

Lot Owner Tree and Limb Care on Private Property - a KFA Guideline

Introduction [Policy date 10.2025]

Downed limbs or trees that may obstruct traffic are not an unusual occurrence in a highly forested subdivision such as Keyes Ferry Acres. Removing obstructions which block commonly travelled routes as soon as feasible is a Roads Maintenance Association responsibility. However, some preventable obstructions may originate from within private property lines where Association care cannot extend without crossing private boundary lines. These guidelines are published with the intent to encourage preventive care by private lot owners; in an effort to limit spending community-pooled funds for removal of obstacles that originate within a private boundary.

Keyes Ferry Acres Roads Maintenance Association (KFAMA) has responsibility for maintaining safe and open passage on well-travelled community roadways or easements. However, there are junctions where public care intersects with private property lines. Along these boundary lines, the Association calls upon private property owners to contribute care and maintenance on behalf of the best interest and safety of the community as a whole.

These guidelines are based on a premise of fairness: if obstruction or damage is traced to poorly maintained overgrowth or obviously failing limbs or trees that cross into common land from within a private boundary line, it is an unfair demand on community funds to solely bear the cost of repair or removal costs. These guidelines introduce the expectation that the private lot owner share removal and/or cleanup costs if a downed tree or limb originates within their property line.

Keyes Ferry Acres Roads Maintenance Association authority to enact these guidelines is also outlined below.

General Principles

- **Safety and Access:** Property owners are asked to assume responsibility to ensure that trees and limbs from their property do not a) pose a threat to safety, b) obstruct access on community roads, or c) interfere with easements or shared pathways within the subdivision.
- **Property Owner Responsibility:** When they cause a problem or pose a credible threat, the KFA lot owner is asked to maintain or remove trees, limbs or other vegetation originating on their property. This applies regardless of whether the trunk is entirely within their lot line.

Provisions for removing obstructions from community roads and easements

- **Notification:** A property owner may be notified by KFAMA about concern for an obstructive or potentially hazardous threat from a tree, limb or vegetation originating on their property. A timeframe specifying corrective action will be given. If the property owner fails to address

the concern within that timeframe, KFAMA may proceed to take corrective action. In which case, the KFA lot owner may be held responsible for the mitigation cost. (The lot owner/s' road fee account will be billed, which will be due and payable within 60 days.)

- **Emergency Situations:** If a tree or limb from within a private property falls or poses an imminent threat to obstruct a community road or easement, the property owner where the tree originates is responsible for prompt removal of the obstruction. If the property owner cannot be reached, The Association may need to act at the earliest opportunity to restore safety or open roadway passage which may involve entry onto private property. If KFAMA takes corrective action, the KFA lot owner may be held responsible for shared cost. (The lot owner/s' road fee account will be billed, which will be due and payable within 60 days.) Please be aware that an emergency response from a contractor may incur an increased cost as an urgent service call.
- **KFAMA Action and Cost Recovery:** If a property owner fails to take appropriate action to remove an obstruction or address a potentially hazardous tree or limb, KFAMA is authorized to take appropriate corrective action. This includes removal of the actual or potential problem even if crossing a private boundary line is required. A share of costs for removal, including administrative and legal fees, may be billed to the property owner/s' road fee account and, if so, will be due and payable within 60 days.
- **Acts of Nature:** Healthy tree or limbs may very naturally fall as a result of events such as high winds or storms. Under such conditions as various Acts of Nature, the private lot owner's responsibility for cost may be waived.

KFAMA Organization Authority and Oversight

Maintaining safe open passage on well-travelled road and easements is a primary responsibility of Keyes Ferry Acres Maintenance Association. Therefore, the Association has authority to publish guidelines that promote preventive care and protection of roadways and easements. When possible, *community* funds should be conserved rather than used to pay for repair or cleanup cost for damage from a source that originates within a *private* property.

Recommendations:

- **Preventive care:** As a heavily wooded subdivision, downed trees or limbs are not uncommon occurrences in Keyes Ferry Acres. Property owners are encouraged to regularly inspect and maintain the trees and vegetation on their property to minimize the safety risk of falling limbs or obstructing roads or easements. It is in the best interest of both the community (which collectively funds roadway care) and the individual property owner, to regularly assess the viability of trees, limbs and vegetation along private boundaries

contiguous with roadways or easements and take proactive preventative measures. KFAMA can offer suggested service providers upon request.

- **Insurance coverage:** Particularly in cases involving storm damage, property owners may wish to consult with their insurance provider to understand their coverage for tree and limb damage and associated cleanup costs.

Each private lot owner who routinely monitors and manages concerns on their property related to overgrowth or dying limbs / trees makes a valuable community contribution. Money not spent on preventable obstruction removal or cleanup costs conserves funds which can be directed to community-wide projects that improve the neighborhood for all.

Thank you.

For further information, please contact support@KFAMA.com