

BRADDOCK HILL POA

FOREST HEALTH POLICY

This Policy endorses the objectives and requirements set out by the Braddock Hill Property Owners Association and provides more specific guidance relating to maintaining the health of our neighborhood's natural environment.

- A. Owners are required 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 remove such trees in a timely manner are subject to fines for each such tree of \$50 initially plus \$10 per month thereafter until removal is complete.
- B. For more specific guidance, refer to the *Firewise program, *Town of Breckenridge defensible space regulations, and periodic studies commissioned by our Association. 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. 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 of 2 inches or greater are exempt from this provision if:
 - i. they are cut in lengths appropriate for firewood burning and stacked neatly and compactly in an inconspicuous area on the lot for on-premises use as firewood or
- D. No trees, alive or dead, may be removed until the owner has obtained written approval by the association in compliance with the Design Guidelines (email approval is acceptable). The Board may delegate one or more members to inspect and grant such approval. Approvals from the Town, fire department, contractors, or other persons require board approval before any work commences. The Board may levy fines for any trees removed without the required approval at the following rate: 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 $10 \times 10 \times 60 = \$6,000$.
- E. There is an exception for the urgent removal of trees blown down or affected by some similar event that 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.

- F. 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.

Online Links to *

<https://www.nfpa.org/Education-and-Research/Wildfire/Firewise-USA>

<https://www.townofbreckenridge.com/departments/community-development/forest-management-and-forest-health/voluntary-defensible-space-ordinance>

<https://highlandsatbreck.com/braddock-hill/>

https://breckenridge.town.codes/Code/5_Ch10

<https://www.summitcountyco.gov/993/Summit-County-Noxious-Weeds>