

DETERMINING IF A NATIVE DEAD TREE IS THE RESPONSIBILITY OR HOMEOWNERS RESPONSIBILITY

1. Is the tree on common ground.
 - *HOA Responsibility*
2. Was the tree there prior to the house being built/when the first owner purchased from the developer.
 - *HOA Responsibility.*
3. Is the tree native to the area –
 - *HOA Responsibility.*
4. When was the property owned by someone other than the original CV developer – determine if the tree was added by a previous owner Determine if the tree was on the property before the first owner, if yes.
 - *HOA Responsibility.*
5. Was any drastic cutting or pruning done to the tree at any time by the owner or owner representative (in the prior 18 months) that weakened it to expose it to disease. An arborist will make this determination. If yes.
 - *Owner responsibility.*
6. HOA will remove native dead trees on Homeowners property or common ground. HOA does not trim or prune native trees on homeowner's property or common property. DRC may give the homeowner permission to trim or remove a native tree that is still alive at the homeowner expense.
 - *Owner to request to do the work, with [Application for Landscape Modification](#).*

TOOLS USED TO MAKE DETERMINATIONS

1. Google Earth Pro – aerial view maps since 1985. This is a download, not a website.
2. Sedona City Public Works for additional aerial view maps and records
3. Yavapai GIS Interactive map – building envelop/house built/first sold records/deeds/topo maps
<https://gis.yavapai.us/v4/map.aspx?search=>
4. Verde Valley Extension Office – Tree natural to environment, disease information, and tree identification.

If a tree or any bush/plant was planted by the current owner or a previous owner, it is the responsibility of the current owner. This includes trees/bushes/plants that were planted on common ground.

If it is determined to be the Crimson View HOA responsibility. The landscape chairperson or person on the Design Review Board (DRC) will get estimates to remove the tree(s) to the ground. This will not include grinding out the roots and removing the stump(s). No trees will be planted by the HOA during a drought.

At least 2 people and possibly additional DRC members will make the final determination for responsibility. Normal procedures for approving funds will be followed as stated in the Crimson View Bylaws.