

2019 CONSERVATION SURVEY AND TREES REPORT

Introduction

Over the past few years, home owners have expressed concern to the Board regarding the potential of trees from the conservation area falling onto their property. Since the property was developed 25 years earlier and the conservation area may have been expanded by over growth or reduced by owners, the Board questioned the location of the north-south line of the conservation area as it runs east of the 26 properties along the east side of Pinewood Drive.

Survey

Preliminary measurements of three random properties indicated that one property was about 16' deeper to the east than the owner thought, another property was about 12' onto the conservation area and the third appeared to be right on the line. As a result of the investigation the Board authorized a property survey to show the existing lots in respect to existing fences and lawns.

The survey was conducted by Deal Land Surveying LLC of Sanford on January 26, 2019. Markers were found and/or calculated and stakes put in the ground to physically mark the separation between the conservation area and the owned property. An engineering drawing was also provided but points are designated with surveying terms. This creates a degree of difficulty for understanding the document.

In order to make the document more "lay man" friendly, Earl Hartman, Board president and a former registered Professional Engineer in Michigan and Florida, added notes and a color code to the survey drawings. The color coded drawings are filed with other community plans.

In summary, the one property earlier measured as 16' short of the actual line turned out to be the exception rather than the rule. As can be seen in green on the survey, this property (lot 2, 112 PWD) and the adjacent property (lot 1, 102 PWD) plus three very small areas in lot 7 (162 PWD), lot 19 (346 PWD) and lot 24 (448 PWD) are the only properties that are larger than lawns and fences would indicate.

On the other hand, there are 7 lots that have pushed into the conservation areas with fences or lawn maintenance. 4 of those properties, lot 4 (132 PWD), lot 10 (214 PWD), lot 11 (224 PWD) and lot 12 (234 PWD), have fences projecting well into the controlled area. The other 3 noted are lot 8 (172 PWD), lot 56 (458 PWD) and lot 57 (468 PWD) and those have cleared areas that are maintained as yards.

The remaining 14 lots have fences or lawns that virtually match the property lines.

Tree Review

With the boundary between the Conservation Area and individual owners verified, the Board could now turn its attention to the condition of the trees in the area.

Trees near the boundary line were reviewed by two arborists and each noted that several trees are leaning due to wind or growth trying to reach sunshine. Many trees appear in a weakened state but for the most part, they are either leaning to fall away from owner's property, or they have some current growth which indicated they should remain. However, each arborist noted three trees that they believe should be taken down.

Proposals for removal of these three trees have been submitted for the Board's consideration.

*Pursuant to this study the Board authorized removal of three trees and trimming of three others. As per recommendations from the arborists, any tree is considered alive if it has even one leaf growing on it. In the future, the Board will consider removal only of completely dead trees leaning toward other properties. Damage occurring from any live tree falling from the Conservation Area will be the affected owner's insurance company's responsibility.