



**DC Ranch Association
Board Report 4-5-2021 #2**

Subject Matter: Removal of Three Common Area Sissoo Trees

Background: Recent conversations with a prospective Arcadia owner regarding potential damage to the swimming pool located on the lot prompted my involvement in a review of the situation and concern.

In connection with the foregoing, in a March 19, 2021 email, the prospective owner of the home located at 9853 East Kemper Way commented as follows: *Per our conversation last week, we are closing on 9853 E Kemper Way (Lot 3652) on 3/26/21. We have had 3 arborists out who have all confirmed that the Sissoo Trees behind our property (along Arcadia's entrance) are causing damage to the wall (with cracks near each Sissoo Tree), and the arborists and we are very concerned that these trees will damage our pavers and spa/pool (and to a lesser extent our covered outdoor areas) given these are all close to the Sissoo Trees on the other side of the wall. Please find enclosed 2 letters from arborists recommending the Sissoo Trees removal so they don't start damaging our property. We had a third arborist (Tree Pros) come out, and also conclude the Sissoo Trees are a problem, but he uses the same risk assessment person that Elite Tree uses to certify his work, so we didn't include a third letter from Tree Pros. (Basically, in addition to Chip Off the Old Block, each Tree Pros and Elite Tree sent out a certified tree pro/arborist initially to assesses the situation and they found problems and then they have a certified arborist reconfirm their work and Elite and Tree Pros use the same certified arborist, so we just included a letter from Chip Off the Old Block and Elite Tree so as not to be duplicative.)*

Written recommendations from Elite Tree Service and Chip Off The Old Block are provided as an attachment. The recommendations therein are supported by the Association's Landscape Manager and Certified Arborist Erik Houston.

The image that follows shows the location of the home and highlights three Sissoo Trees that should be removed as soon as possible.

It should be noted that the prospective owner referred to above is now the actual owner of the lot.

A reasonable argument can be made that many more common area, Sissoo Trees should be removed along the boundary wall, however, considering the neighborhood's general concerns, as well as the City of Scottsdale's, regarding the removal of the 670 street-lined Sissoo Trees, this request only concerns three Sissoo Trees that appear to present a high degree of risk to the swimming pool located on the other side of the wall, situated only about six feet from the trees. There are five common area Sissoo Trees in total situated alongside the boundary wall that are causing damage to the wall.



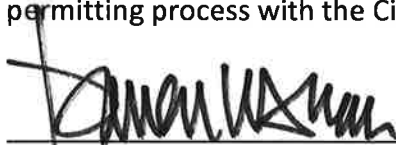
As you can see in the images below, which were taken from within the lot, damage to the wall is visible at each of the five Sissoo Tree locations, but of primary concern right now are the three closest to the swimming pool on the other side of the wall.



As we know, to remove the Sissoo Trees, a permit from the City of Scottsdale may be required. And the cost for each one, including stump removal and poisoning, is about \$800 per tree. This expense would be borne by the neighborhood. Regarding the wall-cracks, all Arcadia boundary walls are scheduled to be repaired and painted in 2021. During this project, wall-cracks will be repaired as part of the preparation process, prior to the walls being painted.

As suggested earlier this year, two rows of Sissoo Trees closest to the boundary wall at the main entrance should be removed, as wall damage is evident in many areas, and where it is not it is inevitable; two rows would remain. However, right now, I am requesting to remove only the three Sissoo Trees closest to the swimming pool area on the other side of the wall. Once again, this measure is suggested to alleviate the obvious concern and limit liability resulting from a damage event to a private lot swimming pool.

Recommendation: Approve the removal of the Sissoo Trees in question and implement permitting process with the City of Scottsdale.

A handwritten signature in black ink, appearing to read "Darren Shaw", is written over a horizontal line.

Darren Shaw, Executive Director

Chip Off The Old Block

1707 South 22nd Avenue
Phoenix ,AZ , 85009

03/12/2021

[REDACTED]

9853 East Kemper Way

Scottsdale , AZ , 85255

Jack Herndon #WE9645A

All Sissoo Trees located along the wall are damaging property including wall and pool on other side of wall . I do recommend to poison and remove trees along the wall

Sincerely,

Jack Herndon

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Assessment Report

3/18/2021

Assessment Type: Level 2 Tree Risk Assessment (A 360-degree visual inspection from the ground which involves looking at the tree's roots, trunk and crown to detect structural defects.)

Site Location: 9853 E Kemper Way, Scottsdale, AZ 85255

For: [REDACTED]

Performed By: Austin Kett

Reviewed By: Jason Nunemacher

To whom it may concern,

After conducting a Level 2, Basic Tree Risk Assessment it is our professional opinion that the roots from the 5 Sissoo (*Dalbergia sissoo*, aka Indian Rosewood) trees outside and behind the homeowner's property, in the communities' common area are starting to lift the homeowner's wall. There is a 6th tree that has the potential of causing the same damage in the future.

Also, in our professional opinion, root pruning and installing a root barrier will have little to no affect because of the aggressive nature of Sissoo trees and their roots.

Our recommendation for mitigation of this problem is complete removal of the tree, treating the stump immediately after the tree is cut down to help slow down and eventually stop root growth and then grind the stumps 3-4 weeks after the treatment has had time to take effect.

If you have any questions please do not hesitate to contact us.

Best Regards,

Austin Kett
Arborist | ISA #241709
Certified Tree Work | ISA # WE-11121T
TRAQ (Qualified Tree Risk Assessor)

Jason Nunemacher
Certified Arborist | ISA # WE-7927A
TRAQ (Qualified Tree Risk Assessor)