



Rhododendron Park Tree Removal and Replacement

Section 1 – WHY?

- In this section we will cover responsibility of the RPMC to:
 - Uphold the Articles of Incorporation and bylaws
 - Responsibly maintain our land for our homeowners
 - Maintain our responsibility to our insurance company
 - Spend dues wisely to prevent increases

But has it happened before?

- In 1991, the RPMC was under threat from their insurance company to remove hazardous trees or the policy would be canceled, allegedly.
- A logging company was hired to remove all trees tall enough to cause property damage, and did so for the sale of the lumber, allegedly. It appears this project was never finished.
- Since 1995, there have been no inspections of the trees in the common areas as recommended by Pierce County Land Management at the time.

Articles of Incorporation

- To purchase or otherwise acquire, construct, improve, develop, repair, maintain, operate, care for and/or dispose of parkways, playgrounds, open spaces and recreational areas, tennis courts, beaches, boat landings, floats, piers, clubhouses, and in general community facilities appropriate for the use and benefits of its members, and/or for the improvement and development of the property hereinafter referred to.

Articles of Incorporation

- To care for any lots and plats in said property; to kill, destroy and/or remove from any said lots and plots, grass, weed, rodents, predatory animals and any unsightly or obnoxious thing; and to make any action with reference to such lots and plots as may be necessary or desirable in the opinion of the board of trustees of said corporation to keep the property clean and in good order, to make and collect charges therefor.

Who can vote?

- According to RPMC bylaws: the right to vote and the right to use the RPMC facilities extends to members in good standing, meaning all dues are paid.

Despite
that...

All homes around areas being logged will be given advance notice. Places with an option of trees planted behind their fence will still be consulted regardless of their standing with the association. To save money for mailing, the notices will be hand delivered door to door when possible. A copy of the notice letter will be uploaded to rhodypark.com, and notice will be posted on the 205th entrance board.



The board has limited funds to remove danger trees when problems arise. This has been a long-standing problem. In some cases, trees have fallen on homes or other personal property without being recognized as a problem. The RPMC recognizes the responsibility to its membership in that the trees in the common areas should be planted and maintained in the best way possible. To achieve that in today's world, the Washington Department of Natural Resources is the best guide we have found to help us achieve that goal. In the following section, we will cover some of the ideas the DNR Forest Health and Fire Prevention specialists have given us to reestablish our forested areas in a safe and responsible manner.

Why did the board want to do this?

- The discussion has been happening for quite a while. Many trees were split, show signs of disease, are large enough to cause significant property damage if they fall, and have been topped. Trees have fallen from the common areas onto fences and homes that would have not fallen were they healthy. The board budgets a few thousand dollars per year of dues to remove trees that are pointed out as dangerous by homeowners. That money could be better spent making the common areas less hazardous. Danger tree removal can cost the board anywhere from \$500 to \$3,000 per tree.

Section 2 – How?

- In this section we will cover the resources used to achieve the reforestation goals of RPMC, including:
 - Our work with the DNR
 - Our work with the logging company
 - Our strategy moving forward

The DNR take on disease

- The DNR is sent a pathologist on 1/17/2020 to give us insight on what the disease is that has affected so many of our trees. The cause is laminated root rot. Douglas Fir and a few other species are not safe in our common areas, as it travels in the soil and is not typically detectable by a standard visual inspection while the tree is standing. One tree having the disease in an area can compromise all other susceptible trees in the area. Every common area checked had pockets of laminated root rot, along with the stumps of the trees that fell on a home in rhody park.

With that being stated...



- Since the pathologist found laminated root rot, the RPMC is now made aware of a dangerous problem that further confirms the need to remove Douglas Fir from our common areas. The fungus that causes the disease can remain viable and dormant for 50 years, making it impossible to replant any Douglas Fir safely. The fungi also affects Grand Fir, Hemlock, Western Red Cedar, and some others. The follow-up email from the pathologist will be posted on rhodypark.com.



Figure 15—Characteristic incipient decay (stain) caused by *Phellinus weirii* as seen on fresh Douglas-fir stump tops. The stain is typically reddish brown to chocolate brown. Spots (a), which grow larger as more roots are involved in the disease (b), finally coalesce into a continuous ring just before the tree dies (c). Stain usually has distinct margins defined roughly by radii and annual rings (d).





Fire Prevention

- The DNR also gave the board information on methods for replanting forests in a way that creates fire breaks and uses fire resistant plants. The board intends to use this method as much as possible to what is described in the document made by Northwest Fire Science (Firewise Program) for planting in a way that creates fire breaks. There is an easier read for our goal at readyforwildfire.org that touches on some of the same methods. There can be consideration for fire resistant native brush plants in the common areas as well found at firefree.org that can be considered if the need arises.

Flanders Tree Service

- RPMC chose Flanders Tree Service in July of 2019 to remove the trees in the common areas. Another tree service company was interviewed, but they did not have the proper equipment and methods to be able to remove the trees from the close quarters of some areas. Flanders has proven competent in that area and have a good reputation of working with many HOAs in Washington, including our neighbors in Tehaleh. The agreement gives the board back 5% of the milled lumber that is earmarked for the replanting project.

Moving forward

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To continue this project, the board recognizes the need to clean up debris left behind from tree removal as well as garbage.



Trees and shrubs to replant can be bought in bulk. Replanting events shall be announced to the community in advance of orders arriving.



The board can rent equipment, contract services, and also use community volunteer help to clean up branches in logged areas depending on needs.

What will this cost?

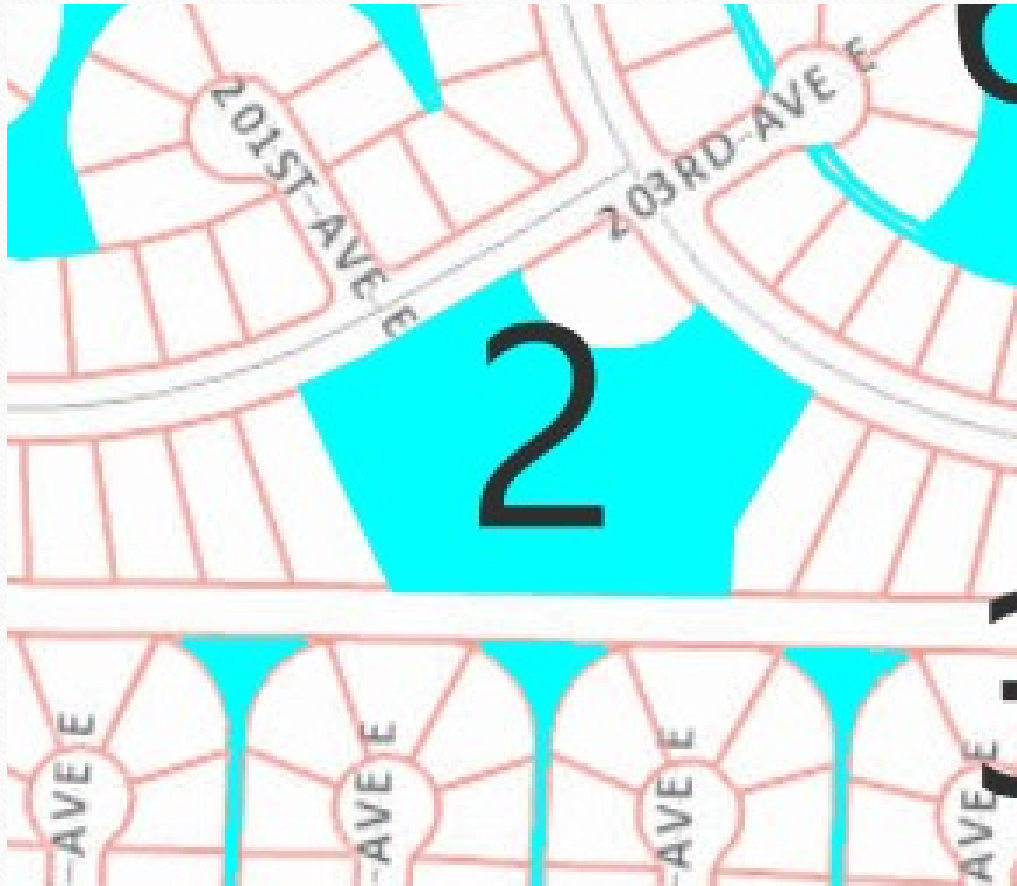
- Dues should not have to be increased to perform this project. With the budgeted funds for yearly emergency tree removal as well as the income from the lumber, we can ask the community to set aside \$6,500 for this project out of reserve funds to be paid back by tree income and normal dues income over time. We have over \$3,500 we did not spend from 2019 set aside for tree removal which can be used first, and over \$1,300 income from milled lumber so far with two more receipts coming in. Early projection was about \$2,500 income from the project, now it can be said that number will probably exceed \$3,000.

Timelines

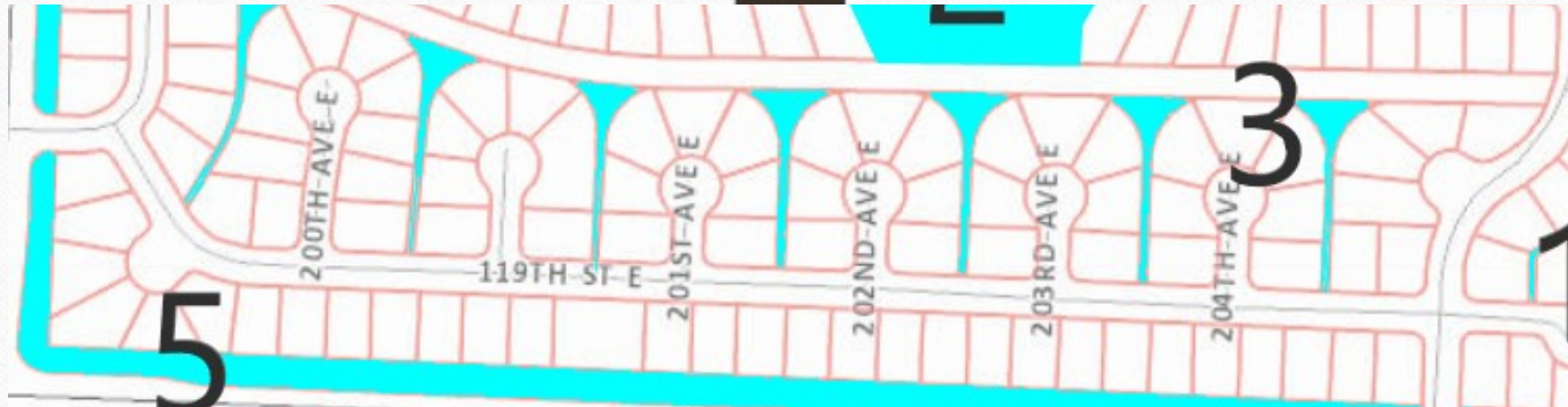
- In the following slides, we will look at the areas to cut this year as time allows for Flanders Tree Service. The project may extend into 2021, though the goal is fully finished in 2020. On one hand, it would be ideal to have the project over quickly. On the other hand, breaks between areas logged will allow breaks between clean up, site preparation, and replanting.



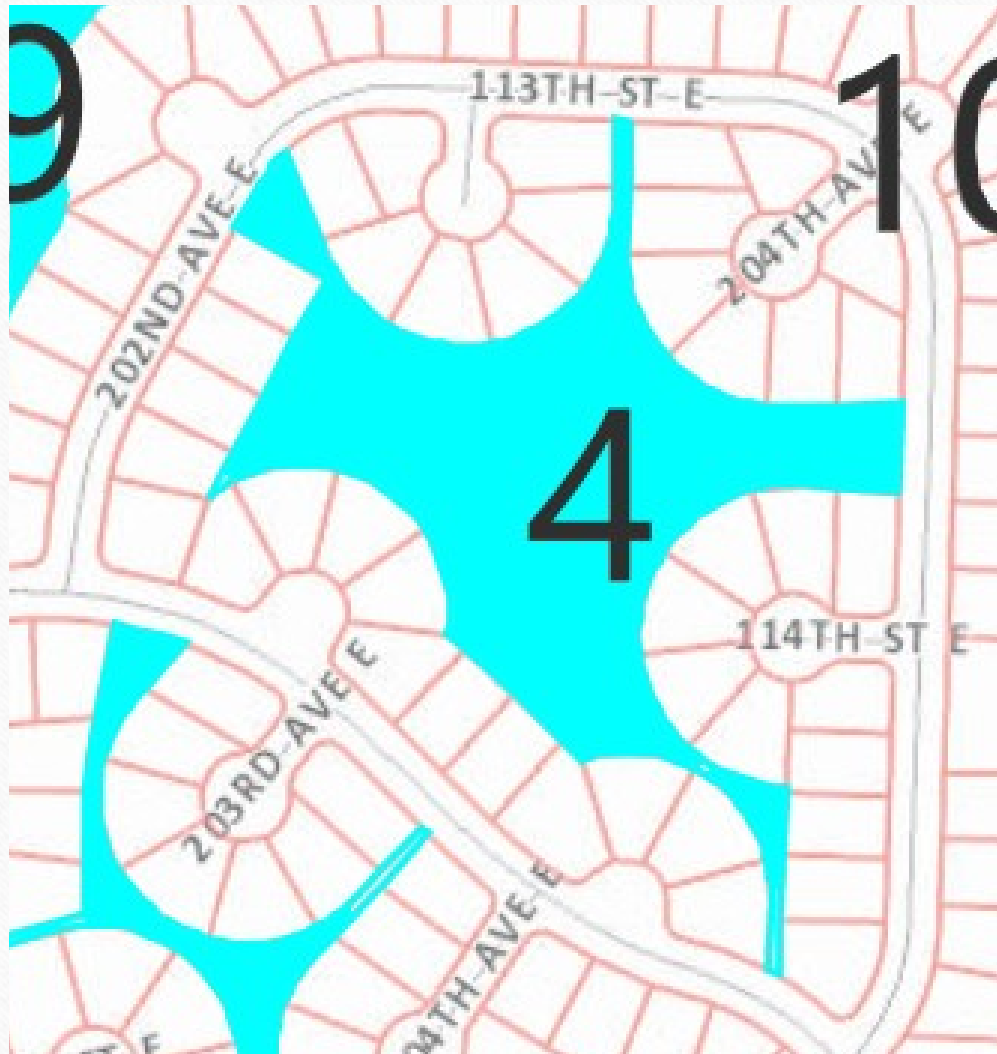
Area 1 is just Northwest of the 117th park. The South leg is logged (about 100 trees) and there was no further access North between the cul-de-sacs of 201st Ave E and 199th Ave E. Further access can be achieved through an opening on 202nd Ave E and from property owners granting access permission. Branches were left at this site and the board is gathering quotes and options to clean up enough to make reasonable space to replant. We can expect the possibility to plant Leyland Cedar, Arborvitae, river birch, paper birch, and trees native and non-native that will be showcased in later slides. Early spring is the projected time for replanting to start here. The reason this project started here is that there was an outstanding issue of several trees leaning towards a house on 117th that needed to be removed before the winter season as



The 117th park is labelled area 2. Keep in mind these numbers do not represent an order to achieve the project in. As for this park, there are a few trees by the meeting building and maintenance shed on the East end and a couple more trees in the West and South areas. This area is requested to Flanders to achieve full cleanup. We may also rent a stump grinder or contract a stump grinding service in this area. Being that this is a park, we may plant a couple fruit bearing trees such as apple or pear as well as ornamental trees such as Katsura - a leafy tree that smells like cotton candy. This area is good to keep our options open, so we can use community input on the best places for shaded areas and open areas, where fruit trees are desired, and future



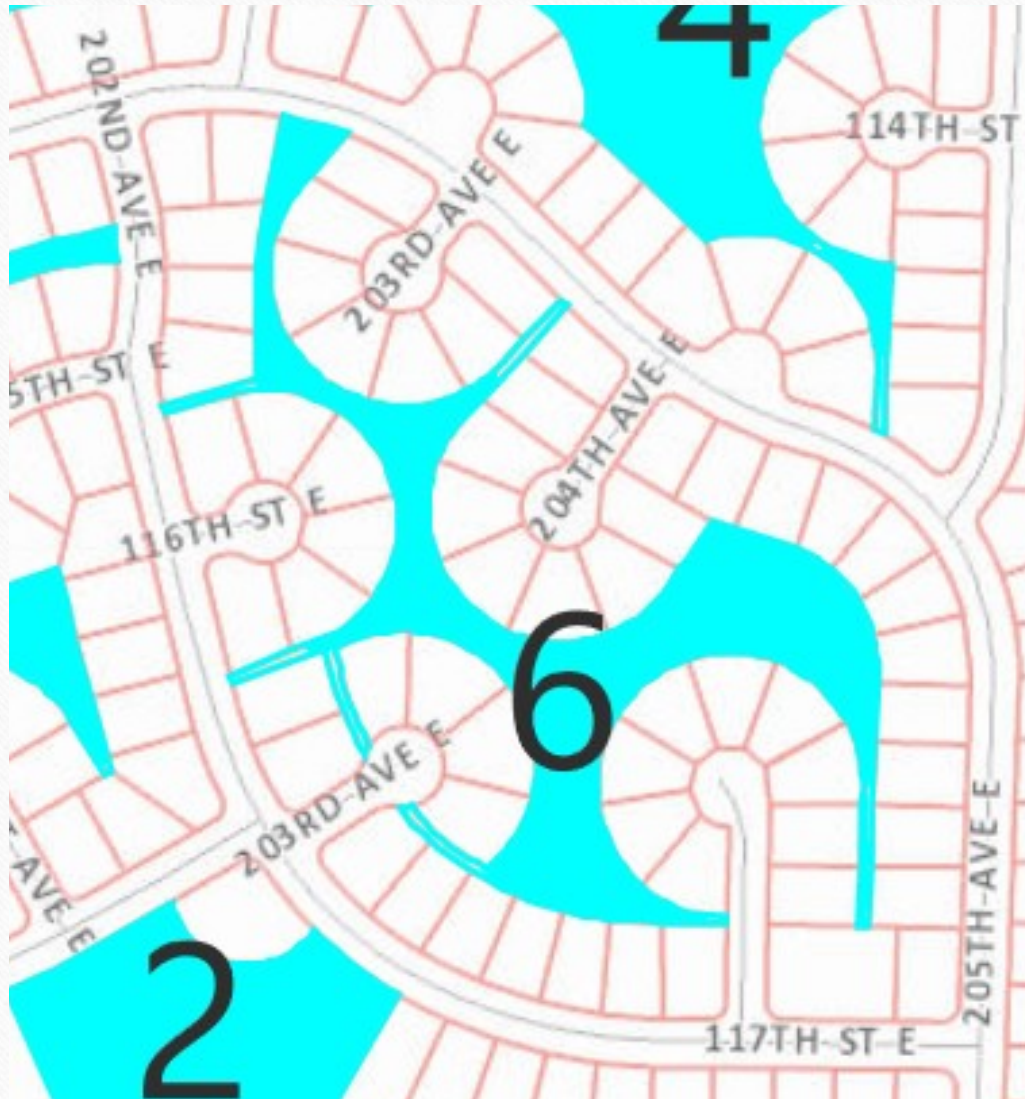
Area 3 encompasses all the common area between the Tacoma Water pipeline access and 119th St E. The areas are narrow between cul-de-sacs. Some owners have expressed interest in maintaining what little trees they have between houses on their own. This can be accommodated for in some spots because the trees are small and thin in those areas anyways. In the wider openings there are some Douglas Fir trees that would be desirable to remove and can be replaced in a manner like area 1 - Leyland Cedar and/or smallish clumps of native trees like birch. Tacoma Public Utilities requires payment for access and that grants us a few months to complete the removal and replanting project, and they have an insurance requirement to access as well. If a tree were to fall here and we needed access to remove it at this point, we would need to pay the permit fee on top of the emergency tree removal charge from a contractor. We hope to fill out the permit and start this area between spring and fall of 2020.



Area 4 is the “Hidden Park.” This area was the second part worked on by Flanders. 11 loads of logs were taken. With the area opened up, we would like most homes along the edges to have the option to have Leyland Cedar or other such privacy trees blocking their view of the park, or leave their fence line with an open view of the park. Just like with the 117th Park, full branch cleanup was included with the contract. The board can now look at future plans like creating parking areas, a covered area like at the 117th park, fruit trees, and ornamental trees along with the option of privacy trees extended to the residents. Like the 117th Park, community feedback is what will drive much of the future work here. It is important to note that the reason for logging at the parks is different from the other common areas. We wanted this area opened up for visibility and future



Area 5 is along 120th St E between 205th and 198th, wrapping North to the back entrance (119th, 199th). This area has quite a few trees, and may be considered for thinning or full removal based on the tree pathologist results, proximity to homes, and tree height. Since this area can be accessed from 120th at many points, we won't need to take down smaller trees or run over much brush to remove Douglas Fir. This area is a moderate to low priority for cutting, so we will give Flanders the wheel on choosing when to start here. The best thing to replant here will be broken clusters of native and non-native species such as Leyland Cedar, Birch, and there could be consideration of ornamental trees depending on how much space there is along 120th. We can have community input to guide us whether there is the desire for things like Rhododendrons, Azaleas, ornamental Maples, Katsuras, or things like that to plant along the roadway or near the 205th entrance. This area is another that will be great for community involvement and will greatly beautify the remaining border of our neighborhood if we can plant some nice trees here. The elevation changes may hinder some of those efforts, but that is something we can work on moving forward.



As one of largest common areas, number 6 is going to be tricky. Access is limited to get from one area to the next where it narrows down, and like area 1 there are places where it will become very narrow. The plan will include removing most trees if not all trees, and replanting with natives such as birch, and possible consideration of pine if a space is large enough to accommodate. The non-native Leyland Cedar that keeps getting mentioned will be the go-to privacy tree for replanting, and this will be a great place to implement the recommended ICO method of replanting in “L” shaped clusters with fire breaks to maintain full privacy while also preventing forest fire from spreading to the best of our abilities. This area, like the others, will be announced ahead of time and may require extra help to clean up before replanting. Hopefully this area can be



Areas 7 and 8 have narrow spots and limited entry points, so homeowners in the areas may be asked to grant access to Flanders, or there could be a possibility of these 2 areas not being able to proceed all the way through. If there are no tall tree types, there may not be need to remove trees at all. The homes around the area will be contacted in advance of starting cutting in these areas. Extra help may be asked of the community and/or contractors for cleanup, preparation, and replanting. In the narrow areas, privacy trees such as Leyland Cedar or arborvitae will be likely just one row between fences. Wider areas will be able to accommodate other types of trees in small to medium clusters as well.



For 9, the area extends from the Northwest of the “P”, between the “P” and 202nd, to area 10 along 112th. This area is along a roadway like area 5, and can possibly accommodate privacy and/or decorative ornamental trees. Where the area is between the “P” and 202nd, there may again be some limited access. Replanting in the wider areas can accommodate some native trees as well as Leyland Cedar. Notice the “A”. This area is not included in the logging plan at this time because of the trail that the kids use to walk to the middle school. There will be a need for community input at board meetings to decide what to do in here, and community feedback thus far has been to leave the “A” area as much as possible, but also to clean it up enough to maintain visibility, prevent camping and illicit activity, and preserve the walking trail for the kids.

Area 10 is the East strip from 112th St E South to the Tacoma pipeline access road. This area separates Rhododendron Park from the development to our East. This area may narrow in spots depending on how the area has been used by residents over the years. Some parts of the area may not need any trees removed. As the other common areas, announcements will be made in advance, homeowners may grant access if they wish, cleanup help may be requested and/or contracted, and replanting will consist of Leyland Cedar, arborvitae, Birch, and other desirable native and non-native privacy trees. Area 11 has a strip that goes South from 117th and heads West along 120th St E to 205th Ave E. If some ornamental trees are decided upon for the roadway of 112th in area 5, they can be continued on to the East-West leg of area 11.



That's a lot of area!

- There are outstanding issues noted from many residents of Rhododendron Park of trees that have not been removed yet and are a perceived danger to homes. Some of them have been reported to the board over time. Keep reporting them to us. We are taking action on these things now that we have a contract with a logging company and have a goal to remove as many danger trees as possible.



Most
areas
have
things in
common

- Access may be a challenge.
- The loggers must be able to finish before we can start cleanup and replanting.
- Community involvement will be very much appreciated.
- Privacy and natural beauty will be restored as the goal of the project.
- Tree types to be replanted can vary depending on space and resident's desires.

Some common areas have notable differences

There are areas where no trees need to be removed.

Logging and replanting will be a case by case basis.

Most areas will require future care and branch trimming as trees grow.

Let's look at
tree types
for
replanting!





Leyland Cedar

- Grows up to 40' - 60' fully matured
- Spreads up to 25'
- Growth rate of 2' - 4' per year
- Great wind screen
- Great privacy tree
- Must not be planted too close together
- Requires some care for best health in the first year to two years

Arborvitae

- Green Giant variety is pictured, more types are available
- Varieties can grow up to 60'
- Varieties can spread up to 20'
- Growth rate of up to 3' per year
- Very hardy and wind tolerant
- Very disease resistant





River Birch

- Native tree considered both ornamental and a shade tree
- Can grow to 70' tall
- Can spread to 60' wide
- Can grow from 1' to over 2' per year
- Beautiful bark

Paper Birch

- Native species
- Can reach up to 70' tall
- Can spread up to 35' wide
- Is both a shade tree and ornamental tree
- Can grow from 1' to over 2' per year
- Historical significance and great looking bark



Apple trees

- Would be great to have 2 in one of the parks.
- 2 are needed close together to pollenate and produce fruit.
- Many varieties to choose from.
- Easy to maintain and grow well in Washington.
 - Produce a lot of food.





Pear trees

- Can also be considered for a park
- Some varieties require 2 to produce, just like apple.
- High fruit production.
- Grows well in our climate.
- Many varieties to choose from.

Trees not considered

- Alder. It will probably grow naturally here after logging anyways.
- Cottonwood. Residents complain of allergies, and it grows too tall for our spaces.
- Douglas Fir because of height and susceptibility to disease.
- Pine varieties. Not great for height reasons and also not great for privacy or windbreaks.
- Maples. We could consider some decorative varieties here and there, but they are messy.
- Hemlock. Our state tree is susceptible to root rot and also grows too tall for most areas.
- Western Red Cedar. Though it is native, it's susceptible to the same fungus that causes laminated root rot. Slow growing, but grows too tall for most areas.

Reasons these trees were selected

- All are fast growing or at least moderately fast growing.
- The privacy trees we have shown come highly recommended by professionals for both privacy and wind breaks.
- All trees shown grow at least moderately well in our slightly acidic, rocky, glacial till soil.
- All shade trees shown such as the Aspen and Birch are gorgeous trees that can grow in clusters or alone.
- All except the fruit trees are resistant or immune to common tree diseases in the area. The fruit trees, if chosen, will be in parks and get extra care.
- Leyland Cedars bought at 2' tall will be from 8' to 14' tall within 3 years.

Tree Prices

- Some of the native types can be bought for under \$1 each for seedlings.
- Saplings between 1' and 4' of each type can be bought for \$15 or less depending on if they are bought in bulk. The native types such as birch are practically given away.
- There is an abundance of nurseries in state and out of state with competitive prices for trees and delivery.

Example of planting possibilities in area 1

- The section of area 1 that was logged so far was about 400' long and 50' - 80' wide. Privacy trees and windbreaks were highest requested there so far.
- The following slide is an example idea of replanting trees for windbreak, shade, privacy, wildlife food and habitat, and beautification using selected trees.
- The slide shows almost 30 trees, around \$450 to purchase, which is less than the gain from the area after logging.
- The slide shows projected mature width of the trees.
- Privacy and wind resistance height will take about 2 - 3 years to achieve after planting, full maturity depends on tree types. Can take 10 years or so for privacy trees to reach full height, more than 10 years for Aspen and Birch.

Brush and animals

Blackberries and brush may present a problem in the future and we recognize the need to occasionally trim where needed the brush that may try to choke out trees or present other problems.

The trees being replanted have food sources and shelter for native critters and birds that may inhabit our common areas.

What to expect in voting

- Voting will be by mail with instructions sent out by the end of April. At least two weeks after the ballots are sent out they will be counted by a ballot committee. That date will be included in the ballot.
- The voting will include a request to take \$6,500 from the RPMC money market account to use for the project for buying trees, renting equipment if necessary, making repairs of issues that can arise indirectly from the project such as some fence repairs, buying fertilizer, planting and watering, and other things related to the tree replanting project. The request will include the use of the budget unspent of \$3,500 for emergency tree service from last year first before the money market funds, and any money received from the trees can be used to pay back the money market account so we do not have to wait for tree income to clean and replant.

What to expect after voting

- The board will continue to need community ideas in what residents want to see in the common areas.
- The board wishes to have this project done this year, 2020. This is dependent on time and availability of Flanders and weather, but we see the need to get replanting done as soon as possible.
- The RPMC will announce to residents on rhodypark.com, the front entrance board, and either by mailing or door to door delivery of notice when each area starts to the homes surrounding each area at least a week in advance whenever possible.

As a remind er



Please continue to communicate with the board at regular board meetings and through email about any issues that arise from this, ideas for replanting, ideas for cleanup, desire to help, etc.



Flanders Tree Service can help the community with trees on their own property while in our areas, remember to contact them if you want an estimate.