

MEETING PACKET

Battlecreek Commons Board Meeting
June 27, 2023



Meeting Agenda2

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ATTACHMENT SECTION

ATTACHMENT A:

Grounds Committee: Summary of work in progress and completed to date.....20

ATTACHMENT B:

TREE SURVEY SUBMITTED BY TODD PRAGER, CERTIFIED ARBORISTS, LLC.22

BATTLECREEK COMMONS

Board of Directors Regular Meeting Agenda
June 27, 2023 – 6:00 pm

Executive Board Meeting

7:00 pm

WELCOME HOMEOWNERS:

Thank you to the homeowners for your attendance. Introduce new homeowners. *There is a two-minute limit per homeowner on discussions during the regular meeting time. If more time is needed on a topic, the discussion will be continued during the Good of the Order.*

QUORUM CALL:

- | | |
|--|--|
| <input type="checkbox"/> Sharon Grasseth (President) | <input type="checkbox"/> Sue Harris (Secretary) |
| <input type="checkbox"/> Nathan Goldberg (Vice President) | <input type="checkbox"/> Joan Bechtel (Director) |
| <input type="checkbox"/> Dee Doyle (Treasurer) | <input type="checkbox"/> Jim Nixon (Director) |
| <input type="checkbox"/> Jeanne Dalton (Treasurer Backup & Director) | |

MINUTES OF PREVIOUS BOARD MEETINGS:

Correction or additions to the draft of the following minutes with Board edits applied:
Monthly Board Meeting on May 23, 2023.

MANAGER REPORTS:

- Office Managers – Louise Kohut and Deanna Bontrager
- Grounds Foreman – Don Hiebenthal

COMMITTEE REPORTS:

- | | |
|---|---|
| <input type="checkbox"/> Maintenance/Repair – Jim Nixon | <input type="checkbox"/> Finance – Betty McKinney |
| <input type="checkbox"/> Architectural – Bill Burnside | <input type="checkbox"/> Grounds – Megan Trow/Virginia Ferguson |
| <input type="checkbox"/> Planning & Projects – Colleen Goldberg | <input type="checkbox"/> Social – Bonnie Shaughnessy-Smith |
| <input type="checkbox"/> Orientation – Mary Schroeder | <input type="checkbox"/> Newsletter – Aline Autenrieth |
| <input type="checkbox"/> Nominating – Betsy Hughes | <input type="checkbox"/> Documentation - Mary Schroeder |
| <input type="checkbox"/> Emergency Preparedness – Nathan Goldberg | <input type="checkbox"/> Transfer Fee – Betsy Hughes |
| <input type="checkbox"/> Neighborhood Watch – Jim Nixon | |

OLD BUSINESS:

1. Discussion: Dog issues, fine level, next steps

NEW BUSINESS:

1. Discussion: Vandalism / Safety Concern

CORRESPONDENCE:

GOOD OF THE ORDER:

The next monthly Board meeting will be on **Tues, July 25, at 6:00 pm, location TBD.**

MAINTENANCE & REPAIR COMMITTEE

Committee Chair: Jim Nixon

REPORT

- **Sewer Update:** Nothing to report.

COMMITTEE PURPOSE

To develop and oversee the complete maintenance of our community from structures to grounds to utility systems. The properly executed maintenance of BCC will maintain (add) to our community's value both economically and physically, creating overall well-being for its residents.

R&RS RELATED TO THIS COMMITTEE

II.G. Exterior Alternations and Maintenance, R&Rs pg. 12

ADDENDUM: Policy for Building and Grounds Maintenance by Homeowners & Residents, R&Rs, pg. 25

COMMITTEE MEMBERS

Jim Nixon (Chair and Board Liaison), Bill Burnside, and Tom Elliott.

ARCHITECTURAL COMMITTEE

Committee Chair: Bill Burnside

REPORT

- Several resident architectural replacements were approved: fence replacements, patio, and a front door.
- The Committee completed the community walk-throughs. There were 20 friendly reminders about keeping areas in-line with the Rules and Regulations, mostly 'paint-related'. There were a couple of non-compliant items addressed to keep areas within a continuity of the community.

COMMITTEE PURPOSE

Ensure owners comply with the BCC architectural standards as outlined in the Rules & Regulations and Bylaws.

R&RS RELATED TO THIS COMMITTEE

II.G. Exterior Alternations and Maintenance, R&Rs pg. 12
III.B. Notification of Infractions to Office Manager, R&Rs pg. 17

COMMITTEE MEMBERS

Bill Burnside (Chair), Jim Nixon (Board Liaison), Mike Campbell, John Morgan. Seeking more members.

PLANNING & PROJECTS COMMITTEE

Committee Chair: Colleen Goldberg (Interim)

REPORT

- Nothing to report.

COMMITTEE PURPOSE

Develop plans/proposals to guide and assist the Board and Finance Committee with maintenance and replacement projects.

COMMITTEE MEMBERS

Colleen Goldberg (Chair), Bill Dalton, Bob Mason, Gayle Holland, Jim Nixon (Board Liaison)

ORIENTATION COMMITTEE

Committee Chair: Mary Schroeder

REPORT

- Followed up with three homeowners who haven't settled in yet due to selling their other homes and/or remodeling their BCC units. Two replied that they expect to move in soon and will contact me when ready to meet, have not received a reply from the third one.
- No homeowner visits this month and no visits scheduled.

COMMITTEE PURPOSE

Welcome and provide needed information to new homeowners.

R&RS RELATED TO THIS COMMITTEE

VII. Welcoming new residents, R&Rs pg. 23

COMMITTEE MEMBERS

Mary Schroeder (Chair), Ruth Hewett, Sue Harris, and Jeanne Dalton (Board Liaison).

NOMINATING COMMITTEE

Committee Chair: Betsy Hughes

REPORT

- Currently, nothing to report.
- No elections are in process.

COMMITTEE PURPOSE

Find candidates to run for the Board or to fill mid-term vacancies pending approval by the BCC Board.

R&RS RELATED TO THIS COMMITTEE

II.A. Nominating and Election of Board Members, R&Rs pg. 7

COMMITTEE MEMBERS

Betsy Hughes (Chair), Margaret Campbell, Gayle Holland, Terri Currin, Joan Bechtel (Board Liaison)

EMERGENCY PREPAREDNESS COMMITTEE

Committee Chair: Nate Goldberg

REPORT

- The 2024 budget request was discussed at our June meeting.
- **Annual Night Out Program** The committee decided to again participate in the Annual Night Out program to be held on August 1st probably on the basketball court. It is suggested that ALL BCC Committees participate by having a table. This would be a great time to share with residents the projects of the different committees and perhaps give an opportunity for interested people to sign up to serve on a committee.
- **Supplies Cache Procurement.** Three from our committee attended the June 8th City Monthly CERT Meeting. New City Emergency Manager has been identified and will be/was appointed June 20th. This person's supervisor, Deputy Chief of Administrative Services, City of Salem Fire Department, and the former City Emergency Manager were present at the meeting. They answered questions and addressed concerns about CERT in Salem. It was suggested and encouraged that we send a letter to the Emergency Manager's office describing our cache request so it can be at the top of the new person's priority list. A letter was send on June 12th and acknowledgement received.
- Since the Committee's July meeting would fall on July 4th, we will meet Tuesday, July 11th instead.
- The Emergency Preparedness Committee is in real need of adding 3 -4 additional committee members. Community members are encouraged to step up.

COMMITTEE PURPOSE

Coordinate the development of an "Emergency Response Plan" for formal adoption by the Board; and work with the Board and Owners to implement appropriate preparation steps (e.g., develop and train sub-neighborhood emergency teams'). Work with the Board and local authorities to develop an on-site (or nearby) cache of supplies for BCC.

ADDITIONAL INFO

Committee Minutes are attached, ATTACHMENT B, PG 31. No Board decision is requested at this time. Currently, there are no new members to present. Please see the monthly BCC newsletter for Committee meeting dates/times.

COMMITTEE MEMBERS

Nate Goldberg (Chair), Lynda Hunt, David Best, Aline Autenrieth, John Lewis, Jeanne Dalton, Bill Dalton, Mary Schroder, Karna Berry, Gerry Stewart, Chris Stewart, Tom Elliott, Sharon Grassetth (Board Liaison).

NEIGHBORHOOD WATCH COMMITTEE

Committee Chair: Jim Nixon

REPORT

Multiple issues that are of concern.

- The Committee is reviewing more videos from our surveillance camera.

COMMITTEE PURPOSE

Develop and manage the annual budget for Battlecreek Commons (BCC).

R&RS RELATED TO THIS COMMITTEE

VI. Investment Objectives and Guidelines, R&Rs pg. 22

COMMITTEE MEMBERS

Jim Nixon (Chair), Nathan Goldberg, and more to be added...

FINANCE COMMITTEE

Committee Chair: Betty McKinney

REPORT

- The Finance Committee met will be June 7, 2023.
- **Adjustments for 2023 Budget:** (See Exhibit on next page for [2023 Budget + Changes](#))
 1. Transfer \$3500 from line item #5550 (Major Tree Work) to line item #9020 (Engineering Project)
 2. Transfer \$3500 from line item #5570 (Tree Replacement) to line item #9020 (Engineering Project)
 3. Transfer \$1,000 from line item #6010 (Equipment Maintenance and Repair) to line item #5580 (Storm Damage)

Note: the \$14,000 in line item #9015 (Payback to Reserves) which was designated to line item #9060 (Water and Sewer Project) is to now be designated to line item #5580 (Storm Damage)
- We are asking the board to complete the Wi-Fi to use at the clubhouse.
- **Request Board Approval:** Nancy Clark-Edwards has agreed to be on the Finance Committee. We are asking the board to appointment her on the committee.

COMMITTEE PURPOSE

Develop and manage the annual budget for Battlecreek Commons (BCC).

R&RS RELATED TO THIS COMMITTEE

VI. Investment Objectives and Guidelines, R&Rs pg. 22

COMMITTEE MEMBERS

Betty McKinney (Chair), Nancy Clark-Edwards, Terri Currin, Ruth Hewett, Kathie Forstrom, Dee Doyle, and Jeanne Dalton (Board Liaison).

Battlecreek Commons

2023 BUDGET

Info from January - December 2022 AND 2023 Budget

Income/Expenses thru 09/19/2022

	2022 Budget	2023 Budget	Notes for 2023 Budget + Changes
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Income

4000 Income

4100 Dues Assessment	940,378	968,589	3% (total for the 3% one year \$28,211 additional)
4200 Rec Hall Rental Income			
4250 Key Card Deposits			
4400 Late Fees & Interest Assessed			
4550 Returned Check Charges			
4600 Interest Earned			
4650 Violations & Fines			
Total 4000 Income	940,378	968,589	
4700 Other Income			
Unapplied Cash Payment Income			
Total Income	940,378	968,589	
Net Profit on Income	940,378	968,589	

Expenses

5000 COMMONS ARCHITECTURAL

5010 Building Repair / Maintenance	7,000	5,000	
5020 Dry Rot Repairs & Replace	30,500	10,000	
5030 Garage Door Repair & Replace	10,000	10,000	
5040 Gutter Repair & Replace	5,000	5,000	
5050 Painting Labor	10,000	5,000	
5060 Painting Supplies	5,000	5,000	
Total 5000 COMMONS ARCHITECTURAL	67,500	40,000	

5500 COMMONS GROUNDS

5510 Animal & Pest Control	3,000	3,000	
5520 Barkdust / Fertilizer/TopSoil	1,000	2,000	
5530 Irrigation	5,000	7,500	
5540 Lighting	5,000	5,000	
5550 Major Tree Work	10,000	25,000	Pine Beetle affect our trees
		(3,500)	Transfer to \$3500 to 9020 Engineering Project
5560 Tree Replacement	0	7,000	Committee Proposal + trees after removed
		(3,500)	Transfer to \$3500 to 9020 Engineering Project
5580 Storm Damage		15,000	\$1,000 from #6010 Equipment Maint + \$14000 from #9015 Payback to Reserves
Total 5500 COMMONS GROUNDS	24,000	49,500	

6000 COMMONS MAINTENANCE

6005 Clubhouse Maintenance	3,000	3,000	
		(1,000)	Transfer to \$1000 to 5580 Storm Damage
6010 Equipment Maintenance & Repair	4,000	4,000	
6015 Equipment Rental	250	500	Clean the Berm
6020 Gasoline	3,000	5,500	

	2022 Budget	2023 Budget	Notes for 2023 Budget + Changes
6025 General Supplies	2,500	2,500	
6035 Minor Equipment Purchases	5,000	7,500	
6040 Pool Maintenance & Supplies	6,000	6,000	
6045 Committee	1,000	1,000	Committees Expenses General
6050 Water & Sewer Maintenance	10,000	10,000	
Total 6000 COMMONS MAINTENANCE	34,750	40,000	
6500 COMMONS OFFICE			
6510 Accounting Services	36,000	36,000	
6530 Bank Charges, Late Fees	250	250	
6540 Permits & Advertising		50	
6550 Licenses & Fees	1,000	1,000	
6560 Office Supplies	2,000	2,000	
6561 Office Equipment	2,000	2,000	
6562 Printing & Postage	1,000	1,000	
6570 Professional Services	10,000	10,000	
6575 Less Collected Attorney Fees/Costs			
6590 COVID Related Expenses	500	100	
Total 6500 COMMONS OFFICE	52,750	52,400	
7000 COMMONS UTILITIES			
7010 Cable Service	71,500	74,360	4% annual increase starting 2019
7020 Electricity	6,800	7,180	PGE increase 5.6% for 2023
7030 Garbage	75,000	70,728	D&O 8.5% - called to get details for BCC
7040 Natural Gas	3,000	3,500	Estimate
7050 Security Monitoring	1,000	750	
7060 Telephone & Communications	1,500	1,500	
7070 Water & Sewer	153,000	160,650	5% increase for 2023
Total 7000 COMMONS UTILITIES	311,800	318,668	
8000 PAYROLL EXPENSES			
8010 Payroll Wages	163,500	180,000	
8020 Payroll Taxes	17,500	19,800	11.00%
8040 Payroll Fees	1,500	2,000	
Total 8000 PAYROLL EXPENSES	182,500	201,800	
8100 INSURANCE			
8110 Commons Liability Insurance	52,834	54,936	
8115 Less Commons Insurance Income	(52,834)	(54,936)	
8120 Auto Insurance	938	1,000	
8130 Board of Directors Ins	1,283	1,300	
8140 Workers Comp Insurance	1,500	1,500	
Total 8100 INSURANCE	3,721	3,800	
8200 OTHER EXPENSES			

	2022 Budget	2023 Budget	Notes for 2023 Budget + Changes
8210 Bad Debts		0	
8215 Saving for Reserves		12,000	
8210 Meals		200	
Total 8200 OTHER EXPENSES	0	12,200	
8300 TAXES			
8320 Property Taxes	0	0	
8310 Income Taxes		0	
Total 8300 TAXES	0	0	
Total Operating Expenses	677,021	718,368	
Other Expenses			
Forward from prior year	(100,350)		
9000 PROJECTS			
9020 Engineering Project		7,000	\$3500 from #5550 Major Tree Work + \$3500 from #5570 Tree Replacement
9010 Painting Supplies Expenses		0	Completed
9015 Pay Back Reserve	0	14,000	Payoff the reserve for Water & Sewer Project
		(14,000)	\$14000 transfer to #5580 Storm Damage
9020 Engineering Project		0	Completed
9025 Painting Contractor Labor Project		0	Completed
9030 Paving Project			
9035 Pond Project	20,000	40,000	Committee Proposal (20,000 + 20,000)
9040 Pool Project	0	0	Completed
9045 Landscape Project	2,500	6,000	Committee Proposal (2,500 + 3500)
9050 Roofing Project	187,000	177,800	16 roofs in 2023 + 20 roofs to complete
9060 Water & Sewer Project	153,000	8,000	Committee Proposal (yard replacement after sewer repairs)
9065 Emergency Preparedness	1,000	4,000	Committee Proposal (set up cache)
Total 9000 PROJECTS	263,150	249,800	
Total Operating + Projects Expenses	940,171	968,168	
GROSS PROFIT	207	421	

BATTLECREEK COMMONS FOR 2022 AND 2023

	2022 Budget	2023 Budget
Income	940,378	968,589
Expense	940,171	968,168
Gross Income/Expense	207	421

GROUNDS COMMITTEE

Committee Co-Chairs: Megan Trow, Virginia Ferguson

REPORT

Continental planting update

- In the next few weeks, we will be removing rocks and roots, raking the potting soil, restarting the existing irrigation system, installing separate feeder lines for the plants, and installing a covering of arborist chips, completing this project under budget.

SUMMER Clean Up Day - We will continue to plan as needed.

Completed Survey of our tree canopy

- Todd Prager & Associates in Lake Oswego (<https://toddprager.com/>) sent us Christine Johnson, one of their Certified Arborists, who evaluated approximately 250 trees in several site visits, prioritizing pines, sequoias, and other conifers since these trees had been the focus of disease concerns. She tagged each tree for
- **ATTACHMENT A:** Summary of work in progress and completed to date by Grounds Committee compiled by Virginia Ferguson
- **ATTACHMENT B:** TREE SURVEY SUBMITTED BY TODD PRAGER, CERTIFIED ARBORISTS, LLC. Identification; noting species, size, conditions, structural conditions, and pest/disease issues to help our Committee plan how to manage our big trees.
- We shared it with the Committee and discussed it.
- We are adding it as ATTACHMENT B to the Board Report. We will put a copy in the office for review by all residents.
- A notice has been sent to all residents about not removing the tags.

Committee Member resignation

- Greg Melton submitted a letter of resignation, citing health issues. He also noted the progress of projects by the Grounds Committee.

FOR DISCUSSION: Budget needs

- We discussed tree replanting, tree removal based on the Tree Survey, pond rehabilitation, and grant opportunities.
- We could meet with the Long-Term Planning Committee to discuss projects for each committee.

COMMITTEE PURPOSE

Ensure the beauty and maintenance of the grounds in the BCC community.

R&RS RELATED TO THIS COMMITTEE

G.12. Landscaping, R&Rs pgs. 14-15, and II.G. Exterior Alternations and Maintenance, R&Rs pg. 12-14.

COMMITTEE MEMBERS

Megan Trow (Co-Chair), Virginia Ferguson (Co-Chair and Retired Master Gardener), Bruce Schnieber (Master Gardener), Bob Mason, Cindy Herremanns, Lori Pearson, Marcia Hogue, and Jeanne Dalton (Board Liaison).

SOCIAL COMMITTEE

Committee Chair: Bonnie Shaughnessy-Smith

REPORT

- The Social committee met to finalize plans for the Sack Lunch Social. Event flyers were folded and distributed to all the BCC members. We are looking forward to an enjoyable event.

COMMITTEE PURPOSE

Plan social events for homeowners.

COMMITTEE MEMBERS

Bonnie Shaughnessy-Smith (Chair), Marilyn House, Pinkie Reynolds, Rosalind Helber, Vonda Zirbes, Sharon Grasseeth (Board Liaison)

NEWSLETTER COMMITTEE

Committee Chair: Aline Autenrieth

REPORT

- The June BCC Newsletter is complete and distributed.

COMMITTEE PURPOSE

Develop a monthly newsletter to be distributed to all BCC residents.

COMMITTEE MEMBERS

Aline Autenrieth (Chair), Bob Mason, Katie Martin, Joan Bechtel (Board Liaison)

DOCUMENTATION COMMITTEE

Committee Chair: Mary Schroeder

REPORT

- Nothing to report.

COMMITTEE PURPOSE

Develop and maintain BCC documents, including Rules and Regulations, Employee Handbook, Board Procedures, Committee Procedures, and any other documents deemed necessary to provide guidance, promote consistency, and ensure compliance with BCC's governing documents (CC&Rs, Bylaws).

COMMITTEE MEMBERS

Mary Schroeder (Chair), Margaret Campbell, and Ruth Hewett.

TRANSFER FEE (AD-HOC) COMMITTEE

Committee Chair: Betsy Hughes

REPORT

- Nothing to report.

COMMITTEE PURPOSE

Educate BCC homeowners on the real estate transfer fee and how it can benefit them.

COMMITTEE MEMBERS

Betsy Hughes (Chair), Chris Stewart, Mary Schroeder, Jeanne Dalton, Sharon Grassetth, Ruth Hewett, Aline Autenrieth, Gayle Holland, Terri Curlin, Jim Nixon, Bev Marquardt, Bill Marquardt, Joan Bechtel (Board Liaison).

ATTACHMENT SECTION

June 2, 2023 UPDATES

From: The Grounds Committee

To: BCC Residents

Maybe you have seen some things happening on the BCC grounds and wondered what is going on! Here is a summary of what the Grounds Committee has gotten started this spring, and what the next phases are:

Continental Hillside: Almost a hundred plants have been placed on this hillside to replace the removed Photinia hedge. A dry streambed, a variety of shrubby plants, vine maples, and smaller plants have been placed to give year-round interest and seasonal color. Irrigation for the plants and a covering of arborist chips will be installed in the next few weeks, completing this project.

Big Tree Assessment: The HOA Board approved a formal tree assessment focusing on the pines, sequoias, and other conifers on the BCC grounds to help us plan how to manage our big trees without having more than necessary removed. That report was provided to the HOA Board at its June meeting. The Certified Arborist providing the report recommends the removal of five dead Ponderosa Pines and four other trees, and a series of steps that will help us deal with dead branches, manage insect infestations, improve the overall health and looks of our beautiful big trees and improve the safety concerns we have when the big winds blow through.

2023 Spring Plantings: As large pines and other trees were removed over the past years, it has become obvious that we need to replace them and enhance our common space with colorful trees at intermediate heights. This spring, all three circles have benefitted from the planting of crape myrtles, dogwoods and maples. All trees were planted in spaces that do not interfere with critical infrastructure (power, water, etc.) or roadways. It will take a few years for any tree to reach a size that makes it really eye-catching, but the addition of these spots of color will add visual interest to your views and enhance the overall value of our living space.

Planting Plans: Over the fall and winter of 2023 and 2024, your Grounds Committee is planning to plant a large number of trees that will continue to add color and seasonal interest to our common areas that will replace the lost trees and create visual interest as you look out your windows. Large blank spaces of lawn, the neighbor's blank wall, long views of nothing but grass and camouflaging ugly scenes will all be considered for improvement. Nothing will be planted that will block your individual view but will improve your overall impression of the grounds. Here is a list of the trees that are being considered. If you want a particular tree from this list outside your home, please let us know and we will try to accommodate your wishes.

Acer Griseum (Paperbark Maple)

Acer palmatum 'Fireglow', 'Bloodgood', and 'Wilson's Pink' (Japanese maple)

Acer Shirasawanum 'Munn's Moonrise' (Full Moon Maple)

ATTACHMENT A

Acer rubrum 'Autumn Blaze', 'Sun Valley', Sienna Glen', 'October Glory' and 'Autumn Flame' (Red Maple)

Acer plat. 'Princeton Gold' and 'Drummondii' (Norway Maple)

Cercis 'Rising Sun' and 'Forest Pansy' (Redbud)

Ginkgo 'Presidential Gold' and 'Princeton Sentry' (Ginkgo)

Gleditsia t. 'Sunburst' (Locust)

Lagerstroemia indica (Crape Myrtle – various color blossoms)

Quercus alba (White Oak)

Betula n. 'Heritage' (Birch)

Katsura Japonica

Cornus kousa chinensis 'Milky Way' and 'Alternifolia' (Dogwood)

A grouping of native trees and shrubs to benefit wildlife.

A variety of shrubby colorful plants to fill bare spots around the grounds.

The Pond: We are awaiting a design plan from Arne Jensen Landscaping to help us determine the best way to improve the pond area so that all residents can once again enjoy the space. We hope to be able to do some work this summer when the water levels are lowest and equipment can get into the area. The HOA Board will be reviewing the design plan as soon as it is available. This is a long-term project that may require several years to complete.

Benches: Long walks are fun, but there are times when a bench to sit a bit would be nice. We are working with Don and the Maintenance Crew to design benches using stumps from the trees that have been taken down to be placed along our walkways so we can rest and enjoy the views. Samples are being worked on, so if you see one, take a seat and let us know what you think.

As you can see, a small committee has accomplished a lot this year, and more is planned. Two committee members have offered to take on a project of working with our Marion County Soil and Water Conservation District contact to build and install bird houses along the edge of the City grounds at the north edge of our property. There may be some grant money to help offset the cost. The Oregon Blue Birds are already here, but they need nesting boxes.

There are other ways to help if you are interested in getting involved. Please contact Megan Trow megantrow1818@gmail.com 503-881-8237 or Virginia Ferguson vferguson@harboret.com 253-678-8325 for more information about anything the Grounds Committee is doing and how you can become a member.



Todd Prager & Associates_{LLC}

MEMORANDUM

DATE: June 19, 2023

TO: Sharon Grassetth (Battle Creek Commons HOA, Board President)
Virginia Ferguson (Battle Creek Commons HOA)
Megan Trow (Battle Creek Commons HOA)

FROM: Christine Johnson, ISA Certified Arborist® PN-8730A

RE: Tree Assessment for Battle Creek Commons HOA

Summary

Battle Creek Commons HOA contacted Todd Prager and Associates, LLC to conduct an inventory of trees in the common drives and open spaces at Battle Creek Commons. Tree failures in recent years and a suspected mountain pine beetle infestation have heightened the HOA's attention to the needs of assessing the health and condition of community trees.

Two hundred and sixty-one (261) trees were inventoried in late May and early June of 2023. The trees are generally in good to fair health and exhibit typical species characteristics with light to moderate pest infestations.

Management recommendations provided in this report include the removal of nine (9) trees, expanding landscape beds for 26 trees, applying 2 to 3-inches of mulch for 154 trees with compacted soil, pruning 34 trees, performing a level II or level III advanced risk assessment on one tree (tree 185), and evaluating supplemental irrigation for drought stressed trees.

Background

Battle Creek Commons is on the southern edge of Salem, Oregon in the Willamette Valley. The USDA plant hardiness zone for the region is 8b which is considered a warm growing environment with (typically) mild winters and cooler summers. Recent extreme weather events have caused tree failures onto structures and may also be associated with increased insect pest activity that has led to tree death. Per my conversations with Virginia Ferguson and Megan Trow, coniferous trees have been the subject of conversation and concern for community members.

Assignment

The assignment requested of our firm was:

1. Inventory up to 300 trees along the common drives and open spaces.
 - a. The inventory was limited to trees greater than 6-inch DBH.
 - b. After the initial inventory began, the focus shifted to coniferous trees.
2. Record information for all inventoried trees including size (trunk diameter (DBH)), species (scientific and common names), health conditions, structural conditions, and any pest or disease issues.
3. Provide treatment recommendations that are prioritized based on urgency and summarize in a brief arborist report.
4. Tag assessed trees with aluminum tags so they can be easily identified at the site. Tags can be removed if desired in the future by the HOA.

Observations

The tree inventory was conducted over multiple days in late May and early June 2023. The following information was collected for each tree over 6-inch DBH: tree ID, common name, scientific name, DBH, single stem DBH, condition, canopy shape, land type, observations, recommended tree work -pruning, recommended tree work – other, and priority (Attachment 1) Trees were tagged with aluminum tags. The tree ID listed in the tree inventory corresponds with the tree ID shown on the tree map (Attachment 3). Tree inventory data was collected with TreePlotter™ and can be explored through the website with the provided login. Photographs of the trees are accessible in TreePlotter.

Several site patterns and tree conditions were observed across the population of trees. The trees are in compacted urban soils and have been subject to drought conditions. Signs of drought stress include thinning, dying from the top of down, and increase susceptibility to pests and disease.

Pest and Disease Profiles

I observed signs and symptoms of three bark beetles while conducting the inventory: (1) Sequoia pitch moth, (2) red turpentine beetle, and (3) mountain pine beetle. Each is described below.

1. **Sequoia pitch moth (*Synanthedon sequoia*)**. This pest was observed in light to moderate infestations on multiple pine species across the site. Pitch tubes are typically observed on the main trunk above 6 feet. Pitch tubes are light pink to reddish brown and are 2 to 5-inches in diameter. While the pitch tubes are unsightly, this pest does not lead to tree mortality.
2. **Red turpentine beetle (*Dendroctonus valens*)**. This pest was observed on two pines in fair condition. Unlike sequoia pitch moth, pitch tubes are found on the root collar and lower trunk between 0 to 6 feet above ground level. Pitch tubes are light pink to reddish brown and can be up to 2-inches in diameter. Red turpentine beetle is considered a secondary pest and does not lead to tree mortality.
3. **Mountain pine beetle (*Dendroctonus ponderosae*)**. Per my conversations with HOA board members and community residents, at least one ponderosa pine was infected with mountain pine beetle and was subsequently removed. I did not observe any ponderosa pine with a dead red crown, yellow crown, or small pitch tubes (less than 1 inch in diameter). However, drought conditions may be preventing the trees from presenting with

pitch tubes¹. I did observe some ponderosa pines with what could be described as “shotgun” exit holes on the trunk, however the holes were more oval than round and did not lead to galleries. The mountain pine beetle is a serious pest and does lead to tree mortality.

One additional disease of note is pitch canker. The term *canker* is used to describe a twig or branch that has been infected by a disease that kills the vascular tissue. Pitch canker is caused by a fungus, *Fusarium circinatum*. Pitch canker can be spotted from the ground when looking up at dead branches and finding a swollen section of tissue girdling the branch.

Tree Removal

Nine (9) trees are proposed for removal (trees 32, 25, 40, 76, 97, 112, 135, 137, and 149). Of the nine trees proposed for removal, five (5) are ponderosa pine. These trees are either dead or in an irreversible state of decline. A tree and vegetation tree removal permit may be required for tree removal.

Management Recommendations

Management recommendations were prioritized as high, medium, or low. I recommend the following actions be taken to improve the health of the trees and minimize risk to Battle Creek Commons and its residents. Maintaining a tree inventory of all onsite trees on a five-year cycle is recommended.

High priority – (resolve in next six months)

- Removal of **nine (9) trees** in dead or dying condition.
- A level II or level III, tree risk assessment for **tree 185**. This may consist of taking samples of discolored bark at the trunk flare.

Medium priority (resolve in next six months to one year)

- Expand landscape beds around **26 trees** in areas where surface roots are being damaged by lawn mower blades or tires.
- Remove English ivy (*Hedera helix*) on or near **9 trees**.
- Pruning is recommended for **34 trees** to reduce the risk of property damage or to correct past incorrect pruning cuts. Some pruning is considered a medium priority, while other is considered low.

Low priority (resolve as time and funding allow, preferably within the next two years)

- Apply 2 to 3 inches of mulch to **154 trees** in landscape beds with compacted soils.
- Complete the tree inventory to include sweetgums along common drives and open spaces.
- Maintain the tree inventory as trees are removed or planted.

Irrigation

The best treatment for pests is maintaining and/or improving tree vigor. Providing supplemental irrigation in conjunction with mulch should improve growing conditions, reduce stress, and decrease susceptibility to pests. Supplemental irrigation should be provided during the summer

¹ Oregon Department of Forestry. (2017). Mountain Pine Beetle Forest Health Fact Sheet.

months or during uncharacteristically dry periods. Long, slow soaking that moistens soil to a depth of 12 inches one to two times a month is recommended.

Hiring a qualified tree care company

I recommend hiring a qualified ISA Certified Arborist[®] familiar with ANSI A300 Part 1: Tree, shrub and other woody plant management – Standard Practices (Pruning) to perform the recommended pruning. According to the *Find An Arborist* search tool, there are four tree care companies within 25 miles of Salem who have ISA Certified Arborists on staff: R&R Tree Service, Inc., Mountain View Tree Service, LLC, Trees Plus Northwest, LLC, and Elwood's Tree Service Co.²

Replacement species (Ponderosa pines or coniferous trees)

In addition to management recommendations for inventoried trees, I was asked to provide replacement species recommendations. The following native³ and non-native species would be appropriate to plant as replacement trees for the ponderosa pines that have declined in recent years. This is not an exhaustive list, rather it is a starting point to examine desired species traits.

- Native
 - o Incense cedar (*Calocedrus decurrens*)
 - o Lodgepole pine (*Pinus contorta*)
- Non-native
 - o Black pine (*Pinus nigra*)

Replacement species (Sweetgum or deciduous trees)

The following native and non-native species would be appropriate to plant as replacement trees for sweetgums. This is not an exhaustive list, rather a starting point to examine desired species traits.

- Native
 - o Oregon white oak (*Quercus garryana*)
 - o Northern red oak (*Quercus rubra*)
- Non-native
 - o Black tupelo (*Nyssa sylvatica*)
 - o Scarlet oak (*Quercus coccinea*)

Conclusion

Two hundred and sixty-one (261) trees along the drive aisles and common spaces were inventoried. Coniferous trees were prioritized and are generally in good to fair health. Management recommendations include tree removal (9 trees), advanced risk assessment (1 tree), pruning (34 trees), expanding landscape beds (26 trees), mulching (134 trees), and supplemental irrigation. Explicit mountain pine beetle signs were not observed, but trees should continue to be monitored for the pest.

² A list of ISA Certified Arborists can be generated at <https://www.treesaregood.org/findanarborist/findanarborist>.

³ The native species listed are found naturally occurring in the Willamette Valley.

Please let me know if there are any questions regarding the information provided in this report.

Sincerely,

Christine Johnson

Christine Johnson

ISA Certified Arborist®, PN-8730A

ISA Qualified Tree Risk Assessor

Member, American Society of Consulting Arborists

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Enclosures: Attachment 1 – Tree Inventory
Attachment 2 – Site Map
Attachment 3 – Tree Map
Attachment 4 – Assumptions and Limiting Conditions



Attachment 1 - Tree Inventory

Tree Id	Common Name	Scientific Name	DBH ¹ (in)	Single Stem DBH ² (in)	Condition ³	Canopy Shape	Land Type	Observations	Recommended Tree Work-Pruning	Recommended Tree Work-Other	Priority
1	Green ash	<i>Fraxinus pennsylvanica</i>	8	8	Excellent	Symmetrical	Median	Girdling Root	Raise crown to 8' over sidewalk and 12' over bike lane or according to Salem code		Medium
2	Sweetgum	<i>Liquidambar styraciflua</i>	24	24	Good	Asymmetrical	Median	Broken Limb, Cavity, Compacted Soil, Storm damage branches, cavity at 20'wher multiple leaders meet	Crown clean		Medium
3	Bigleaf maple	<i>Acer macrophyllum</i>	10	10	Excellent	Symmetrical	Park	Compacted Soil			n/a
4	Ponderosa pine	<i>Pinus ponderosa</i>	25	25	Fair	Asymmetrical	Park	Thin, self corrected lean			n/a
5	Ponderosa pine	<i>Pinus ponderosa</i>	19,14	24	Fair	Asymmetrical	Park	Co-dominant tree, Codominant split at 2', mechanical damage			n/a
6	Norway spruce	<i>Picea abies</i>	7	7	Excellent	Symmetrical	Park				n/a
7	Western hemlock	<i>Tsuga heterophylla</i>	9	9	Fair	Symmetrical	Park	Closed trunk wound at base, thin, small diameter dead branches			n/a
8	Japanese maple	<i>Acer palmatum</i>	6	6	Good	Symmetrical	Park	DBH measured at 2', surface root damage, trunk wounds		Expand landscape bed, Mulch	Medium
9	Mimosa	<i>Albizia julibrissin</i>	8,7,7,6,5,4	15	Poor	Symmetrical	Park	Cavity, Crack, Multiple trunk cavities, thin, lawn mower and weed Wacker damage		Expand landscape bed, Mulch	Medium
10	Ponderosa pine	<i>Pinus ponderosa</i>	18	18	Fair	Symmetrical	Park	Compacted Soil, Roots exposed and damaged 2' from trunk were railroad tie retaining wall used to be	Prune dead branches, cut exposed roots with reciprocating saw	Mulch, physical barrier to protect roots	Medium
11	Sweetgum	<i>Liquidambar styraciflua</i>	24	24	Good	Symmetrical	Median	Compacted Soil, Trunk wound, cut girdling root, storm damage (3 branches), mechanical damage	Correctly prune branch stubs back to trunk		Low
12	Sweetgum	<i>Liquidambar styraciflua</i>	24	24	Good	Symmetrical	Median	Compacted Soil, Trunk wound		Mulch	Low
13	Sweetgum	<i>Liquidambar styraciflua</i>	21	21	Good	Symmetrical	Median	Compacted Soil, Cracked sidewalk, surface roots visible opposite of sidewalk in turf, two storm damaged scaffolding branches, closed trunk wounds	Prune storm damaged branches		Low
14	Sweetgum	<i>Liquidambar styraciflua</i>	19	19	Fair	Asymmetrical	Median	Cavity, Compacted Soil, Epicormic shoots, Trunk wound at base, scaffolding branch failure leading to asymmetrical crown, surface roots on opposite side of sidewalk		Mulch	Low
15	Sweetgum	<i>Liquidambar styraciflua</i>	16	16	Fair	Asymmetrical	Median	Broken Limb, Compacted Soil, Trunk wound, storm damage		Mulch	Low
16	Sweetgum	<i>Liquidambar styraciflua</i>	19	19	Good	Asymmetrical	Median	Compacted Soil, Epicormic shoots, Displacing sidewalk, multiple underground utilities in dripline		Mulch	Low
17	Norway maple	<i>Acer platanoides</i>	11	11	Good	Symmetrical	Median	Compacted Soil, Closed trunk wound, damage to surface roots		Mulch, physical barrier to protect roots	Low
18	Scotch pine	<i>Pinus sylvestris</i>	20	20	Fair	Symmetrical	Median	Cavity, Compacted Soil, Deadwood, Possible remaining leader from codominant pair	Prune small diameter dead branches	Mulch	Low
19	Scotch pine	<i>Pinus sylvestris</i>	16	16	Fair	Asymmetrical	Median	Compacted Soil, Leaning trunk		Mulch	Low
20	Scotch pine	<i>Pinus sylvestris</i>	12	12	Good	Symmetrical	Median	Compacted Soil, Leaning trunk		Mulch	Low
21	Douglas fir	<i>Pseudotsuga menziesii</i>	14	14	Good	Asymmetrical	Median	Compacted Soil, Leaning trunk, Self corrected trunk lean		Mulch	Low
22	Norway spruce	<i>Picea abies</i>	11	11	Good	Symmetrical	Median			Mulch	Low
23	Scotch pine	<i>Pinus sylvestris</i>	15,14	21	Good	Symmetrical	Median	Co-dominant tree, Deadwood	Prune small diameter dead branches	Mulch	Low
24	Norway spruce	<i>Picea abies</i>	17	17	Good	Symmetrical	Median	Compacted Soil, Trunk wound, partially closed, surface root damage	Crown raise for vehicle clearance	Mulch, physical barrier to protect roots	Low
25	European white birch	<i>Betula pendula</i>	10	10	Dead	Asymmetrical	Median		Remove		High
26	Scotch pine	<i>Pinus sylvestris</i>	16,16	23	Good	Asymmetrical	Median	Co-dominant tree, Compacted Soil, Deadwood, Included Bark	Prune small diameter dead branches	Mulch	Low
27	Douglas fir	<i>Pseudotsuga menziesii</i>	27	27	Good	Symmetrical	Median	Compacted Soil, Leaning trunk, Self corrected lean		Mulch	Low
28	Norway spruce	<i>Picea abies</i>	12	12	Fair	Symmetrical	Median	Compacted Soil, Epicormic shoots, Leaning trunk, Self corrected lean	Crown raise for vehicle clearance	Mulch	Low
29	Douglas fir	<i>Pseudotsuga menziesii</i>	16	16	Good	Symmetrical	Median	Compacted Soil, Leaning trunk, Self corrected lean		Mulch	Low
30	Douglas fir	<i>Pseudotsuga menziesii</i>	9	9	Fair	Symmetrical	Median	Compacted Soil, Thin, suppressed		Mulch	Low
31	Douglas fir	<i>Pseudotsuga menziesii</i>	28	28	Excellent	Symmetrical	Median	Compacted Soil, Thin		Mulch	Low
32	Douglas fir	<i>Pseudotsuga menziesii</i>	9	9	Poor	Asymmetrical	Median	Thin, suppressed	Remove		High
33	Douglas fir	<i>Pseudotsuga menziesii</i>	10	10	Fair	Asymmetrical	Median	Compacted Soil, Thin, suppressed		Mulch	Low
34	Douglas fir	<i>Pseudotsuga menziesii</i>	27	27	Excellent	Symmetrical	Median	Compacted Soil		Mulch	Low
35	Douglas fir	<i>Pseudotsuga menziesii</i>	9	9	Good	Symmetrical	Median	Compacted Soil, Narrow crown		Mulch	Low
36	Red alder	<i>Alnus rubra</i>	8,7	11	Good	Asymmetrical	Median	Co-dominant tree, Compacted Soil, Epicormic shoots, Leaning trunk, Possibly storm damage resulting in sprouts		Mulch	Low
37	Ponderosa pine	<i>Pinus ponderosa</i>	6	6	Fair	Asymmetrical	Median	Compacted Soil, Leaning trunk, Suppressed below Douglas fir, not likely to thrive		Mulch	Low
38	Douglas fir	<i>Pseudotsuga menziesii</i>	8	8	Good	Asymmetrical	Median	Compacted Soil, Leaning trunk, Self corrected lean, suppressed at top.		Mulch	Low
39	Douglas fir	<i>Pseudotsuga menziesii</i>	23	23	Good	Symmetrical	Median	Leaning trunk, Self corrected lean		Mulch	Low
40	Red alder	<i>Alnus rubra</i>	11	11	Poor	Asymmetrical	Median	Cavity, Leaning trunk, Dead central leader, significant trunk decay	Remove		High
41	Douglas fir	<i>Pseudotsuga menziesii</i>	16	16	Good	Asymmetrical	Median	Compacted Soil		Mulch	Low
42	Douglas fir	<i>Pseudotsuga menziesii</i>	11	11	Fair	Symmetrical	Median	Compacted Soil, Epicormic shoots, High crown, narrow crown		Mulch	Low
43	Douglas fir	<i>Pseudotsuga menziesii</i>	14	14	Good	Asymmetrical	Median	Compacted Soil, Leaning trunk, Self corrected lean		Mulch	Low
44	Douglas fir	<i>Pseudotsuga menziesii</i>	13	13	Good	Asymmetrical	Median	Compacted Soil, Epicormic shoots, High crown		Mulch	Low
45	Douglas fir	<i>Pseudotsuga menziesii</i>	14	14	Good	Asymmetrical	Median	Compacted Soil, Leaning trunk, Self corrected lean		Mulch	Low
46	Douglas fir	<i>Pseudotsuga menziesii</i>	13	13	Fair	Symmetrical	Median	Compacted Soil, Epicormic shoots, Leaning trunk, High crown, narrow crown		Mulch	Low
47	Douglas fir	<i>Pseudotsuga menziesii</i>	21	21	Excellent	Asymmetrical	Median	Compacted Soil, Leaning trunk, Self corrected lean		Mulch	Low
48	Douglas fir	<i>Pseudotsuga menziesii</i>	19	19	Good	Asymmetrical	Median	Compacted Soil, Leaning trunk, Self corrected lean		Mulch	Low
49	Douglas fir	<i>Pseudotsuga menziesii</i>	14	14	Good	Asymmetrical	Median	Compacted Soil, Leaning trunk, Self corrected lean		Mulch	Low
50	Scotch pine	<i>Pinus sylvestris</i>	18	18	Good	Asymmetrical	Median	Compacted Soil, Self corrected lean		Mulch	Low
51	Sweet cherry	<i>Prunus avium</i>	10,9	13	Good	Symmetrical	Median	Co-dominant tree, Compacted Soil, Surface root damage		Mulch	Low



Attachment 1 - Tree Inventory

Tree Id	Common Name	Scientific Name	DBH ¹ (in)	Single Stem DBH ² (in)	Condition ³	Canopy Shape	Land Type	Observations	Recommended Tree Work-Pruning	Recommended Tree Work-Other	Priority
52	Scotch pine	<i>Pinus sylvestris</i>	15	15	Good	Asymmetrical	Median	Compacted Soil, Leaning trunk		Mulch	Low
53	Scotch pine	<i>Pinus sylvestris</i>	17	17	Good	Symmetrical	Park	Deadwood, Leaning trunk, Self corrected lean, small diameter deadwood	Prune small diameter dead branches	Mulch	Low
54	Oregon ash	<i>Fraxinus latifolia</i>	22	22	Fair	Asymmetrical	Park	Broken Limb, Deadwood, Leaning trunk, Reiterated tops	Crown clean, remove small diameter dead branches	Mulch	Low
55	Oregon ash	<i>Fraxinus latifolia</i>	21	21	Good	Symmetrical	Park	Compacted Soil, Deadwood, Damage to surface roots	Candidate for EAB treatment, prune dead branches	Ivy removal	Medium
56	Oregon ash	<i>Fraxinus latifolia</i>	13	13	Fair	Symmetrical	Park	Crooked trunk, deadwood	Crown clean	Mulch	Low
57	Douglas fir	<i>Pseudotsuga menziesii</i>	20	20	Good	Asymmetrical	Landscape Bed	Compacted Soil, Leaning trunk, Self corrected lean		Mulch	Low
58	Douglas fir	<i>Pseudotsuga menziesii</i>	20	20	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Codominant leaders at 40'		Mulch	Low
59	Douglas fir	<i>Pseudotsuga menziesii</i>	12	12	Good	Symmetrical	Common Space	Leaning trunk, Slight self corrected phototropic lean		Expand landscape bed, Mulch	Medium
60	Japanese maple	<i>Acer palmatum</i>	8,8,6	13	Fair	Asymmetrical	Landscape Bed	Broken Limb, Cavity, Crack, Deadwood, Trunk cavity, trunk crack	Crown clean, deadwood, reduce end weight, remove small diameter dead branches	Mulch	Low
61	Blue spruce	<i>Picea pungens</i>	11	11	Excellent	Symmetrical	Landscape Bed			Mulch	Low
62	Norway spruce	<i>Picea abies</i>	23	23	Good	Symmetrical	Landscape Bed	Compacted Soil, Epicormic shoots, Crooked trunk at 25', surface root damage		Mulch	Low
63	Red maple	<i>Acer rubrum</i>	6	6	Excellent	Symmetrical	Landscape Bed				n/a
64	Ponderosa pine	<i>Pinus ponderosa</i>	19	19	Fair	Symmetrical	Landscape Bed	Compacted Soil, Deadwood	Crown clean, remove small diameter deadwood	Mulch	Low
65	Sweetgum	<i>Liquidambar styraciflua</i>	20	20	Fair	Asymmetrical	Landscape Bed	Cavity, Co-dominant Limbs, Compacted Soil, Deadwood, Diameter measured at 2'	Prune storm damaged branches	Mulch	Low
66	Ponderosa pine	<i>Pinus ponderosa</i>	19	19	Fair	Asymmetrical	Landscape Bed	Compacted Soil, Deadwood, Leaning trunk, Self corrected phototropic lean, dominant in cluster,		Mulch	Low
67	Ponderosa pine	<i>Pinus ponderosa</i>	19	19	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil		Mulch	Low
68	Ponderosa pine	<i>Pinus ponderosa</i>	16	16	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Leaning trunk, High crown, Self corrected phototropic lean			n/a
69	Ponderosa pine	<i>Pinus ponderosa</i>	22	22	Fair	Asymmetrical	Landscape Bed	Compacted Soil, Thin		Mulch	Low
70	Ponderosa pine	<i>Pinus ponderosa</i>	27	27	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Diameter measured at 2.5', 10% small diameter branch dieback		Mulch	Low
71	Ponderosa pine	<i>Pinus ponderosa</i>	25	25	Good	Symmetrical	Landscape Bed	Compacted Soil, Prominent surface roots, sequoia pitch moth, light infestation		Mulch	Low
72	Ponderosa pine	<i>Pinus ponderosa</i>	25	25	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Prominent surface roots, light sequoia pitch moth infection		Mulch	Low
73	Ponderosa pine	<i>Pinus ponderosa</i>	22	22	Good	Symmetrical	Landscape Bed	Co-dominant Limbs		Mulch	Low
74	Ponderosa pine	<i>Pinus ponderosa</i>	26	26	Good	Symmetrical	Common Space	Light sequoia pitch moth infestation		Expand landscape bed, Mulch	Medium
75	Ponderosa pine	<i>Pinus ponderosa</i>	15	15	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Prominent surface roots, self corrected phototropic lean		Mulch	Low
76	Ponderosa pine	<i>Pinus ponderosa</i>	18	18	Poor	Symmetrical	Landscape Bed	Deadwood, Thin, Irreversible state of decline	Remove		High
77	Ponderosa pine	<i>Pinus ponderosa</i>	23	23	Fair	Asymmetrical	Landscape Bed	Deadwood, Thin		Mulch	Low
78	Ponderosa pine	<i>Pinus ponderosa</i>	27	27	Fair	Asymmetrical	Landscape Bed	Dead needle clusters at edge of new growth on east side of canopy (parking lot on east side)drought and heat	Showing signs of heat and drought stress, check irrigation in landscape bed		Medium
79	Ponderosa pine	<i>Pinus ponderosa</i>	22	22	Good	Asymmetrical	Landscape Bed	Does not show signs of radiant or reflective heat stress Because of sweetgum			n/a
80	Ponderosa pine	<i>Pinus ponderosa</i>	18	18	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Deadwood, Thin, small diameter deadwood		Ivy removal	Medium
81	Ponderosa pine	<i>Pinus ponderosa</i>	18	18	Fair	Symmetrical	Landscape Bed	Deadwood, Small diameter deadwood		Ivy removal	Medium
82	Ponderosa pine	<i>Pinus ponderosa</i>	10	10	Fair	Asymmetrical	Common Space	Deadwood, Thin, DBH estimated, not tagged, blackberry			n/a
83	Ponderosa pine	<i>Pinus ponderosa</i>	16	16	Good	Symmetrical	Common Space			Ivy removal	Medium
84	Ponderosa pine	<i>Pinus ponderosa</i>	33	33	Good	Asymmetrical	Common Space	Co-dominant Limbs			n/a
85	Ponderosa pine	<i>Pinus ponderosa</i>	27	27	Good	Asymmetrical	Common Space				n/a
86	Ponderosa pine	<i>Pinus ponderosa</i>	22	22	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Deadwood, Dominant tree, High crown, competition with sweetgum		Mulch	Low
87	Ponderosa pine	<i>Pinus ponderosa</i>	23	23	Fair	Symmetrical	Landscape Bed	Deadwood, Exposed, large diameter deadwood, thin on north side	Crown clean, prune small diameter dead branches		Medium
88	Ponderosa pine	<i>Pinus ponderosa</i>	20	20	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs			n/a
89	Ponderosa pine	<i>Pinus ponderosa</i>	23	23	Good	Symmetrical	Landscape Bed	Leaning trunk, Self corrected phototropic lean			n/a
90	Ponderosa pine	<i>Pinus ponderosa</i>	16	16	Fair	Symmetrical	Landscape Bed	Deadwood, Thin, stressed, minor sequoia pitch moth, radiant or reflective heat stress		Ivy removal	Medium
91	Ponderosa pine	<i>Pinus ponderosa</i>	21	21	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Codominant split at 12', good union, large pruning cuts in southeast side			n/a
92	Ponderosa pine	<i>Pinus ponderosa</i>	22	22	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Three leaders at 15'			n/a
93	Ponderosa pine	<i>Pinus ponderosa</i>	38	38	Fair	Asymmetrical	Landscape Bed	South crown good, northeast crown fair, large pruning cuts made to lower 30' of trunk			n/a
94	Ponderosa pine	<i>Pinus ponderosa</i>	27	27	Good	Symmetrical	Landscape Bed	Included Bark, Light sequoia pitch moth	Remove girdling roots if tree shows signs of decline		Low
95	Ponderosa pine	<i>Pinus ponderosa</i>	18	18	Good	Symmetrical	Common Space	Exaggerated trunk flare		Expand landscape bed, Mulch	Medium
96	Ponderosa pine	<i>Pinus ponderosa</i>	29	29	Good	Symmetrical	Landscape Bed	Prominent surface roots, significant amount of root zone covered by asphalt, light sequoia pitch moth		Mulch	Low
97	Fir	<i>Abies spp.</i>	19	19	Dead	Symmetrical	Landscape Bed		Remove		High
98	Ponderosa pine	<i>Pinus ponderosa</i>	34	34	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Co-dominant tree, Deadwood, Girdling Root, Diameter measured at 2.5', medium sequoia pitch moth infestation, large diameter branch snags		Mulch	Low
99	Ponderosa pine	<i>Pinus ponderosa</i>	31	31	Good	Asymmetrical	Common Space	Co-dominant Limbs, Over pruned,		Expand landscape bed, Mulch	Medium
100	Ponderosa pine	<i>Pinus ponderosa</i>	25	25	Fair	Asymmetrical	Landscape Bed	Deadwood, Small diameter deadwood, thin		Mulch	Low
101	Ponderosa pine	<i>Pinus ponderosa</i>	20	20	Fair	Asymmetrical	Landscape Bed	Small amount of small diameter branch dieback, moderate level of sequoia pitch moth, again, northeast side of crown less healthy than southwest side of crown			n/a



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Tree Id	Common Name	Scientific Name	DBH ¹ (in)	Single Stem DBH ² (in)	Condition ³	Canopy Shape	Land Type	Observations	Recommended Tree Work-Pruning	Recommended Tree Work-Other	Priority
102	Ponderosa pine	<i>Pinus ponderosa</i>	18	18	Good	Asymmetrical	Landscape Bed	Growing below 101			n/a
103	Ponderosa pine	<i>Pinus ponderosa</i>	27	27	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Deadwood		Expand landscape bed, Mulch	Medium
104	Ponderosa pine	<i>Pinus ponderosa</i>	21	21	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Girdling Root, Moderate sequoia pitch moth			n/a
105	Ponderosa pine	<i>Pinus ponderosa</i>	25	25	Fair	Asymmetrical	Common Space	Co-dominant Limbs, Lower branches dead on Northeast side, moderate infestation		Expand landscape bed, Mulch	Medium
106	Ponderosa pine	<i>Pinus ponderosa</i>	32	32	Good	Symmetrical	Landscape Bed	Compacted Soil, Over pruned		Mulch	Low
107	Ponderosa pine	<i>Pinus ponderosa</i>	46	46	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Co-dominant tree, Over pruned, Diameter measured at 1.5'		Mulch	Low
108	Ponderosa pine	<i>Pinus ponderosa</i>	41	41	Good	Symmetrical	Landscape Bed	Co-dominant tree, Diameter measured at 2'		Mulch	Low
109	Ponderosa pine	<i>Pinus ponderosa</i>	21	21	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Deadwood, Girdling Root, Prominent surface roots, thin, may be in decline		Mulch	Low
110	Ponderosa pine	<i>Pinus ponderosa</i>	27	27	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Diameter measured at 2', prominent surface roots		Mulch	Low
111	Ponderosa pine	<i>Pinus ponderosa</i>	23	23	Fair	Asymmetrical	Landscape Bed	Branches over parking lot show dieback	Prune dead and dying branches overhanging path and parking lot	Mulch	Medium
112	Ponderosa pine	<i>Pinus ponderosa</i>	20	20	Poor	Symmetrical	Landscape Bed	Deadwood, Prominent surface roots, irreversible state of decline	Remove		High
113	Ponderosa pine	<i>Pinus ponderosa</i>	26	26	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Over pruned, Multiple leaders at 40'		Mulch	Low
114	Ponderosa pine	<i>Pinus ponderosa</i>	33	33	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Co-dominant tree, Observed sequoia pitch moth flying around trunk, north leader removed			n/a
115	Ponderosa pine	<i>Pinus ponderosa</i>	35	35	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Moderate sequoia pitch moth, red turpentine beetle, dead branches over asphalt, possible mountain pine beetle		Mulch	Low
116	Ponderosa pine	<i>Pinus ponderosa</i>	41	41	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Light sequoia pitch moth		Expand landscape bed, Mulch	Medium
117	Ponderosa pine	<i>Pinus ponderosa</i>	20	20	Fair	Symmetrical	Common Space	Deadwood, Thin, small diameter dead branches		Expand landscape bed, Mulch	Medium
118	Ponderosa pine	<i>Pinus ponderosa</i>	20	20	Fair	Symmetrical	Common Space	Deadwood, Small diameter dead branches		Expand landscape bed, Mulch	Medium
119	Ponderosa pine	<i>Pinus ponderosa</i>	24	24	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Prominent surface roots, moderate sequoia pitch moth infestation		Mulch	Low
120	Ponderosa pine	<i>Pinus ponderosa</i>	21	21	Fair	Symmetrical	Common Space	Broken Limb, Deadwood, Moderate sequoia pitch moth		Expand landscape bed, Mulch	Medium
121	Ponderosa pine	<i>Pinus ponderosa</i>	29	29	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Suspect mountain pine beetle, see pattern pitch flow on south leader, mechanical damage			n/a
122	Ponderosa pine	<i>Pinus ponderosa</i>	21	21	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Light sequoia pitch moth		Mulch	Low
123	Ponderosa pine	<i>Pinus ponderosa</i>	24	24	Fair	Asymmetrical	Landscape Bed	Broken Limb, Deadwood, Moderate sequoia pitch moth, lacks trunk flare		Mulch	Low
124	Ponderosa pine	<i>Pinus ponderosa</i>	22	22	Fair	Asymmetrical	Landscape Bed			Mulch	Low
125	Ponderosa pine	<i>Pinus ponderosa</i>	34	34	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Girdling Root, Suspect sequoia pitch moth or MPB	Remove girdling roots if tree shows signs of decline	Mulch	Low
126	Ponderosa pine	<i>Pinus ponderosa</i>	24	24	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Pitch canker	Prune branches infected with pitch canker		Medium
127	Ponderosa pine	<i>Pinus ponderosa</i>	27	27	Fair	Symmetrical	Landscape Bed	Compacted Soil, Deadwood, Small diameter deadwood, high crown		Mulch	Low
128	Ponderosa pine	<i>Pinus ponderosa</i>	29	29	Good	Asymmetrical	Landscape Bed	Crooked trunk, light sequoia pitch moth		Mulch	Low
129	Ponderosa pine	<i>Pinus ponderosa</i>	28	28	Fair	Asymmetrical	Landscape Bed	Deadwood, Pitch canker, light sequoia pitch moth infestation	Prune branches infected with pitch canker		Medium
130	Pine	<i>Pinus spp.</i>	24	24	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Deadwood, Austrian pine		Mulch	Low
131	Ponderosa pine	<i>Pinus ponderosa</i>	30	30	Fair	Symmetrical	Landscape Bed	Pitch canker			n/a
132	Ponderosa pine	<i>Pinus ponderosa</i>	32	32	Fair	Asymmetrical	Landscape Bed	Deadwood, Small diameter deadwood, pitch canker	Prune branches infected with pitch canker		Medium
133	Ponderosa pine	<i>Pinus ponderosa</i>	15	15	Poor	Symmetrical	Landscape Bed	Deadwood, Thin, pitch canker, likely irreversible state of decline			n/a
134	Ponderosa pine	<i>Pinus ponderosa</i>	20	20	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Deadwood, Girdling Root, Lost top of north leader		Mulch	Low
135	Ponderosa pine	<i>Pinus ponderosa</i>	17	17	Poor	Symmetrical	Landscape Bed	Deadwood, High crown, irreversible state of decline, sequoia pitch moth	Remove		High
136	Ponderosa pine	<i>Pinus ponderosa</i>	26	26	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Deadwood, Exaggerated trunk flare, pitch canker, light sequoia pitch moth	Prune dead branches that could fall on drive aisle, prune branches visibly infected with canker		Medium
137	Ponderosa pine	<i>Pinus ponderosa</i>	13	13	Poor	Symmetrical	Landscape Bed	Very poor, irreversible state of decline	Remove		High
138	Ponderosa pine	<i>Pinus ponderosa</i>	19	19	Fair	Asymmetrical	Landscape Bed	Thin, canker		Mulch	Low
139	Ponderosa pine	<i>Pinus ponderosa</i>	18	18	Poor	Asymmetrical	Landscape Bed	Moderate sequoia pitch moth, pitch canker, adjacent property owner likes tree and does not wish to remove, dying from top down			n/a
140	Ponderosa pine	<i>Pinus ponderosa</i>	19	19	Fair	Asymmetrical	Landscape Bed	Girdling Root, Sweetgum surface root may girdle southwest side, canker, light sequoia pitch moth	Prune branches infected with pitch canker	Mulch	Medium
141	Ponderosa pine	<i>Pinus ponderosa</i>	16	16	Fair	Symmetrical	Landscape Bed	Deadwood, High crown, significant deadwood, outcompeted		Mulch	Low
142	Ponderosa pine	<i>Pinus ponderosa</i>	24	24	Good	Symmetrical	Landscape Bed	Lower crown fair, upper crown good, moderate sequoia pitch moth infestation		Mulch	Low
143	Ponderosa pine	<i>Pinus ponderosa</i>	28	28	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Deadwood, Diameter measured at 3'		Mulch	Low
144	Ponderosa pine	<i>Pinus ponderosa</i>	24	24	Poor	Symmetrical	Landscape Bed	Co-dominant Limbs, Deadwood, Dead branches, moderate sequoia pitch moth, red turpentine beetle, fungal growth on dead lateral			n/a
145	Ponderosa pine	<i>Pinus ponderosa</i>	36	36	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Pitch canker	Prune branches infected with pitch canker	Expand landscape bed, Mulch	Medium
146	Ponderosa pine	<i>Pinus ponderosa</i>	21	21	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Moderate sequoia pitch moth, canker	Prune branches infected with pitch canker	Mulch	Medium
147	Ponderosa pine	<i>Pinus ponderosa</i>	24	24	Fair	Asymmetrical	Landscape Bed	Deadwood, Canker, moderate sequoia pitch moth infestation	Prune branches infected with pitch canker	Mulch	Medium
148	Ponderosa pine	<i>Pinus ponderosa</i>	12	12	Poor	Asymmetrical	Landscape Bed	Leaning trunk, Suppressed below sweetgum		Mulch	Low



Attachment 1 - Tree Inventory

Tree Id	Common Name	Scientific Name	DBH ¹ (in)	Single Stem DBH ² (in)	Condition ³	Canopy Shape	Land Type	Observations	Recommended Tree Work-Pruning	Recommended Tree Work- Other	Priority
149	Ponderosa pine	<i>Pinus ponderosa</i>	18	18	Poor	Asymmetrical	Landscape Bed	Deadwood, Irreversible state of decline, lost top, canker, moderate sequoia pitch moth infestation	Remove		High
150	Douglas fir	<i>Pseudotsuga menziesii</i>	27	27	Fair	Symmetrical	Landscape Bed	Compacted Soil, Deadwood, High crown, dominant		Mulch	Low
151	Douglas fir	<i>Pseudotsuga menziesii</i>	23	23	Fair	Symmetrical	Landscape Bed	Compacted Soil, Deadwood, Thin, small diameter dead branches		Mulch	Low
152	Western red cedar	<i>Thuja plicata</i>	18	18	Good	Symmetrical	Landscape Bed	Epicormic branches		Mulch	Low
153	Western red cedar	<i>Thuja plicata</i>	18,17,13,11	30	Good	Symmetrical	Landscape Bed	Co-dominant tree, Compacted Soil, Included Bark		Mulch	Low
154	Douglas fir	<i>Pseudotsuga menziesii</i>	24	24	Good	Asymmetrical	Landscape Bed	Compacted Soil, Crooked trunk		Mulch	Low
155	Douglas fir	<i>Pseudotsuga menziesii</i>	14	14	Good	Asymmetrical	Landscape Bed	Compacted Soil, Girdling Root, Prominent surface roots		Mulch	Low
156	Western red cedar	<i>Thuja plicata</i>	16,10	19	Fair	Symmetrical	Landscape Bed	Compacted Soil, Deadwood, Included Bark, Thin		Mulch	Low
157	Douglas fir	<i>Pseudotsuga menziesii</i>	21	21	Good	Symmetrical	Landscape Bed	Broken Limb, Compacted Soil, Deadwood, Crooked trunk, medium-sized dead branches	Prune small diameter dead branches		Medium
158	Douglas fir	<i>Pseudotsuga menziesii</i>	20	20	Good	Symmetrical	Landscape Bed	Compacted Soil, Deadwood, Incorrect pruning cuts on lower 15', lost and regrew central leader at 25'	Correctly prune branch stubs back to trunk in lower 15'	Mulch	Low
159	Douglas fir	<i>Pseudotsuga menziesii</i>	15	15	Good	Symmetrical	Landscape Bed	Epicormic shoots, Leaning trunk, Lost and regrew top, incorrectly pruned branches, Self corrected phototropic lean	Correctly prune branch stubs back to trunk	Mulch	Low
160	Douglas fir	<i>Pseudotsuga menziesii</i>	25	25	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Dominant tree, Included Bark, Leaning trunk, Lost and regrew top at 30', self corrected phototropic lean, codominant split at 8'	Correctly prune branch stubs back to trunk	Mulch	Low
161	Douglas fir	<i>Pseudotsuga menziesii</i>	24	24	Good	Symmetrical	Landscape Bed	Compacted Soil, Leaning trunk, Incorrectly pruned branches lower 15', lost and regrew top	Correctly prune branch stubs back to trunk	Mulch	Low
162	Douglas fir	<i>Pseudotsuga menziesii</i>	57	57	Good	Asymmetrical	Common Space	Dominant tree, Leaning trunk, Over pruned, Self corrected phototropic lean		Mulch	Low
163	Western hemlock	<i>Tsuga heterophylla</i>	13	13	Good	Asymmetrical	Common Space			Mulch	Low
164	Port orford cedar	<i>Chamaecyparis lawsoniana</i>	11	11	Good	Asymmetrical	Common Space			n/a	n/a
165	Port orford cedar	<i>Chamaecyparis lawsoniana</i>	10	10	Good	Asymmetrical	Common Space	Growing inside Douglas-fir stump			n/a
166	Douglas fir	<i>Pseudotsuga menziesii</i>	10	10	Fair	Asymmetrical	Common Space	Browning needles throughout crown			n/a
167	Douglas fir	<i>Pseudotsuga menziesii</i>	58	58	Good	Symmetrical	Common Space	Dominant tree			n/a
168	Western hemlock	<i>Tsuga heterophylla</i>	7	7	Poor	Asymmetrical	Common Space	Leaning trunk, Suppressed below Douglas-fir, lost and regrew top, black ooze from past pruning cuts, lean is phototropic			n/a
169	Western red cedar	<i>Thuja plicata</i>	11	11	Good	Symmetrical	Common Space				n/a
170	Western red cedar	<i>Thuja plicata</i>	9	9	Good	Asymmetrical	Common Space				n/a
171	Port orford cedar	<i>Chamaecyparis lawsoniana</i>	12	12	Excellent	Symmetrical	Common Space				n/a
172	Douglas fir	<i>Pseudotsuga menziesii</i>	9	9	Fair	Asymmetrical	Common Space	Suppressed, crooked top.			n/a
173	Western hemlock	<i>Tsuga heterophylla</i>	8	8	Good	Asymmetrical	Common Space	Leaning trunk, Self corrected phototropic lean, crooked top			n/a
174	Douglas fir	<i>Pseudotsuga menziesii</i>	50	50	Good	Symmetrical	Common Space	Dominant tree, Red ring rot, southeast side, lowest conk at 15'			n/a
175	Western hemlock	<i>Tsuga heterophylla</i>	12	12	Good	Asymmetrical	Common Space				n/a
176	Douglas fir	<i>Pseudotsuga menziesii</i>	49	49	Good	Symmetrical	Common Space	Dominant tree, Red ring rot, south side of trunk, lowest conk at 12'			n/a
177	Douglas fir	<i>Pseudotsuga menziesii</i>	12	12	Fair	Asymmetrical	Common Space	Leaning trunk, Self corrected phototropic lean			n/a
178	Douglas fir	<i>Pseudotsuga menziesii</i>	8	8	Poor	Asymmetrical	Common Space	Deadwood, Suppressed, growing against Oregon white oak scaffolding branch			n/a
179	Douglas fir	<i>Pseudotsuga menziesii</i>	8	8	Poor	Symmetrical	Common Space	Suppressed			n/a
180	Douglas fir	<i>Pseudotsuga menziesii</i>	10	10	Fair	Asymmetrical	Common Space	Leaning trunk, Self corrected phototropic lean, lacks trunk flare on east side			n/a
181	Douglas fir	<i>Pseudotsuga menziesii</i>	54	54	Good	Symmetrical	Common Space	Dominant tree			n/a
182	Douglas fir	<i>Pseudotsuga menziesii</i>	60	60	Good	Symmetrical	Common Space	Dominant tree			n/a
183	Douglas fir	<i>Pseudotsuga menziesii</i>	37	37	Fair	Symmetrical	Common Space	Dominant tree, Leaning trunk, Sweeping and crooked trunk, ivy at bottom of trunk		Ivy removal	Medium
184	Western hemlock	<i>Tsuga heterophylla</i>	12	12	Poor	Asymmetrical	Common Space	Deadwood, Suppressed, thin, small diameter dead branches, may have too much sun exposure		Ivy removal	Medium
185	Douglas fir	<i>Pseudotsuga menziesii</i>	65	65	Fair	Symmetrical	Common Space	Dominant tree, Leaning trunk, Blackened bark on south side at trunk base, loose soil around base, significant frass on lower trunk		RISK ASSESSMENT RECOMMENDED	High
186	Douglas fir	<i>Pseudotsuga menziesii</i>	50	50	Good	Symmetrical	Common Space	Dominant tree			n/a
187	Douglas fir	<i>Pseudotsuga menziesii</i>	30	30	Excellent	Symmetrical	Common Space	Leaning trunk, Self corrected phototropic lean			n/a
188	Norway spruce	<i>Picea abies</i>	22	22	Good	Asymmetrical	Common Space	See beetle pitch flow/tube			n/a
189	Douglas fir	<i>Pseudotsuga menziesii</i>	9	9	Poor	Asymmetrical	Common Space	Deadwood, Suppressed, outcompeted			n/a
190	Douglas fir	<i>Pseudotsuga menziesii</i>	32	32	Good	Asymmetrical	Landscape Bed	Compacted Soil, Self corrected phototropic lean		Mulch	Low
191	Douglas fir	<i>Pseudotsuga menziesii</i>	43	43	Good	Asymmetrical	Common Space	Leaning trunk, Sweeping trunk, self corrected, loose soil to east			n/a
192	Douglas fir	<i>Pseudotsuga menziesii</i>	9	9	Fair	Asymmetrical	Common Space	Leaning trunk, Self corrected phototropic lean			n/a
193	Western red cedar	<i>Thuja plicata</i>	12	12	Good	Asymmetrical	Common Space				n/a
194	Douglas fir	<i>Pseudotsuga menziesii</i>	18	18	Good	Symmetrical	Common Space				n/a
195	Western red cedar	<i>Thuja plicata</i>	12	12	Fair	Asymmetrical	Common Space	Thin suppressed			n/a
196	Western red cedar	<i>Thuja plicata</i>	12	12	Good	Symmetrical	Common Space	Epicormic shoots			n/a
197	Douglas fir	<i>Pseudotsuga menziesii</i>	48	48	Fair	Symmetrical	Common Space	Co-dominant tree, Included Bark, Diameter measured at 2', weeping sap from union			n/a
198	Douglas fir	<i>Pseudotsuga menziesii</i>	39	39	Good	Asymmetrical	Common Space				n/a
199	Douglas fir	<i>Pseudotsuga menziesii</i>	34	34	Good	Asymmetrical	Common Space	Self corrected phototropic lean			n/a
200	Coast redwood	<i>Sequoia sempervirens</i>	11	11	Excellent	Symmetrical	Common Space	Possible root impacts	Prune branches from 0 to 8' oriented toward parking spaces back to trunk	Expand landscape bed, Mulch	Medium
201	Douglas fir	<i>Pseudotsuga menziesii</i>	17	17	Good	Symmetrical	Median				n/a
202	Douglas fir	<i>Pseudotsuga menziesii</i>	28	28	Good	Symmetrical	Landscape Bed	Dominant tree		Ivy removal	Medium
203	Douglas fir	<i>Pseudotsuga menziesii</i>	16	16	Good	Symmetrical	Landscape Bed			Ivy removal	Medium



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Tree Id	Common Name	Scientific Name	DBH ¹ (in)	Single Stem DBH ² (in)	Condition ³	Canopy Shape	Land Type	Observations	Recommended Tree Work-Pruning	Recommended Tree Work- Other	Priority
204	Douglas fir	<i>Pseudotsuga menziesii</i>	23	23	Excellent	Symmetrical	Landscape Bed			Mulch	Low
205	Western hemlock	<i>Tsuga heterophylla</i>	17	17	Fair	Asymmetrical	Landscape Bed	Thin, dieback on lower southwest branches			n/a
206	Scotch pine	<i>Pinus sylvestris</i>	17	17	Fair	Symmetrical	Landscape Bed	Dead top broke out			n/a
207	Scotch pine	<i>Pinus sylvestris</i>	10	10	Fair	Symmetrical	Landscape Bed	Over pruned, Sapsucker holes, light sequoia pitch moth, crooked top			n/a
208	Scotch pine	<i>Pinus sylvestris</i>	9	9	Fair	Symmetrical	Landscape Bed	Over pruned, Heavy sapsucker holes, moderate pitch moth infestation			n/a
209	Scotch pine	<i>Pinus sylvestris</i>	10	10	Good	Symmetrical	Landscape Bed				n/a
210	Scotch pine	<i>Pinus sylvestris</i>	23	23	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Four leaders at 10-15', one leader has dead top, nutrient deficiency			n/a
211	Scotch pine	<i>Pinus sylvestris</i>	20	20	Good	Symmetrical	Common Space	Leaning trunk, Possible embedded object at 10', crooked trunk		Expand landscape bed, Mulch	Medium
212	Scotch pine	<i>Pinus sylvestris</i>	16	16	Good	Symmetrical	Common Space	Co-dominant Limbs, Moderate sapsucker holes		Expand landscape bed, Mulch	Medium
213	Giant sequoia	<i>Sequoiadendron giganteum</i>	56	56	Good	Symmetrical	Landscape Bed	Over pruned, Mower damage to surface roots		Expand landscape bed, Mulch	Medium
214	Giant sequoia	<i>Sequoiadendron giganteum</i>	71	71	Good	Symmetrical	Landscape Bed	Over pruned,		Expand landscape bed, Mulch	Medium
215	Giant sequoia	<i>Sequoiadendron giganteum</i>	49	49	Good	Symmetrical	Landscape Bed	Compacted Soil		Mulch	Low
216	Giant sequoia	<i>Sequoiadendron giganteum</i>	56	56	Good	Symmetrical	Landscape Bed	Compacted Soil, Crooked top at 50'		Mulch	Low
217	Scotch pine	<i>Pinus sylvestris</i>	16,13	21	Good	Asymmetrical	Landscape Bed	Co-dominant tree, Compacted Soil, Included Bark		Mulch	Low
218	Ponderosa pine	<i>Pinus ponderosa</i>	18	18	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Deadwood, Cluster of pitch tubes at 20' on west side		Mulch	Low
219	Western red cedar	<i>Thuja plicata</i>	23	23	Fair	Symmetrical	Landscape Bed	Compacted Soil, Deadwood, Girdling Root, Thinning from top down, small diameter circling roots around trunk flare, possible embedded object at 15'		Mulch	Low
220	Ponderosa pine	<i>Pinus ponderosa</i>	37	37	Good	Symmetrical	Landscape Bed	Co-dominant tree, Compacted Soil, Included Bark, Diameter measured at 3', prominent surface roots, four leaders		Mulch	Low
221	Pine	<i>Pinus spp.</i>	29	29	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Leaning trunk, Multiple iterations of codominant leaders, self corrected phototropic lean, black pine		Expand landscape bed, Mulch	Medium
222	Scotch pine	<i>Pinus sylvestris</i>	18	18	Fair	Asymmetrical	Landscape Bed	Compacted Soil, Over pruned, Lacks trunk flare on east side, heavy sapsucker holes, lost top		Mulch	Low
223	Douglas fir	<i>Pseudotsuga menziesii</i>	28	28	Good	Asymmetrical	Landscape Bed	Compacted Soil, Damage to surface roots abutting asphalt		Mulch, physical barrier to protect roots	Low
224	Douglas fir	<i>Pseudotsuga menziesii</i>	23	23	Poor	Asymmetrical	Landscape Bed	Compacted Soil, Deadwood, Thin, top broke out, stunted new growth. Resin flow lower 3' of trunk, minor surface root damage near edge of pavement		Mulch	Low
225	Douglas fir	<i>Pseudotsuga menziesii</i>	28	28	Good	Symmetrical	Landscape Bed	Compacted Soil, Epicormic shoots, Minor surface root damage near edge of pavement		Mulch, physical barrier to protect roots	Low
226	Scotch pine	<i>Pinus sylvestris</i>	14	14	Fair	Asymmetrical	Landscape Bed	Compacted Soil, Over pruned, Significant phototropic lean from Douglas-fir		Mulch	Low
227	Douglas fir	<i>Pseudotsuga menziesii</i>	42	42	Good	Asymmetrical	Landscape Bed	Broken Limb, Co-dominant tree, Diameter measured at 3', asymmetrical due to Douglas-fir		Mulch	Low
228	Pine	<i>Pinus spp.</i>	32	32	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Four leaders at 18'		Mulch	Low
229	Douglas fir	<i>Pseudotsuga menziesii</i>	40	40	Good	Symmetrical	Landscape Bed		Dead branch caught in lower branches over drive aisle		Medium
230	Scotch pine	<i>Pinus sylvestris</i>	14	14	Poor	Asymmetrical	Landscape Bed	Deadwood, Thin, discolored foliage			n/a
231	Douglas fir	<i>Pseudotsuga menziesii</i>	41	41	Good	Symmetrical	Landscape Bed	Broken Limb			n/a
232	Douglas fir	<i>Pseudotsuga menziesii</i>	46	46	Good	Asymmetrical	Landscape Bed	Broken Limb, Deadwood, Epicormic shoots, Dead branch overhanging pavement, asymmetrical crown due to site condition, mower damage to surface roots	Prune broken dead branch and branch with horizontal crack	Expand landscape bed, Mulch	Medium
233	Douglas fir	<i>Pseudotsuga menziesii</i>	31	31	Good	Asymmetrical	Landscape Bed	Asymmetrical crown due to site conditions		Expand landscape bed, Mulch	Medium
234	Scotch pine	<i>Pinus sylvestris</i>	11	11	Good	Symmetrical	Common Space	Light sequoia pitch moth infestation			n/a
235	Douglas fir	<i>Pseudotsuga menziesii</i>	18	18	Good	Symmetrical	Landscape Bed				n/a
236	Douglas fir	<i>Pseudotsuga menziesii</i>	17	17	Good	Symmetrical	Landscape Bed				n/a
237	Douglas fir	<i>Pseudotsuga menziesii</i>	25	25	Good	Symmetrical	Landscape Bed				n/a
238	Ponderosa pine	<i>Pinus ponderosa</i>	28	28	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Included Bark, Moderate sequoia pitch moth		Mulch	Low
239	Ponderosa pine	<i>Pinus ponderosa</i>	20	20	Poor	Asymmetrical	Landscape Bed	Compacted Soil, Deadwood, Girdling Root, Thin, moderate sequoia pitch moth		Mulch	Low
240	Ponderosa pine	<i>Pinus ponderosa</i>	25	25	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Deadwood, Prominent surface roots, small diameter dead branches, light sequoia pitch moth infestation		Expand landscape bed, Mulch	Medium
241	Pine	<i>Pinus spp.</i>	14	14	Good	Symmetrical	Landscape Bed	Slight phototropic lean, narrow		Mulch	Low
242	Pine	<i>Pinus spp.</i>	18	18	Good	Asymmetrical	Landscape Bed	Leaning trunk, Light sequoia pitch moth infestation, self corrected phototropic lean		Mulch	Low
243	Pine	<i>Pinus spp.</i>	26	26	Fair	Symmetrical	Landscape Bed	Co-dominant Limbs, Included Bark, Leaning trunk, Austrian pine, self corrected phototropic lean, reiterated codominant leaders			n/a
244	Mugo pine	<i>Pinus mugo</i>	6,5	8	Good	Symmetrical	Landscape Bed	Co-dominant tree			n/a
245	Pine	<i>Pinus spp.</i>	10,10	14	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Co-dominant tree, Deadwood, Leaning trunk, Lodgepole pine, sparse and discolored foliage		Mulch	Low
246	Pine	<i>Pinus spp.</i>	8,6	10	Poor	Symmetrical	Landscape Bed	Co-dominant tree		Mulch	Low
247	Douglas fir	<i>Pseudotsuga menziesii</i>	30	30	Good	Symmetrical	Landscape Bed	Girdling Root, Leaning trunk, Self corrected phototropic lean		Expand landscape bed, Mulch	Medium
248	Pine	<i>Pinus spp.</i>	26	26	Good	Asymmetrical	Landscape Bed	Red pine, resinosa, diameter estimated			n/a
249	Grand fir	<i>Abies grandis</i>	40	40	Good	Symmetrical	Landscape Bed	Diameter estimated		Expand landscape bed, Mulch	Medium
250	Pine	<i>Pinus spp.</i>	30	30	Good	Asymmetrical	Landscape Bed	Co-dominant tree, Compacted Soil, Red pine, reiterated codominant leaders, prominent surface roots		Mulch	Low
251	Pine	<i>Pinus spp.</i>	27	27	Fair	Asymmetrical	Landscape Bed	Co-dominant Limbs, Compacted Soil, Red pine, prominent surface roots		Mulch	Low
252	Pine	<i>Pinus spp.</i>	26	26	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Included Bark, Self corrected phototropic lean, black pine		Expand landscape bed, Mulch	Medium
253	Pine	<i>Pinus spp.</i>	26	26	Good	Asymmetrical	Landscape Bed	Leaning trunk, Self corrected phototropic lean		Expand landscape bed, Mulch	Medium
254	Pine	<i>Pinus spp.</i>	27	27	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Light sequoia pitch moth infestation, diameter estimated			n/a
255	Pine	<i>Pinus spp.</i>	27	27	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Light sequoia pitch moth, diameter estimated			n/a



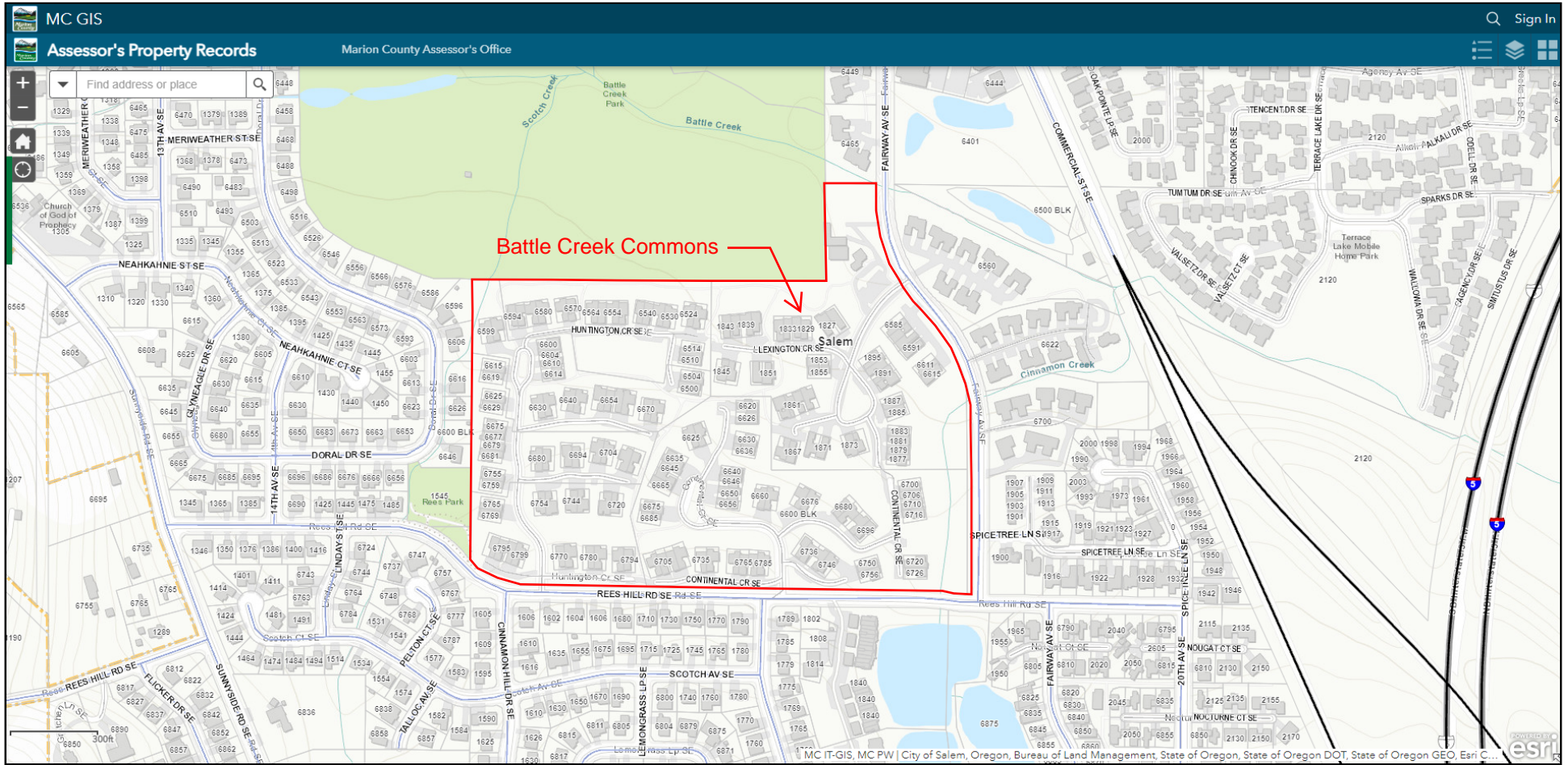
Attachment 1 - Tree Inventory

Tree Id	Common Name	Scientific Name	DBH ¹ (in)	Single Stem DBH ² (in)	Condition ³	Canopy Shape	Land Type	Observations	Recommended Tree Work-Pruning	Recommended Tree Work-Other	Priority
256	Pine	<i>Pinus spp.</i>	22	22	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Co-dominant tree, Austrian pine, light sequoia pitch moth		Mulch	Low
257	Pine	<i>Pinus spp.</i>	26	26	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Austrian pine, light sequoia pitch moth infestation		Mulch	Low
258	Pine	<i>Pinus spp.</i>	20	20	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Austrian pine, light sequoia pitch moth		Mulch	Low
259	Douglas fir	<i>Pseudotsuga menziesii</i>	20	20	Good	Symmetrical	Landscape Bed			Mulch	Low
260	Douglas fir	<i>Pseudotsuga menziesii</i>	19	19	Good	Asymmetrical	Landscape Bed	Co-dominant Limbs, Included Bark		Mulch	Low
261	Pine	<i>Pinus spp.</i>	28	28	Good	Symmetrical	Landscape Bed	Co-dominant Limbs, Black pine, reiterated codominant leaders		Mulch	Low

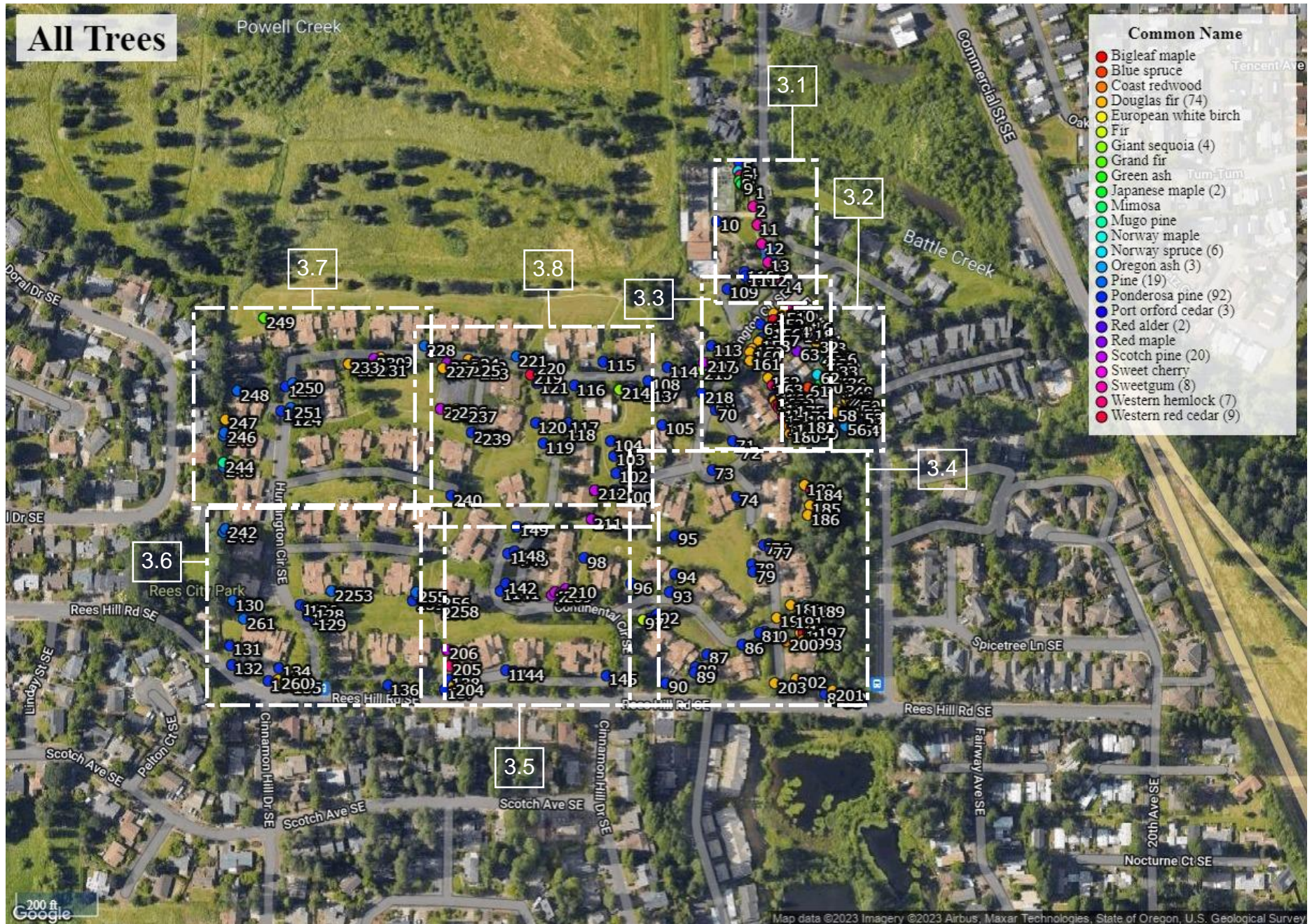
¹DBH is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards.

²Single DBH is the trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared diameter of each trunk at 4½ feet above mean ground level.

³Condition and Structure ratings range from dead, poor, fair, good, to excellent.

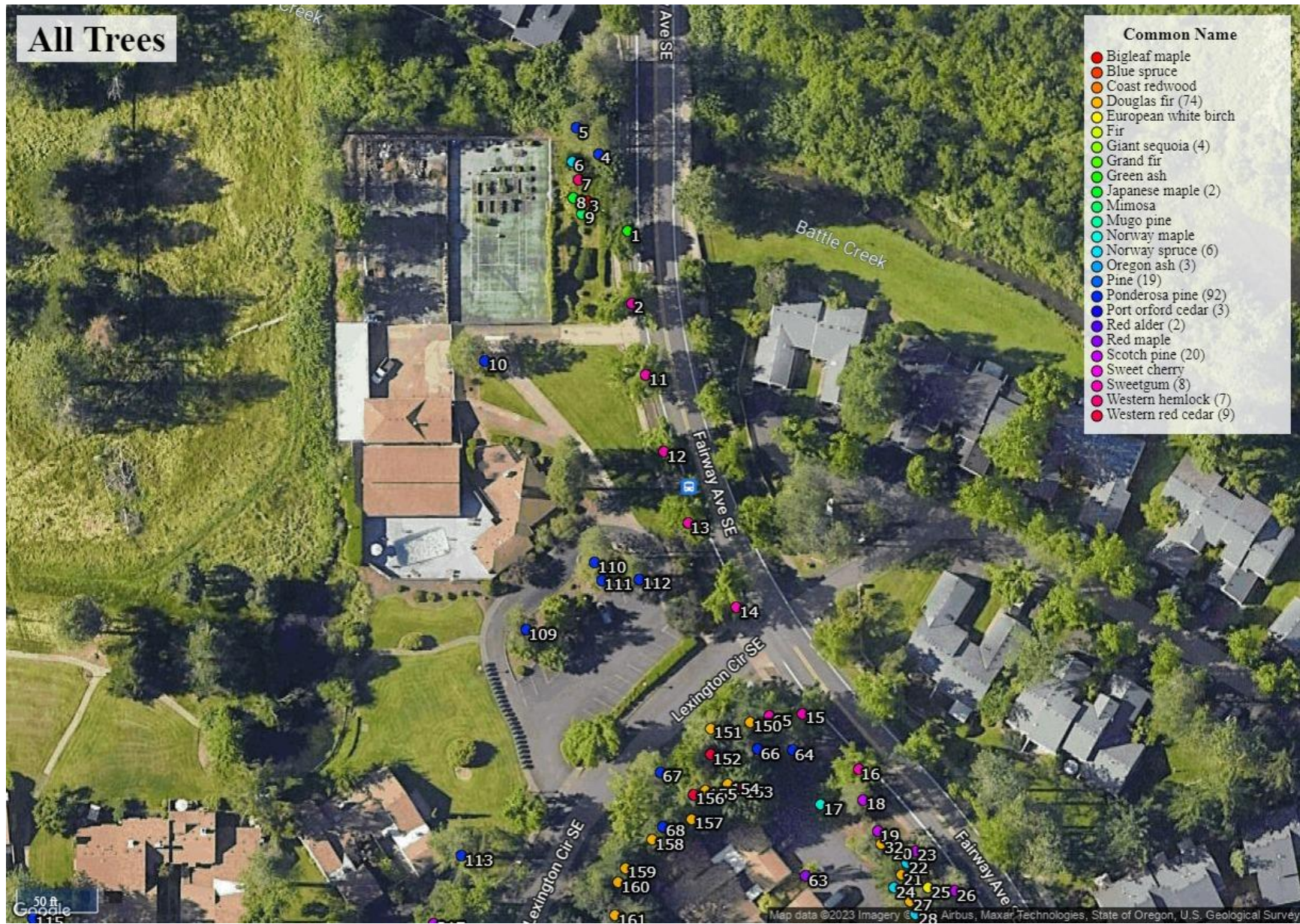


Attachment 3 - Tree Map



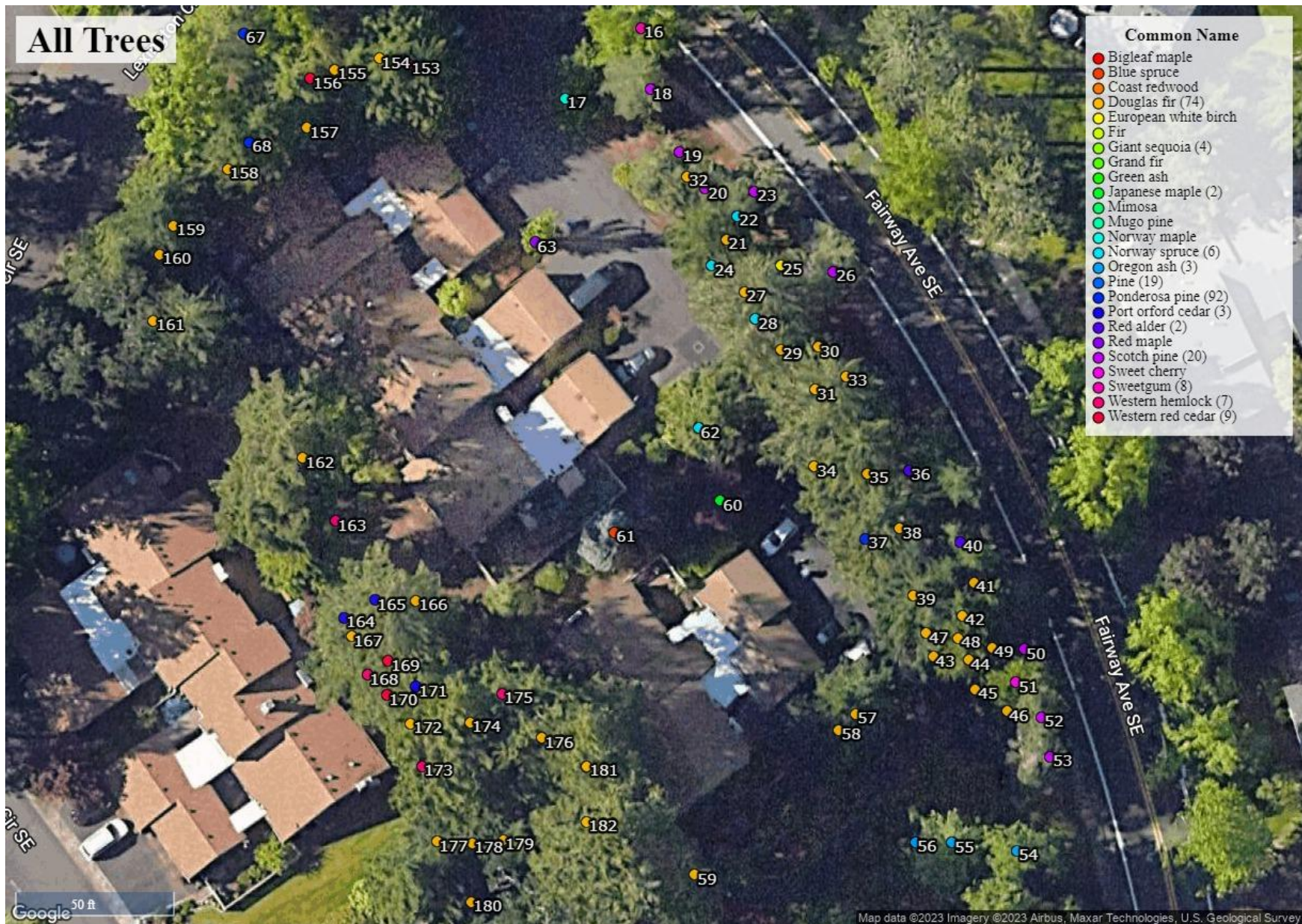
Attachment 3 - Tree Map

3.1



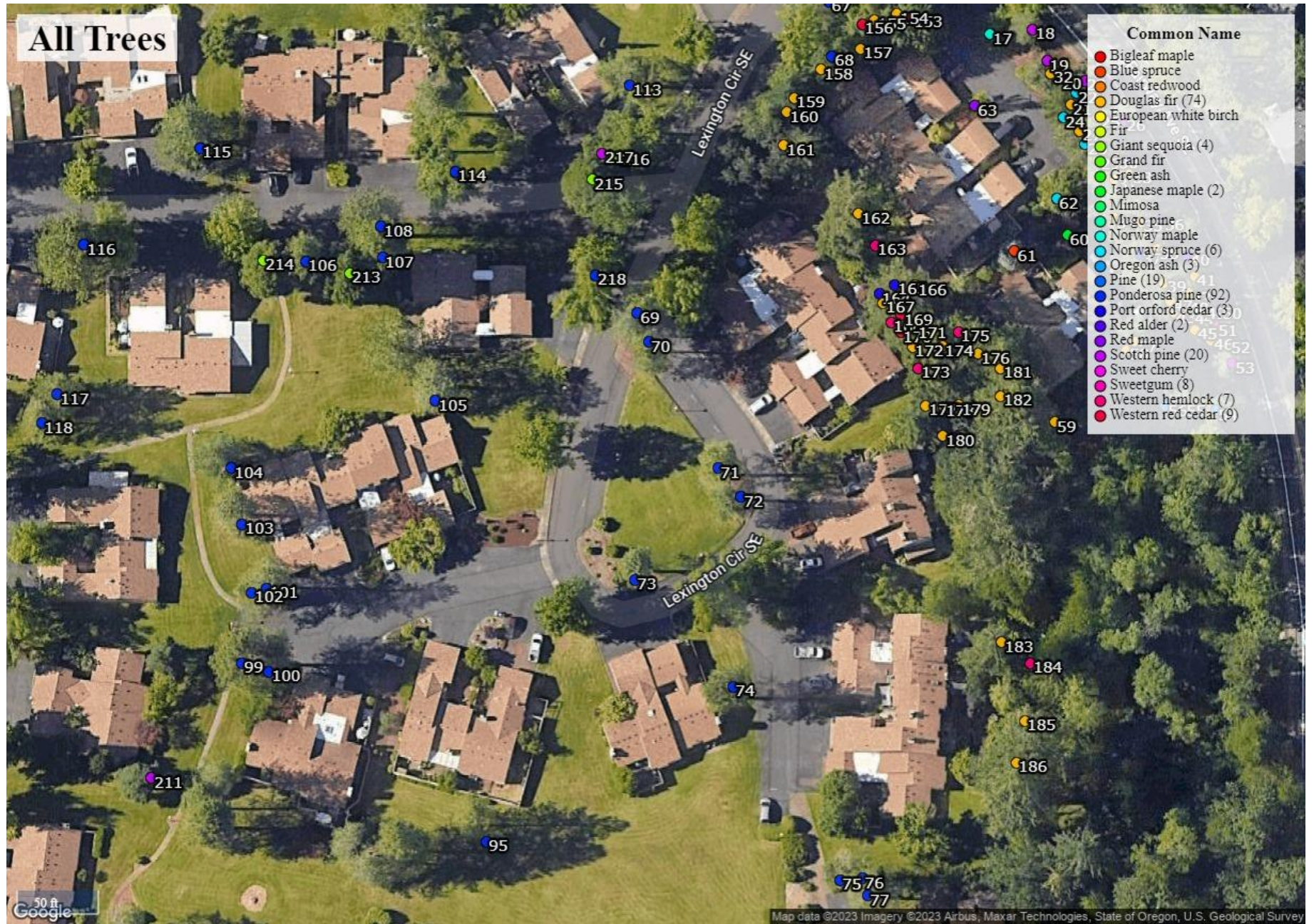
Attachment 3 - Tree Map

3.2



Attachment 3 - Tree Map

3.3



Attachment 3 - Tree Map 3.4



Attachment 3 - Tree Map 3.5



Attachment 3 - Tree Map 3.6



Attachment 3 - Tree Map 3.7



3.8



Attachment 4

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The site plans and construction information provided by Battle Creek HOA was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to:
 - a. Inventory up to 300 trees along the common drives and open spaces.
 - i. The inventory was limited to trees greater than 6-inch DBH.
 - ii. After the initial inventory began, the focus shifted to coniferous trees.
 - b. Record information for all inventoried trees including size (trunk diameter (DBH)), species (scientific and common names), health conditions, structural conditions, and any pest or disease issues.
 - c. Provide treatment recommendations that are prioritized based on urgency and summarize in a brief arborist report.
 - d. Tag assessed trees with aluminum tags so they can be easily identified at the site. Tags can be removed if desired in the future by the HOA.