

BRYNFIELD HOMEOWNERS ASSOCIATION

COMPREHENSIVE TREE POLICY

JANUARY 2015

I. INTRODUCTION, VISIONS, GOALS AND OBJECTIVES

- a. VISION – Trees, shrubs and ground cover shall be maintained in a healthy, attractive, environmentally friendly and cost effective manner, in order to maintain or improve property values.
- b. GOALS
 - i. Maintain Appearance of all Landscape elements
 - ii. Maintain landscaping in accordance with Landscaping Plan submitted with Final Development Plan to Dauphin County.
 - iii. Comply with Stormwater Management Plans and Permits
 - iv. Maintain all landscaping disease and pest free
 - v. Replace trees and shrubs as they approach life expectancy, become too large for area they are planted in, or to prevent spread of disease.
 - vi. Additional trees will be added to enhance Community Appearance, as open area, and budget allows.
- c. OBJECTIVES:
 - i. Street trees required in the Brynfield Development Plans shall be maintained in Open Areas and on Individual Properties.
 - 1. Street trees must be replaced with like species, unless otherwise approved by Board.
 - 2. Original Landscape Plan trees are listed in Section X.
 - 3. Replacement trees are listed in Section XII.
 - 4. Callery (Bradford) Pear trees shall be replaced with an approved alternative tree, at time of replacement.
 - ii. Lot trees may be replaced with trees listed in Section XI.
 - iii. Trees and shrubs shall be replaced within 6 months of removal of existing tree or shrub.
 - iv. New trees shall be planted as replacement for damaged, diseased, oversized, or where roots are damaging sidewalks, pavement, or utilities.

- v. Dedication or Memorial Trees may be planted in Common Areas designated by the Board or if space permits, on the Property Owners lot.
- vi. New trees shall be planted in accordance with Section VII and VIII.

II. ADMINISTRATION AND MANAGEMENT

- a. Brynfield is a Planned Community within West Hanover Township, and is subject to Rules and Regulations of the Township, including the Final Development Plans Recorded with Dauphin County.
 - i. Common Area - Trees, shrubs and ground cover shall be maintained in a healthy, disease and pest free, visually attractive and safe condition as a shared cost between all home owners.
 - ii. Home Owner Lots – Trees, shrubs and ground cover shall be maintained in a healthy, disease and pest free, visually attractive and safe condition.
 - 1. Basic services are included in monthly dues.
 - 2. Home Owners may, at their own cost, perform their own service, or may supplement the Basic service, but shall conform to community standards.
 - iii. The Executive Board reserves the right (as provided in Brynfield Rules and Regulations) to take corrective actions, including the planting of a new tree, and assessing the Property Owner, who fails to comply with Rules and Regulations, as it pertains to replacing damaged, diseased or removed trees.
- b. Home Owners must submit an Architectural Review Committee (ARC) form for all landscaping modifications and receive approval prior to tree removal/replacement, or landscaping bed expansion .
- c. Home owners are encouraged to remove weeds from planting beds or lawns, and remove suckers from trees within their property in between Contractor service visits.
- d. Trees and shrubs added by Home Owner on side or rear of home supplementing those required by Brynfield Development Landscaping Plan, are exempt from mandatory replacement requirement.
- e. Home Owners may supplement required trees with Ornamental Trees on side or rear of Property, upon approval of ARC by Executive Board. Ornamental trees need not be Native to PA, but must not be invasive, either through rooting or seed dropping. Maintenance of Ornamental trees shall be at Home Owners expense. (See list of Invasive Trees and Shrubs in Section VII).

III. MEMORIAL TREES

- a. The Board encourages Home Owners to plant trees in Memorial to lost loved ones.
 - i. If there is not enough space on the Home Owner's lot, a Memorial Tree (with Name Plate) may be placed in Common Areas designated for this purpose.

- ii. Submit request on ARC form, providing preferred location, type and size of tree, and time frame for planting.

IV. LIABILITY ISSUES

- a. Damage from falling trees or branches
 - i. Property owner is responsible for trees on their property, regardless of any services provided or not provided by Landscaping or Tree Care Service companies employed by the HOA.
 - 1. Home owners noticing broken branches on trees should notify Penn Equity as soon as possible, providing location, and whether it appears to be a safety hazard.
 - a. If tree is in common area the Board will have Landscaping or Tree Service take care of the broken branch.
 - b. If tree is on private property, the Home Owner is responsible for cost of service.
 - i. Home Owner may remove branch themselves, or
 - ii. Notify Penn Equity to have HOA Contractor do the work at Home Owner's expense.
 - 2. The Executive Board reserves the right to have hazardous conditions corrected immediately. Home Owner(s) may be billed for tree removal or pruning if expenses not covered by existing contracts.
 - ii. The HOA maintains Liability Insurance for all Common Areas.
- b. Utility blockages from tree roots
 - i. Home owners are responsible for sewer laterals located on their properties, including any blockage resulting from roots of trees or shrubs.
- c. Stormwater runoff
 - i. The HOA is required to maintain all Stormwater management basins as a shared cost between all homeowners.
 - ii. Any land disturbance resulting from landscaping or additions or alterations of existing construction, must be controlled to prevent sedimentation build-up within the basins.
 - iii. New landscaping designs must be evaluated to prevent stormwater from adversely impacting neighboring or downstream properties.
 - iv. Property Owner making changes to landscaping without ARC approval may be liable for damage if their unapproved design causes flooding to neighboring property.
 - v. No trees shall planted on Stormwater Management Basin berms.

V. TREE EVALUATION AND REMOVAL

- a. The Executive Board will employ the services of a Professional Tree Services company or Landscaping Contractor to evaluate damaged or diseased trees in making decisions on repairing or replacing the tree.

VI. LANDSCAPE DESIGN

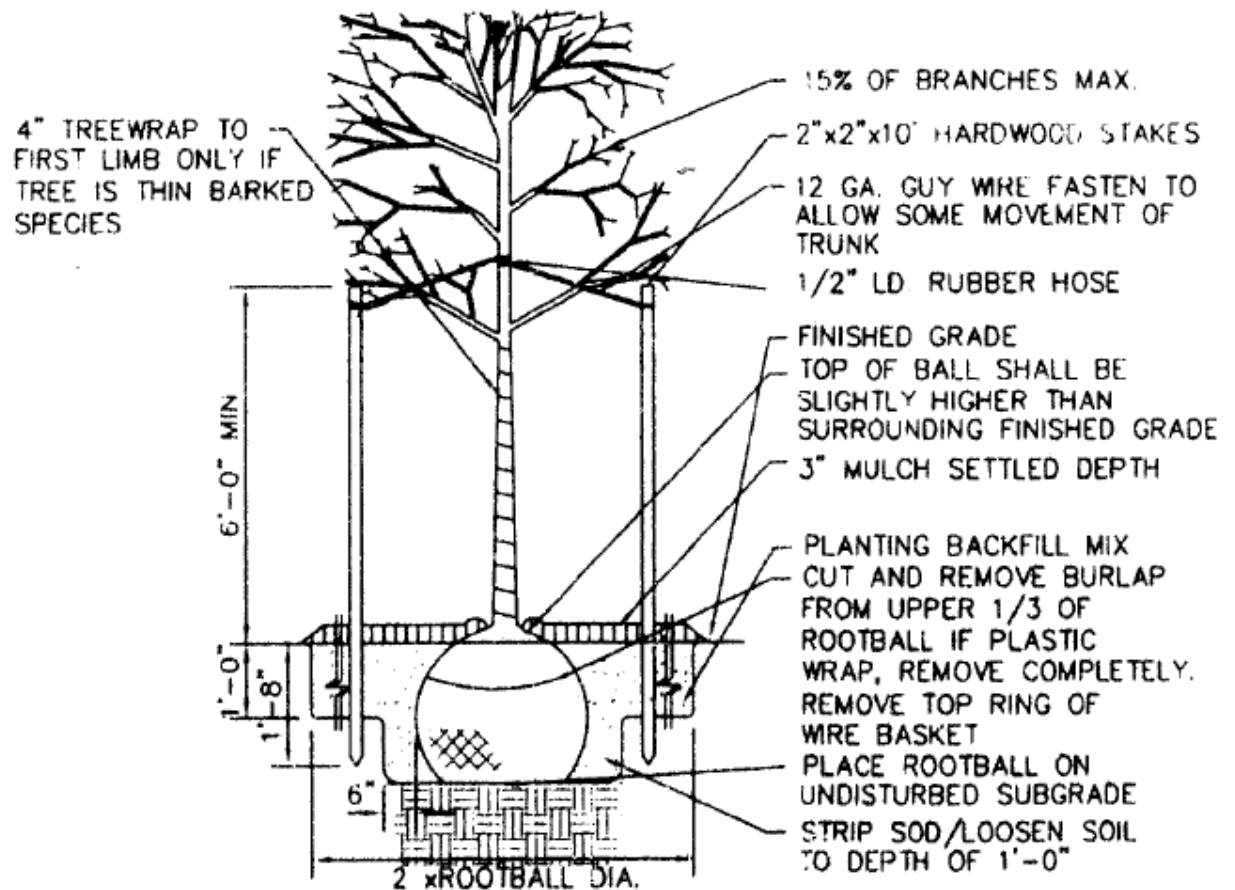
- a. Mulched bed shall be provided surrounding new trees to reduce damage from lawn maintenance activities.
- b. Tree stakes shall be provided within the mulch bed so as not to impede lawn maintenance or create a safety hazard.
- c. PA One Call shall be notified for all new trees installations even if the tree is being replaced in exact location.

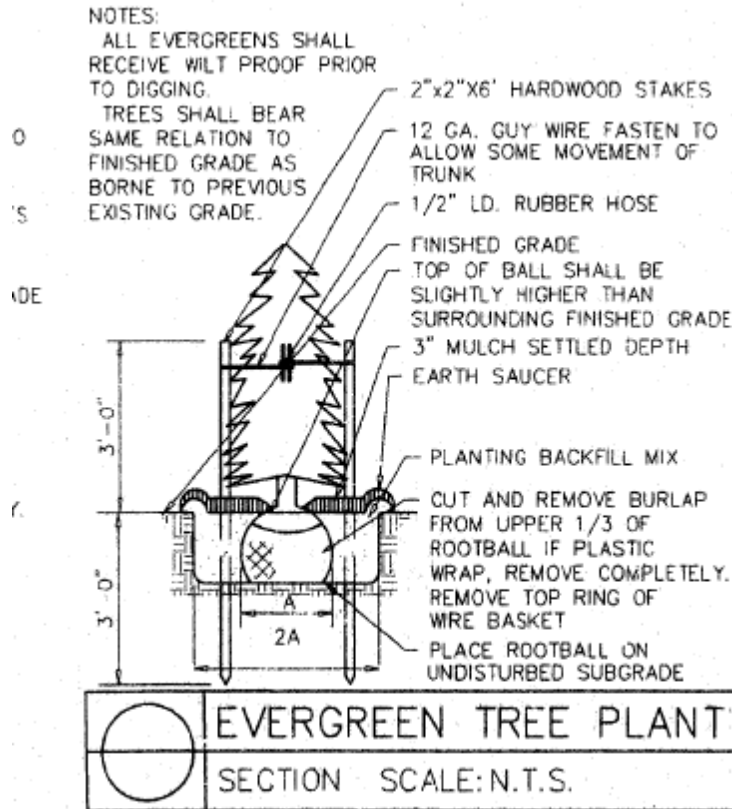
VII. SITE ANALYSIS AND TREE SELECTION

- a. No trees shall be planted within the 150 foot wide MET-ED Electrical Transmission Line Right of Way or within the 50 foot wide Tree Restriction Area, where MET-ED has the right to trim, cut or remove trees.
- b. Street trees shall be planted as not to interfere with utilities, roadways, sidewalks, streetlights, clear sight triangles and safe sight distance in accordance with WHT Article [VI](#) and Exhibit VI of Chapter [173](#), Subdivision and Land Development.
- c. **All trees, shrubs, hedges or ground cover that die or are destroyed shall be replaced within six months per WHT requirements**
- d. New trees should be Native to Pennsylvania, as defined by WHT Rules and Regulation.
- e. Tree height and width at maturity, root systems, drought resistance, pest resistance and tolerance to flooding, shall be considered in selecting the proper tree for the chosen location.
- f. The HOA Executive Board reserves the right to disapprove trees that would create a nuisance to neighbors, i.e. excessive odor, seeds, nuts, or trees that are not suitable for proposed planting site.
- g. The following trees are considered invasive and shall not be planted within the Brynfield Development:
 - i. Black Locust,
 - ii. Chinaberry Tree
 - iii. Mimosa
 - iv. Norway Maple
 - v. Callery (Bradford) Pear
 - vi. Chinese Tree of Heaven
 - vii. Russian Olive
 - viii. Empress Tree
- h. The following list of shrubs are considered invasive, and shall not be planted within Brynfield:
 - i. Amur, Tartarian, Standish, Bell or Morrow's Honeysuckle
 - ii. European or Japanese Barberry
 - iii. Common or Border Privet
 - iv. Common or Glossy Buckthorn
 - v. Winged Euronymus

VIII. TREE PLANTING –Home Owners are recommended to use Professional Tree Service Companies or Landscaping companies for the planning and installation of new trees or

shrubs. If the Home Owner elects to plant the trees themselves, the following details are recommended.





- a. Proper pruning of landscape trees improves their structural strength, maintains their health, enhances their beauty, and increases their value.
- b. Tree maintenance will include:
 - i. Removal of crossing branches, weak branch unions, or other defects.
 - ii. Removal of branches that are dead, dying, decayed, or are a hazard to people or property .
 - iii. Pruning or removal of lower branches that interfere with people or vehicles, that interfere with lawn maintenance, or block visibility of signs.
 - iv. Pruning of branches that are growing into buildings or utility wires.
- c. Tree removal may be necessary if trees trunks are split or major limbs have been broken by storms, trees have grown too large and might injure people or damage property.
- d. Landscape trees not only make homes and communities more beautiful, but they also improve our environment and can increase the value of a property up to 20 percent. Trees are truly assets that need to be enhanced and protected. Proper pruning is definitely a worthwhile investment!
- e. Pruning will focus on maintaining tree structure, shape, health, and safety.
 - i. Types of pruning recommended by the American National Standards Institute and the International Society of Arboriculture are described below:

1. Crown cleaning—removes dead, dying, diseased, crowded, weakly attached, or low-vigor branches and water sprouts.
 2. Crown thinning—selectively removes branches to increase light penetration and air movement and reduce the weight of heavy limbs.
 3. Crown raising—removes lower branches to provide clearance for buildings, vehicles, pedestrians, and signs.
 4. Crown reduction—reduces the size and spread of crowns using reduction and thinning cuts, resulting in fewer sprouts than heading or stub cuts, and maintaining the structural integrity and natural form of the tree.
 5. Crown restoration—improves the structure and appearance of trees that have been storm-damaged or deformed by heading or stub cuts.
- ii. Topping of trees using stub cuts and heading cuts shall not be permitted for the following reasons:
1. Topping reduces the ability of a tree to produce food.
 2. Shock and long-term declining health resulting from topping can make a tree more susceptible to insect and disease problems and can lead to its death.
 3. By removing the branches that protect a tree's crown, topping can lead to sun scalding of remaining branches. The stubs and sun scalds resulting from topping cuts are highly vulnerable to insect invasion and the spores and actions of decay fungi.
 4. Numerous water sprouts resulting from topping are weakly attached and grow so rapidly that a tree can regain its original height in a short time with a more dense and unwieldy crown.
 5. Topped trees are ugly to most people.
 6. Topping can reduce the value of a large ornamental tree by thousands of dollars.
- f. Spraying of trees in common areas, along streets, and in all front yard trees shall be performed on an as needed basis, and shall be budgeted for by the Executive Board. Trees located at rear or sides of homes may be included in contracted treatment, if necessary to prevent spread of disease or insects.
- g. Vines growing on trees shall be removed and/or treated with herbicide, as recommended by Landscaping or Tree Service Contractors.

X. MINIMUM LANDSCAPE PLANT SCHEDULES (copied from Recorded Development Plans)

BRYNFIELD PHASE I, III, IX

RECORDED
DEVELOPERS OFFICE

MINIMUM LANDSCAPE PLANT SCHEDULE							
COMMON NAME	BOTANICAL NAME	LOCATION	QNTY	CALIPER	HEIGHT*	SPREAD	SPACING
Ash	Fraxinus americana	Large Street Tree	25	2-1/2"	> 40 ft.	-	60' max.
Maple	Aceraceae	Large Street Tree	25	2-1/2"	> 40 ft.	-	60' max.
Pin Oak	Quercus ellipsoidalis	Large Street Tree	25	2-1/2"	> 40 ft.	-	60' max.
Flowering Pear	Pyrus florida	Small Street Tree	30	2-1/2"	> 40 ft.	-	40' max.
Australian Pine	Pinus nigra	Level One Screen	7	-	4-5 ft.	3 ft.	20' max.
Douglas Fir	Abies	Level One Screen	6	-	4-5 ft.	3 ft.	20' max.
Norway Spruce	Picea Abies (excelsa)	Level One Screen	7	-	4-5 ft.	3 ft.	20' max.
White Pine	Pinus strobus	Level Three Screen	140	-	6 ft.	5 ft.	5' max.
Crab Apple	Malus coronaria	Level One Screen	7	1"	7-8 ft.	-	30' max.
Kwanzon Cherry	Prunus Serrulata	20% Landscape	41	1"	7-8 ft.	-	1 per lot
		Level One Screen	6	1"	7-8 ft.	-	30' max.
		Kwanzon	41	1"	7-8 ft.	-	1 per lot

BRYNFIELD PHASE II, IV, VI

MIN. LIMITED

MINIMUM LANDSCAPE PLANT SCHEDULE							
COMMON NAME	BOTANICAL NAME	LOCATION	QNTY	CALIPER	HEIGHT*	SPREAD	SPACING
Ash	Fraxinus americana	Large Street Tree	15	2-1/2"	> 40 ft.	-	60' max.
Maple	Aceraceae	Large Street Tree	15	2-1/2"	> 40 ft.	-	60' max.
Pin Oak	Quercus ellipsoidalis	Large Street Tree	15	2-1/2"	> 40 ft.	-	60' max.
Flowering Pear	Pyrus florida	Small Street Tree	17	2-1/2"	> 40 ft.	-	40' max.
Crab Apple	Malus coronaria	20% Landscape	46	1"	7-8 ft.	-	1 per lot

PERCENT NATIVE SPECIES = 100%

BRYNFIELD PHASE V, X






MINIMUM LANDSCAPE PLANT SCHEDULE							
COMMON NAME	BOTANICAL NAME	LOCATION	QNTY	CALIPER	HEIGHT*	SPREAD	SPACING
Ash	Fraxinus americana	Large Street Tree	15	2-1/2"	> 40 ft.	-	60' max.
Maple	Aceraceae	Large Street Tree	15	2-1/2"	> 40 ft.	-	60' max.
Pin Oak	Quercus ellipsoidalis	Large Street Tree	15	2-1/2"	> 40 ft.	-	60' max.
Flowering Pear	Pyrus florida	Small Street Tree	17	2-1/2"	> 40 ft.	-	40' max.
Crab Apple	Malus coronaria	20% Landscape	42	1"	7-8 ft.	-	1 per lot
White Pine	Pinus Strobus	Level 3 Screen	76	-	6 ft.	5 ft.	7' max.

PERCENT NATIVE SPECIES = 100%

BRYNFIELD PHASE VII

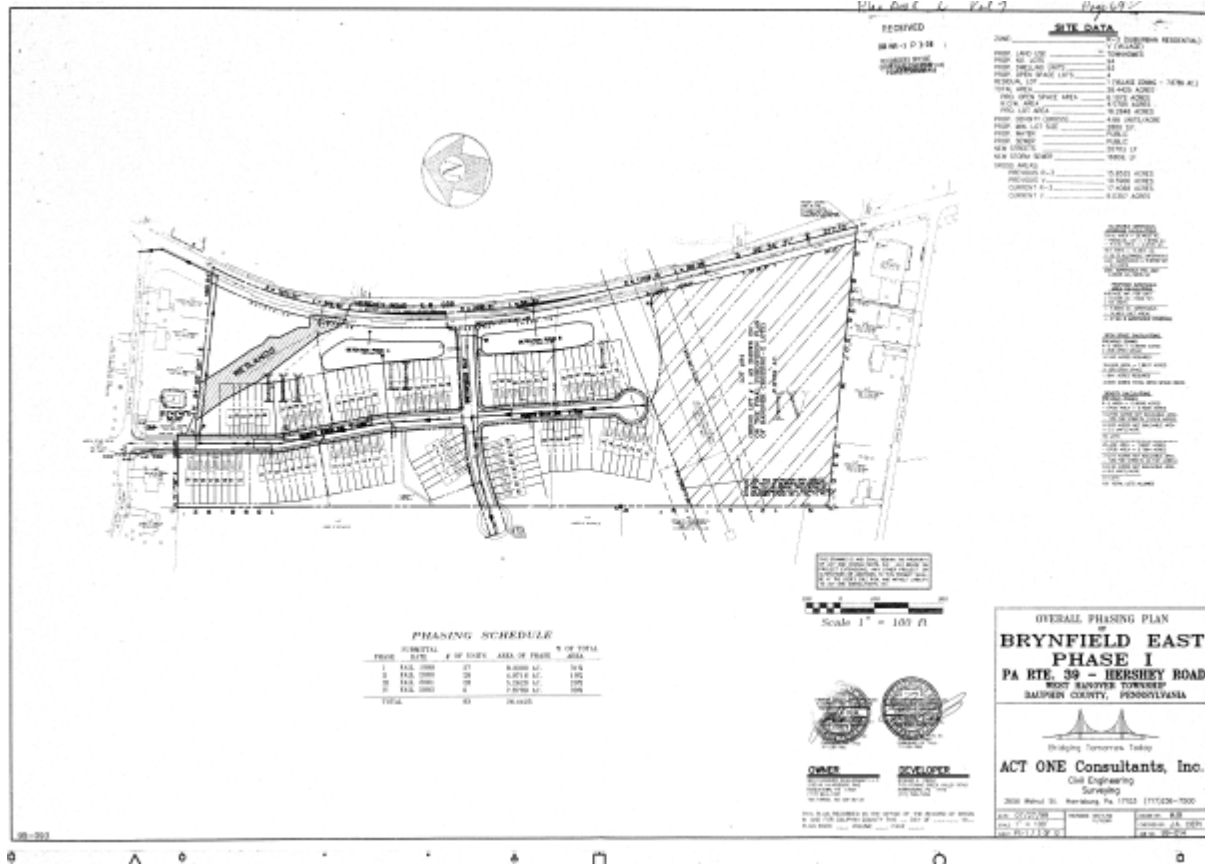
MINIMUM LANDSCAPE PLANT SCHEDULE							
COMMON NAME	BOTANICAL NAME	LOCATION	QNTY	CALIPER	HEIGHT*	SPREAD	SPACING
Ash	Fraxinus americana	Large Street Tree	5	2-1/2"	> 40 ft.	-	60' max.
Maple	Aceraceae	Large Street Tree	5	2-1/2"	> 40 ft.	-	60' max.
Pin Oak	Quercus ellipsoidalis	Large Street Tree	5	2-1/2"	> 40 ft.	-	60' max.
Flowering Pear	Pyrus florida	Small Street Tree	7	2-1/2"	> 40 ft.	-	40' max.
Crab Apple	Malus coronaria	20% Landscape	41	1"	7-8 ft.	-	1 per lot

BRYNFIELD PHASE VIII

MINIMUM LANDSCAPE PLANT SCHEDULE							
COMMON NAME	BOTANICAL NAME	LOCATION	QNTY	CALIPER	HEIGHT*	SPREAD	SPACING
 Ash	Fraxinus americana	Large Street Tree	6	2-1/2"	> 40 ft.	-	60' max.
 Maple	Aceraceae	Large Street Tree	6	2-1/2"	> 40 ft.	-	60' max.
 Pin Oak	Quercus ellipsoidalis	Large Street Tree	6	2-1/2"	> 40 ft.	-	60' max.
 Flowering Pear	Pyrus florida	Small Street Tree	9	2-1/2"	> 40 ft.	-	40' max.
 Crab Apple	Malus coronaria	20% Landscape	22	1"	7-8 ft.	-	1 per lot

PERCENT NATIVE SPECIES = 100%

Plan Book 6 Vol 7 Page 69



BRYNFIELD TREE INVENTORY OF STREET TREES AND FRONT YARD TREES (NOV 2013)

TYPE OF TREE	QUANTITY
1. FLOWERING CRAB APPLE	92
2. MAPLES (OPEN AREAS)	18
3. MAPLES (CLOSE PROXIMITY TO HOMES)	20
4. SMALL FLOWERING PEARS(8-12 FT TALL)	82
5. MEDIUM FLOWERING PEARS 12-16 FT	105
6. LARGE FLOWERING PEARS 16FT+	47
7. FLOWERING PLUMS, CLOSE TO HOMES	6
8. FLOWERING PLUM, OPEN AREAS	2
9. RIVER BIRCH, CLOSE TO HOMES	2
10. GREEN ASHES	3
11. SMALLER JAPANESE ZELKOVAS	2
12. LARGE JAPANESE ZELKOVAS	1
13. FLOWERING CHERRIES	2
14. SERVICEBERRY TREE	2

XI. LOT TREES -NATIVE SMALL TREES (Some of these trees may not be suitable for Brynfield locations)

American Hornbeam (*Carpinus caroliniana*) - to 35'; blue-gray bark; sun-shade; moist soils along streams

Serviceberry (*Amelanchier arborea*) - to 30'; rocky bluffs and upper slopes; white flowers (April)

River Birch (*Betula nigra*) - to 50'; needs sun & moisture; streambanks, swales; pinkish, exfoliating bark

Redbud (*Cercis canadensis*) - to 40'; magenta flowers ; sun - part shade; moist soil; woodland edges

Fringe Tree (*Chionanthus virginicus*) - to 25'; fragrant fringe of white flowers; well-drained,moist ,acid soil

Eastern Dogwood (*Cornus florida*) - to 30'; large white flowers; red fruits; woodland edges; good fall color

Witch Hazel (*Hamamelis virginiana*) - to 20'; sun to shade; moist woodlands; yellow to orange fall color

E. Red Cedar (*Juniperus virginiana*) - to 30'; evergreen foliage from light green to blue; columnar; field

Pawpaw (*Asimina triloba*) - to 30'; sun,moist soil; pendulant yellow leaves in fall; edible fruit in fall

Persimmon (*Diospyros virginiana*) - to 50'; woodland edges, floodplains, & old fields; edible fruits

XII. STREET TREES (*Large Trees*) (Some of these trees may not be suitable for Brynfield)

Eastern hemlock (*Tsuga canadensis*) - large evergreen tree; long-lived; food & cover for songbirds

Eastern white pine (*Pinus strobus*) - large evergreen tree; blue-green foliage; moist/dry soils; wildlife

American beech (*Fagus grandifolia*) - to 60'; rich, moist soils; smooth gray bark; good ornamental; wildlife

Black gum (*Nyssa sylvatica*) - to 70'; sun to light shade; acid soil; white flowers; spectacular red, fall color

Black walnut (*Juglans nigra*) - to 75'; found on rich, moist soils; edible nuts preferred by many mammals

Black willow (*Salix nigra*) - to 30'; found on streambanks and in wet meadows; streambank protection

Red maple (*Acer rubrum*) to 75'; grows best in wet soils; red fall color; good ornamental & wildlife tree

Sugar maple (*Acer saccharum*) - to 80'; moist slopes; excellent ornamental; brilliant fall color; wildlife

Sycamore (*Platanus occidentalis*) - to 125'; streambanks & floodplains; white/green flaking bark; wildlife

Northern red oak (*Quercus rubra*) - to 90'; moist to dry soils; acorns provide food for many birds/mammals

Pin oak (*Quercus palustris*) - to 60'; typically requires wet to moist soils; acorns - food for wetland animals

White oak (*Quercus alba*) - 80'-100'; moist to dry soils; produces acorns every year; important wildlife tree

White ash (*Fraxinus americana*) - to 80'; moist, rich soils; good ornamental; yellow to maroon fall color.

XIII. CURRENT REQUIREMENTS OF WEST HANOVER TOWNSHIP

West Hanover Township Codes are available on-line. Codes do change over time. In most cases, we are subject to the version of the Code that was in effect when the Brynfield Development Plan was submitted to the WHT Board of Supervisors for approval. There may be slight differences from that version and the excerpt shown below.

[§ 195-123 Landscaping.](#)

It is the intent of this section to provide a set of minimum standards for landscaping to improve and maintain community appearance, the environment, rural character and value of properties within the Township in accordance with the Comprehensive Plan. Landscaping shall be required for any land development or major preliminary or major final subdivision.

[A.](#) Minimum required landscaping. Nonresidential and multifamily residential land developments in the R-3, NC, BE, CH, I and IE Districts shall have a minimum of 20% landscaping of the total gross lot area, excluding building floor area, impervious surface and sensitive environmental features defined in the Comprehensive Plan and Article [XVI](#), Environmental Protection Overlay District.

[Amended 8-15-2005 by Ord. No. 2004-12]

[\(1\)](#) At least 60% of all trees, shrubs and groundcover required by this section shall be native plants, except that a minimum of 30% of the vegetation chosen for erosion control shall be native plants from Subsection E(1), Vegetation acceptable for erosion control. Plants chosen shall be appropriate for their intended function and location based on plant characteristics in accordance with Subsection [D\(7\)](#), native plants for the landscape. Plants chosen shall be appropriate for their intended function and location based on plant characteristics.

[\(2\)](#) The required landscaped area shall include a minimum of 12 deciduous or evergreen trees for each one acre with a minimum of two-and-one-half-inch caliper at time of planting. As an alternative, six trees for each one acre shall be required if deciduous trees are four inches in caliper or greater at the time of planting, and evergreen trees are nine feet in height or greater at the time of planting. A combination of tree sizes is permitted where at least one of larger sized trees may be substituted for two smaller sized trees.

[\(3\)](#) Five deciduous shrubs or hedges may be substituted for one deciduous tree for a maximum of 20% of the tree requirement.

[\(4\)](#) The preservation of existing deciduous or evergreen trees of four-inch caliper or greater within the net lot area may be substituted for 50% of the tree requirement. (Net lot area for this section shall be total gross lot area minimum building floor area, impervious surface and sensitive environmental features as defined in the Comprehensive Plan and Article [XVI](#), Environmental Protection Overlay District.) The number of existing trees must meet or exceed 50% of the number of trees required in Subsection [A\(1\)](#).

[\(5\)](#)