

Country Village Tree and Plant Policy

Contact us:

Web - <https://www.countryvillagesl.com/ask-the-trustees/>
Email - CountryVillageSL@gmail.com

Homeowners are to submit a request to the HOA for a review to clean up a fallen tree or with a planting on Common Ground after points #1 and #2 below are completed. The request should include pictures (if possible) and be sent to the Country Village email address.

1. Homeowner to determine ownership of trees and plants

The Homeowner is responsible for determining who's property the tree or plant (hereinafter "tree") belongs. Generally, the electrical boxes are found at the property boundary. However, to be certain, a boundary survey will determine the actual property boundary. The Homeowner must submit proof the tree in question is on any part of common ground for the HOA to take any action (an email with the proof will suffice). The HOA will NOT get involved in disputes on non common ground where a Homeowner is responsible unless it is a violation of the subdivision indentures.

2. Responsible Party

Per the Subdivision legal counsel. The owner for where the tree falls is responsible for removal of the tree or portion of the tree on THEIR property only. For any part of the tree that has fallen on another lot, that owner is responsible for tree removal and repair to their lot and/or structures.

The HOA will NOT negotiate the law with homeowners or any other party.

3. Removal

Per points #1 and #2, removal will be based on where the fallen tree is located on the ground. After a request is sent to the HOA by the Homeowner and tree in question is found to be:

Not on Common Ground:

Homeowner may move forward with removing the tree at their own cost.

Fully on Common Ground:

The HOA will have the tree removed from the Common Ground. Homeowners will be held legally liable for moving any tree or parts of a tree onto Common Ground.

Partially on Common Ground:

The HOA will provide to the homeowner the percentage of responsibility for which the Subdivision will be responsible prior to any work being started. If any work is started prior to a written agreement between the Homeowner and the HOA, no payments will be made and Homeowner will be fully responsible for all associated charges.

The homeowner requesting removal must acquire 3 written bids from reputable, insured companies that are legally permitted to perform the work required in the Subdivision and St. Louis, Co. Those bids must be provided to the HOA prior to work commencement.

The HOA must agree in writing to proceed with any bid prior to commencement of any work and the HOA may solicit their own bid(s) at discretion.

Any quote/proposal/work order will only be agreed to if the percentage of responsibility is clearly stated and agreed to by all parties prior to work being performed. The HOA will only agree to a bid that solely contains the removal of the subject tree and no other items.

The HOA will only pay the servicing company after services are verified complete. The HOA will only pay the applicable invoice received directly from the Company and will not pay or reimburse the homeowner.

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