

Forest health Policy – Proposed Revisions

*Note – in addition to the ‘marked’ changes below, the existing Forest Health Policy also includes reiteration of DG Sections 1, 2.2, and 2.3 on its first page. Those are proposed to be referenced but not repeated in the new FHP.*

---

Highlands at Breckenridge Property Owners' Association  
Forest Health Policy, January 2021

This Policy endorses the objectives and requirements set out in Design Guideline Sections 1, 2.2, and 2.3, and provides the following more specific guidance relating to the ongoing maintenance of the health of our neighborhood's natural environment.

- a) Owners are expected to maintain their lot by removing dead standing and fallen trees and shrubs, removing lower branches, and removing living trees selectively to reduce wildfire risk, overcrowding, and risks of infestation with pests or disease, while maintaining a reasonable balance with the need for natural buffers and screening. Temporary accumulation of dead standing or fallen trees is recognized as a practical element of periodic maintenance. These must be removed at least annually. Failure to timely remove such trees will be subject to fines for each such tree of \$50 initially plus \$10 per month thereafter until removal is complete.
- b) Refer to the Firewise program, Town of Breckenridge defensible space regulations, and periodic studies commissioned by our Association for more specific guidance. Stumps must be cut within 6" of adjacent ground level except for those being used to support stacked firewood in inconspicuous areas.
- c) Owners are also expected to take appropriate actions to suppress noxious weeds, especially as required by Town and County regulations.
- d) All piles of trunks, slash, branches, and other such material must be chipped or otherwise removed within two months. Beyond that time and upon notice to the Owner by the Board, such piles are subject to a fine of \$100 plus \$1.00 per estimated cubic foot volume, plus an additional 20% for each week thereafter until removal. Tree trunks and branches of a diameter 2 inches or greater are exempt from this provision (i) if they are cut in lengths appropriate for firewood burning and stacked neatly and compactly in an inconspicuous area on the lot for on premise use as firewood, or (ii) if they are cut in lengths of 15 feet or less and laid directly on the ground at least 200 feet from any building envelope, public road, or shared private drive within the Highlands.
- e) No removal of any trees, alive or dead, may occur until the owner has obtained written approval in compliance with paragraph 2.2 of the Design Guidelines. The Board may delegate one or more of its members to inspect and grant such approval. Approvals from the Town, fire department, contractors, or any other persons are not sufficient. The Board may levy fines for any trees removed without the required approval at the rate calculated as follows: tree trunk diameter in inches at three feet off the ground, multiplied by itself (squared), and multiplied by \$60. For example, the fine applicable for a tree of 10" diameter would be  $10 \times 10 \times 60 = \$6,000$ .

f) There is an exception for the urgent removal of trees that have been blown down or affected by some similar event which causes or threatens damage, danger or blockage. These events must be reported to a Board member as soon as possible. If possible, the report should include photos of the affected area taken immediately prior to removal action.

g) The Board reserves the right to direct immediate removal of trees, stumps, logs, shrubs, and other materials that it deems to be unsightly, dangerous, or otherwise undesirable, in its sole judgment and notwithstanding the above provisions. The Board also reserves the right to require property owners to plant and maintain new trees in situations where the loss of previously existing trees in key locations has been very significant and detrimental to the neighborhood, in the sole judgment of the Board.