

*Newington Community Association
Tree and Shrub Replacement Policy*

PURPOSE

The purpose of this policy is to establish a reasonable procedure for replacing trees and/or shrubs in the common area(s) which are removed in accordance with the NCA “*Tree and Shrub Maintenance Policy*”. An additional purpose of this policy is to establish who can authorize the replacement(s) and under which conditions.

AUTHORITY

In accordance with Article VIII, Section 1, paragraphs (a) and (b) of the By-Laws, the Board of Directors is empowered to "adopt and publish rules and regulations governing the use of the common area and facilities" and “exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration”. Under this authority, the Board of Directors has established the following rules for replacing trees in the common area(s).

AUTHORITY AND RESPONSIBILITY OF THE COMMUNITY MANAGER AND MAINTENANCE LIASON

1. The Community Manager in consultation with the Maintenance Committee Liaison may authorize replacements under the following conditions:

- Trees and/or shrubs were removed in accordance with the “NCA Tree and Shrub Maintenance Policy”
- Replacements of trees and/or shrubs will be with like-kind if in a planned area (i.e. Bradford Pears on islands, around pool or along Northumberland).
- Other replacements shall be determined by the Community Manager and Maintenance Committee Liaison in consultation with the contractor. An emphasis will be placed on smaller, low maintenance trees/shrubs when it is in an area where size could affect parking spaces or proximity to homes. Larger trees (i.e. Oaks and Maples) will only be recommended if there is adequate room for growth and a low risk of impingement on homes and/or parking spaces
- Trees will not be replaced in the surrounding woods or very dense areas.
- Full Board approval will be required if the cost of a replacement(s) exceeds 2.5 town home quarterly dues payments.