



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

Summerfield at Taft Hill Tree Policy

Revised: January 4, 2022

There are two types of tree locations within Summerfield at Taft Hill: 1) those within the Common Elements and 2) those within Limited Common Elements (Limited Common Element for a Unit can be found on the plot plan for the Unit on the Summerfield at Taft Hill website).

This policy applies equally to CE, LCE, or those unit locations where unit owners have asked for and received special permission to use CE property and “maintain” it consistent with the permission given by the BOT to use it in the first place. Any work on the above types of property will need an approval in the form of a work order first.

Previous approved permission to use CE property is not in and of itself a precedent that can be used to cut additional healthy trees but rather allows for “maintenance” on stumps that may have growth of some type. Generally, healthy trees will not be altered or removed.

Trees within the Limited Common Element are 1) Decorative Trees generally located in front of the Unit and 2) trees planted in the Limited Common Element adjacent to the Unit. The Unit Owner is responsible for weeding around the Decorative Tree (and the Limited Common Element) and keeping the top of the trees adjacent to the Unit trimmed below the gutters in height. The Trustees will include trimming/pruning of the Decorative Trees in the Annual Budget based on recommendations from the Grounds Committee and a trained arborist. If the Grounds Committee with the recommendation of a trained arborist recommends removal of a Decorative Tree, the Trustees can have the tree removed and replace it with a more suitable tree or shrub, as included in the Annual Budget. Trimming/pruning of trees in the Limited Common Element adjacent to the Unit is the responsibility of the Unit Owner (with a Trustee approved work request).

Trees in the Common Element are located in 1) designated Common Element areas (on the website) or 2) the Common Elements behind most Units (a few Units have trees in the Common Element on a side of the Unit). The Beautification Committee weeds the designated Common Element areas and trims/prunes/removes smaller trees, saplings, seedlings, and suckers in those areas. Larger trees in designated Common Element areas, such as the pine trees along Andrews Drive, are trimmed/pruned/removed by an outside contractor and included in the Annual Budget when necessary.

Trees located in the Common Element behind/beside Units are inspected by the Grounds Committee annually looking at dead trees/limbs, potentially dangerous situations, interference with lawn maintenance, and concerns of Unit Owners. The findings of the Grounds Committee are reviewed with a trained arborist to create a recommendation to the Trustees. The Annual Budget will reflect the decision of the Trustees. When deemed necessary by the Grounds Committee, trees, shrubs, saplings, and seedlings in the Common Element will be trimmed/pruned/removed to eliminate interference with the lawn maintenance contractors.

Unit Owners can submit a work request to alter trees in the Common Element behind/beside their Unit. The Grounds Committee will review the request, get input from a trained arborist, and make a recommendation to the Trustees. Generally, healthy trees will not be altered or removed. If the request is approved, the work request requirements/stipulations/procedures will apply.

Unit Owners who remove trees or install plants or fixtures (benches, swings, etc.) in the Common Element (with the permission of the Trustees), are required to maintain the area. For the tree policy, this means trimming/pruning tree limbs that grow into the area after the work described in the initial work request is completed. A new work request is required each time the trees are trimmed/pruned. (A tree is defined as a woody plant having one erect perennial stem (trunk) at least three inches in diameter at a point 4-1/2 feet above the ground, a definitely formed crown of foliage, and a mature height of at least 13 feet.) Saplings (immature trees with a slender trunk, between three and 15 years old, and a height from 2 to 10 feet), seedlings (trees less than 3 years old), and suckers (fast growing vertical stems that originate from a tree root or trunk) that grow in the initial work request area may be trimmed/pruned/removed with a new work request approved by the Trustees. Shrubs (woody plants with several perennial stems that may be erect or may lay close to the ground, usually have a height of less than 13 feet, and stems no more than three inches in diameter) in the initial work request area are to be trimmed/pruned to maintain an attractive appearance.

Trees that fall in the Common Element behind/beside a Unit and do not create a danger to Residents or an impediment to lawn maintenance will not be removed by the Trustees. If a Unit Owner submits a work request to remove the tree for cause, the Trustees may approve it, at their sole discretion.