

9.14 Appendix 14 – Unit Owner Landscaping Improvements Trial Program

(added 25 October 2011)

The Board of Trustees is aware of a number of resident requests for various landscaping services which would certainly enhance the appearance of Quail Run but would not be priorities under budget constraints. These requests include bush and tree replacement, tree removal, side and rear yard improvements.

While the Trustees certainly wish to accommodate residents and beautify Quail Run, we simply do not have the funds for all the improvements that could possibly be done throughout the complex. This is why we focus primarily on front yards with side and rear yard improvements left to the unit owners (subject to Trustee approval). This is why we do not typically replace living bushes or remove trees unless there is a safety or pressing maintenance issue.

Many of our residents have sought Trustee approval and have made improvements at their own expense and we certainly encourage this practice. Because of the hourly arrangement we have with Binding Tree Service, it would be possible for us to support additional tree work using Binding resources during their regularly scheduled visits.

A unit owner must make the request of the Landscaping Committee who will bring it to the Board for approval. If approved, a letter agreement with the Landscaping Committee will be signed whereby Binding will do the work and his hourly cost to do so will be billed to the resident through TDG. As the tree people are already on site and provide very favorable volume pricing, the cost to be billed to the owner would be much less than what would be charged by a tree service hired independently

As for billing mechanics, the Trust will pay Binding for the full day and the charge to the resident will reimburse the Trust for the time spent. TDG will receive a copy of the letter agreement and simply add the agreed upon charges to the owner's account.

We hope that this works as planned and will keep residents posted as to future modifications. Should unforeseen issues arise, however, The Board of Trustees reserves the option of discontinuing the program.