

September 12, 2025

Fellow Bramblewood Homeowners,

One of the things that make our subdivision so beautiful is its tree lined parkways. But over the past couple of years, a number of trees have been taken down and replaced either because they were dying or suffering from large branches breaking off due to high winds or heavy rains. The trees that have been affected the most have been the Bradford pear trees. Our subdivision has a lot of these trees and unfortunately their life span is approximately 20 years, are subject to disease, and have a weak wood grain structure so we are like to see additional trees needing to be replaced in the years to come. Also, all lots in the subdivision now have homes on them less two which are owned by homeowners living on adjacent lots. As a result, the Board has revisited the wording of Article II, paragraph Q of the subdivision covenants. The current wording of the subject paragraph is as follows:

Existing Article II, Paragraph Q

Q. Within (9) months from the date of occupancy of any structure, the Owner of any Lot shall make provisions for the planting of at least two trees within the parkway strip adjacent to each street curb abutting the lot. Such trees shall not be less than fifteen feet (15') in height and shall be chosen from the following list of species:

Common names

Norway Maple (seedless)

Sugar Maple

Hackberry Autumn Purple Ash

Cleveland Pear Marshall's Seedless Ash

Ginko (male only)

Thornless Honey Locust (seedless)

Red Oak

Little Leaf Linden (seedless)

The revised wording reflects the fact that all lots in the subdivision are now privately owned and the need to update the list of approved trees. The proposed list of approved trees was arrived at after consultation with several local nurseries. The proposed resolution would have no impact on existing parkway trees. The Board is **recommending approval** of Resolution 2025-1 which would modify Covenant Article II, paragraph Q to read:

Proposed Resolution 2025-1

Article II, Paragraph Q

Q. The Owner of any lot shall make provisions for the planting, maintaining, and replacement of at least two trees within the parkway strip adjacent to each street curb abutting the lot. Said trees shall be a minimum of 10 feet tall and shall be chosen from the following list of species:

Common names

Maple (Sugar, Crimson, Princeton, Sun Valley, October Glory)

Hackberry

Ginko (male only)

Thornless Honey Locust

Red Oak

Little Leaf Linden (Seedless)

Any exceptions to the above require approval of the Board.

A discussion and vote on this resolution will take place at the Bramblewood Homeowners Association Annual Meeting being held at the St. John Public Library on October 15, 2025, at 6:30 PM. Per Covenant Article III, paragraph A, each lot is entitled to one vote. Those owning two lots are entitled to two votes. Per Resolution 2008-1, homeowners not present at the meeting may vote by written proxy. Said written proxy shall be submitted to the Board no later than October 10, 2025, via email at bramblewoodsjhoa@gmail.com.