

ECC Tree Policy
Adopted 6-1-21

Trees are a valuable asset—they provide shade from the sun, and shelter from the wind, serve as a habitat for a variety of animals and birds, consume carbon dioxide and return oxygen to the air, and they are attractive and aesthetically pleasing. Candlewood Lake residents are fortunate to have an abundance of trees within the community. In addition to the natural benefits outlined here they are a major contributor to enhancing member's property values.

It is the intent of this policy to promote and protect this community asset while encouraging sensible development, and safety for people and property, while still allowing individual homeowners to enhance and improve their property. To achieve this goal, trees shall be selectively removed according to the following criteria;

- No clear cutting of wooded lots
- New homes on predominantly wooded lots shall BORE underground utility lines so as to preserve the surrounding trees.
- New homes will have up to 15 feet surrounding the home footprint to remove trees without permit.
- All other trees over 3" in diameter at 12" from the ground will be required to obtain a permit from the CWL building inspector unless an approved CWL Tree Removal Contractor is used. Members wishing to use a non-approved contractor may do so after identifying the selected trees, getting an approved permit, and posting that permit at the site.
- Candlewood Lake Association will abide by all Ohio Regulations in regards to responsibility for trees on CWL owned property.

Tree Removal Contractor Criteria Adopted 6-1-21

The CWL inspector handles all the permits for CWL. Approximately 30% of those permits are tree permits. These require the member to identify each tree to be removed, obtain a survey or GIS printout showing the location of the tree(s), and submit a permit request document. The inspector then has to review the submission, inspect the site, and notify the member that the request has been approved/denied. This process can take up to 30 days. The inspector then places the approval notice in a yard holder or otherwise places the approval at the site. The time spent by the member and/or inspector amounts to hours. This time could be otherwise spent in building inspections, compliance inspections and follow up, or prospective builder consultations. In other words, for the things for which we are paying a skilled person to do.

Given that all the current actions are necessary but counter productive to effective time management, it is proposed to change the way tree permits are handled. If a member elects to use an endorsed Tree Removal Contractor no permit will be required. No paperwork will be generated, no inspections, no inspector time expended. The Contractor will agree to abide by a tree removal criteria which will be established by the ECC. In turn CWL will advertise those contractors in the Chronicle for free. If the member elects to use a non-endorsed contractor, a permit, with a fee, will be required along with the delay in approval. Endorsed contractors not abiding by the criteria will be prohibited from access to CWL by Security.

The criteria the contractors must agree to in order to be an " Endorsed Tree Removal Contractor" and not be subject to permitting is:

- Tree is dead or partially dead
- Tree is dying in the contractor's opinion or declining to a degree corrective action can't save it.
- Tree is structurally unsound such as split trunk, split crotches, poor branch attachments etc. that could result in failure or falling.
- Work improvements around the tree will kill or render it a hazard.
- Tree is infested with insects, or disease where the recommended control measure is not applicable
- Tree poses a hazard to the member or a member's property.
- Tree interferes with the growth and development of a more desirable tree.
- The aesthetic value is so low that the site is visually enhanced by its removal.
- Number of trees to be removed is less than four (4) at one site.