

Fortunes Ridge Townhome Association
 Homeplace III
 5500 Fortune Ridge Drive
 Durham, NC 27713

Tree Stewardship Policy

Adopted October 28, 2021

Given the value the tree canopy has on our individual and collective quality of life in our Homeplace III Community, we the Board Members of the HOA on this day of October 28, 2021, affirm the need to formalize our commitment to proactively protect and preserve our trees in the face of our changing climate in and through this Tree Stewardship Policy. It is our deepest hope that doing so will support the ongoing enjoyment of our trees for generations of residents to come.

Therefore, the following guidelines are intended to protect, preserve, and enhance our community's tree canopy coverage, diversity, and health for the benefit (member health, environmental, economic, and social) of current and future residents and the larger world of which the Homeplace III community is a part.

Tree Canopy Coverage

To achieve and maintain at least 40% tree canopy coverage based on a reputable analysis (e.g. itreetools.org). (Note: A July 2020 baseline community analysis determined approximately 40% canopy coverage).

Age Diversity

When replacing and planting new trees, strive to reach and maintain tree age diversity across the community to an ideal age distribution of 40% juvenile, 30% semi-mature, 20% mature, and 10% senescent.

Age Class/Maturity Stage	Age Size (DBH)	Ideal Distribution
Juvenile	0-8"	40%
Semi-mature	>8-16"	30%
Mature	>16-24"	20%
Senescent	>24"	10%
Source: Richards, N.A., 1982/1983. Diversity and stability in a street tree population. Urban Ecology 7, 159–171 – as cited in McPherson, Urban Forestry & Urban Greening 12 (2013) 134– 143 in The Sustainable Urban Forest (see below for URL)		

Species Diversity

As we replace and plant new trees, work to establish a genetically diverse tree population whereas no single species represents more than 5% of total tree population and no genus more than 10%. Please note that we

will not remove trees to meet this target but replace and plant new trees to do so. (Note: Please see [HP3 Tree Inventory Sample 2020-2021](#)).

Species Suitability

To establish a tree population with at least 75% of the trees suited to the urban environment and Central NC (as of August 2020, Zone 7-8) while avoiding invasives. (Note: For guidance please see, <http://www.plantnative.org/rpl-ncsc.htm>)

Management

To invest in, maintain, and actively utilize a qualified comprehensive management company for best tree care practices according to the [American National Standards Institute \(ANSI\) A300](#).

Risk Management

To secure an annual community tree risk assessment by a certified arborist and to remove trees identified as “high-risk” to people and/or property when confirmed by a second independent certified arborist.

Support and Funding

To establish a “tree and natural landscape stewardship fund” line item in the HOA budget. This fund would be designated for use to fulfill and maintain our stated canopy coverage goal of 40% as well as to procure proactive tree care and maintenance in accord with ANSI A300 best practices for tree care management. Furthermore, the fund could be used to support costs associated with preserving and protecting our natural landscape. The fund may also be used to support shifting to more eco, people, and pet-friendly or [sustainable landscaping](#) services, materials, practices, and [green infrastructure](#) solutions (e.g., permeable pavement, rain gardens, etc). In addition to a standard annual budget allocation as determined by the acting HOA Board, Board members may seek internal and external financial and in-kind donations to meet tree and natural landscape stewardship goals. This fund is NOT to be used for traditional landscaping practices that rely on toxic and polluting inputs such as gas, oil, synthetic pesticides, synthetic fertilizers, etc.

Resident Involvement and Community Action

To engage fellow residents in the fulfillment of policy objectives to the highest degree possible.