

Melody Ranch HOA Open Space Landscaping Requests

Homeowners who desire to improve their views from their lot by removing or trimming of trees or shrubs located in the open space along the borders of their lot may seek approval from the board on a case-by-case basis. Each homeowner should include a plan of action and photos of the trees/shrubs in their proposal. Proposal should also include feedback from other adjacent lots owners whose views could be affected. The homeowner would be responsible for all landscaping costs to trim or remove trees, reclaim the land, and fix irrigation, if necessary. In addition, the homeowner would need to either replant some new trees of similar type to those removed in a board approved area or make a board approved payment* to the HOA's capital reserve fund.

* Board recommended guidance on payments in lieu of replanting trees that will be removed from HOA open spaces:

up to \$300 for mature spruces, choke cherry, aspens, etc. (3" or larger caliper or 8' or higher)

up to \$100 for smaller varieties of trees and shrubs

Minimum "board approved payment" is \$300.

Maximum "board approved payment" is \$3000.

The board has the right to impose a Tier 3 fine in addition to above payments if board approval is not sought prior to a homeowner removing trees in the open space or if reclamation is not complete and approved. Any modification to the open space landscaping must be harmonized with the natural surroundings.