existing trees and newly planted trees are cared for and maintained so that they remain an asset for all members of the Village. Trees that are not cared for can become a hazard.

#### Tree Committee: Establishment, Purpose and Responsibilities

The Tree Committee was established by the Board of Directors in December, 2002, as an ongoing committee of will Village members. The Tree Committee meets regularly, reports to the membership and the Board of Directors, oversees the planting and care of trees, engages in education about tree care and planting, and consults with members about kinds of trees suitable for planting in Atchison Village.

To carry out its work, the Tree Committee submits a yearly authorization and appropriation request for needed funds from the Board of Directors.

#### Corporation Responsibilities

The Corporation assumes responsibility for tree planted by the Corporation and the City of Richmond. In addition, the Corporation is responsible for the care of certain existing trees, listed on attachment 1.

The Corporation will plant street trees, stake, prune and oversee their care. Street trees are defined as trees in the immediate vicinity of streets and sidewalks that border streets. Members who have requested street trees will be responsible for watering and mulching those trees. Trees planted along the streets must be trees that will not interfere with wires, water lines, sewers, or drainage lines; and whose roots will not lift sidewalks.

If it becomes necessary to remove a tree, the Corporation will plant a new tree, as required by law, not necessarily in the same location.

The Corporation will maintain a tree inventory provided and maintained by the Tree Committee. Trees planted by the Corporation and City of Richmond will be recorded. All other trees will be assumed to be the responsibility of individual members, excepting those trees listed on Attachment 1.

The Corporation henceforth assumes responsibility for planting, scheduled pruning, maintenance, and if necessary, the removal of those trees that are not the responsibility of individual members.

In order to implement this tree policy, adequate funds shall be budgeted annually by the Board of Directors.

### Individual Member Planting and Responsibility

Members are responsible for trees planted in the vicinity of their unit and in their fenced backyard. Members are also responsible for volunteer trees (trees that grow in their unit vicinity without being planted). This responsibility will be passed on to the new owner upon sale of the unit.

Before planting a tree a member must get advice and approval as to the suitability of that tree and location. The Maintenance Department, working with the Tree Committee, will give approval on a form provided by the Corporation. Approval from Underground Service Alert (a free service) is also required by law to avoid planting over utility, water and sewer lines. The USA number to call is 1-800-227-2600. Information about USA is available from the Village office with the required approval form.

Approval from the Village will prevent planting under power lines, planting of trees that cause problems with allergies, or trees that are unsuitable for Atchison Village. If an unsuitable tree is planted, it is subject to removal at the planter's expense.

### General Rules

Consult with the Tree Committee and Maintenance Department and receive approval on form provided by the Corporation.

Be aware of the potential height and spread of the tree you are planting. Observe older trees in the Village.

Remember that our soil is mostly clay and is poorly drained, that we have long dry periods and wet winters. Not all trees thrive under these conditions.

The best time to plant is in the fall, just before or after the winter rains start.

There is more to it than just planting a tree. It takes three years to establish a tree; it needs special care during that time. Even drought tolerant trees need water while getting established and during dry spells.

Some trees are not suitable for planting in Atchison Village. Those are trees that grow very tall, have high water demands, are brittle and not wind tolerant, or produce allergic pollen. Some examples are : Monterey Pine, Willow, Cottonwood (poplar family), Acacia and some Eucalyptus.