



## **Property Owners Association Board of Directors**

January 23, 2007

Dear Friends and Neighbors,

Prior to the Annual Meeting of the Sage Creek Canyon Property Owners Association in August, 2006, there was evidence of pine beetle infestation in the forested areas of the community. There were some dead lodge pole pines located. There was evidence that additional trees were infected, but not yet dead.

This discovery was a topic of strong discussion at the 2006 Annual Meeting. It was clear that the members of the community wanted to have the diseased trees removed, and that the community desired to address future infestation through the use of tree spraying. In a unanimous vote, the community authorized the Board of Directors to formulate policy to deal with these issues.

This letter will provide the community with further information regarding the beetle infestation, and the steps approved by the Board of Directors to deal with this spreading "epidemic".

### **Regarding Diseased Trees:**

The following items of information may be helpful to the community concerning the beetle infestation:

1. At the request of the Board of Directors, the Sage Creek Canyon community was surveyed by a professional arborist in November, 2006. As a result of that survey, diseased and dying/dead trees have been marked with a red band. Members of the Board of Directors have also "walked" the affected areas to "double-check" the work of the arborist.
2. Some of our trees were "hit" by the beetle but were strong enough to "pitch" or expel the insect. Those trees will likely not die.
3. There is now evidence in our community and elsewhere that spruce trees are being attacked and killed as well.
4. No diseased trees are located on community property.
5. There are 57 infected trees on the property of 5 property owners: Pott, Hammond, Reitan, Tippin, Blount

6. Arborists tell us that infected trees must be felled and removed from the site prior to May 1. Failure to do so will likely mean that the insects will begin to jump to other trees.

On January 18, 2007 the Board of Directors approved the following policy regarding the removal of beetle infested trees in the Sage Creek Canyon community:

- A. All diseased trees identified by the arborist must be felled and removed entirely from the community prior to May 1, 2007.
- B. The trees will be removed by the affected property owners, and at their cost.
- C. All liability with regard to the removal of said trees will be borne by the property owner.
- D. The Board expresses the sincere hope that affected property owners will “do the right thing”, and remove the affected trees as quickly as possible.
- E. However, if affected trees are not removed in a timely fashion, the property owner will be fined \$200.00 per tree per month by the Association (commencing May 1, 2007).

It is important to note that local tree services are struggling to keep up with the demand to take down trees. **It is imperative that property owners immediately engage a tree specialist** and “get on the list” to have the trees felled and removed. The Board has gathered a list of reputable tree specialists in the area, and it is attached to this letter.

#### **Regarding the Spraying of Trees:**

At it’s meeting on January 18<sup>th</sup>, the Board voted unanimously to cause all mature evergreen trees in the community to be sprayed as soon as is feasible. This means all evergreen trees on both community and private property.

As is the case with the diseased trees, once again it is imperative to “get on the list” right away. The Board has already had discussions with a tree spraying service that has a great “track record”. We have been able to negotiate a good price of \$10.00 per tree (the “going” minimum rate per tree is \$15.00). The costs for the spraying will be charged back to each property owner. It appears there are approximately 1,000 trees in the community that need treatment. When each tree is treated, it will be marked by a paint dot. After the treatment, and with the help of some volunteers, it will be necessary to count the trees that have been sprayed, and to determine on whose property the tree is growing. This will be a daunting task, and the help of the community will be required.

The Board decided not to allow individuals to treat their own trees or to separately engage various professionals (even if any were available). Each local company is beginning to accrue a “track record” of the trees sprayed, and the apparent success of the spraying. The community is engaging the one with the best track record, and it is necessary that we don’t have any delay or poor quality issues in this matter.

The Board has learned of possible grant money that may be available to communities (not individuals) to remediate the beetle infestation. The Board has made

initial inquiries in an effort to determine if Sage Creek Canyon might be able to take advantage of any of these grant funds. We will continue these inquiries.

As you already know, this infestation is a significant threat to our entire region. There are few good solutions to the continuing devastation presented by these insects. A quick glance from any part of our community reveals that extreme damage to the forests surround Sage Creek Canyon. While it may not seem so to some, our present damage is not yet catastrophic. However, failure to immediately address the felling of diseased trees will allow the pesky insects to infect more of our trees. If not attended to immediately, we could lose much, if not all, of our evergreen trees. The Board has made every effort to follow the directive of the 2006 Annual Meeting in a prudent and reasonable fashion. The Board continues to ask for your support as we overcome this problem together.

The Board asks that each property owner in the community respond to the Board (an E-Mail to Ward will suffice) indicating you have received the information in this communication, and the policies the Board has adopted to deal with the issues. Absent a written response from any property owner, it is the legal and binding position of the Board that the communication and its included policies have been received and understood by each property owner.

Sincerely,

A handwritten signature in black ink that reads "Ward". The signature is written in a cursive style with a horizontal line underneath the name.

Ward Jackson,  
President of the Board

MOUNTAIN PINE BEETLE CONTROL  
SERVICE CONTRACTORS  
Tree Removal

- |                          |              |
|--------------------------|--------------|
| 1. A Cut Above Forestry  | 453-9154     |
| 2. American Tree 970     | 627-9720     |
| 3. Preventative Spraying | 468-1254     |
| 4. Swingle Tree and Lawn | 303-369-1504 |
| 5. Tree Top Tree Service | 409-8237     |
| 6. Topper Tree           | 390-1135     |