



MPHOA Town Hall Meeting 08.29.19

Questions and Answers:

1. How often is inventory of trees in common inspected with respect to damaging private property?

Our tree inventory was concluded in 2014. Trees deemed hazard or dangerous in this inventory have been pruned, cabled or removed. We are constantly monitoring trees in the urban forest and encouraging residents to get in touch with us if they notice that trees need additional care. Please use the CPWR form available on our website.

2. What is being done about weeds growing in the newly woodchipped areas?

As part of our ongoing effort to manage weeds in environmentally friendly manner we are removing weeds by pulling, torching, mulching, over seeding and as a final resort by applying OMRI certified selective organic weed killer. Our ultimate goal is to replant these areas and have desirable plants crowd out undesirable weeds.

3. What is being done about the ivy-covered trees on the trail in Del Prado.

Working with our Mountain Park volunteers, the landscape stewards are cutting rings into the ivy around trees. This will kill the ivy on the tree and ivy leaves will fall to the ground. This is only a stop gap measure and first step towards excluding ivy from our forests and restoring a healthy forest ecosystem.

4. At what stage of projects do you involve owners? Do you ever alter plans based on owner input?

All of our projects are designed to improve and help the Common Property. Some of our projects are simple and do not require community input. Trail paving is one example. The length and width of trails are set and nothing really changes. We still practice community outreach by letting residents know expected start and finish dates and length of trail closure. We are posting notices on the website, in the newsletter, at the front desk and at the worksite.

If we are working on trees as part of a restoration project we will notify the community about closures and work dates.

If the project is more complex and/or directly affects residents, we will communicate our intentions via website, newsletter, email blast and community meetings.

We will develop multiple options and use the community's input to modify projects to accommodate the resident's wishes as much as we can. Example: For the Preakness Natural Playscape we developed multiple designs. At a community meeting we combined two designs and removed some elements based on input. The final product is a combination of the original layout and resident's wishes.

5. When does the weekly extra yard debris collecting in leaf season starts?

We will start our leaf collecting routes on Monday the 30th of September. Residents do NOT need to request pick up service for excess yard debris collection between October and

December.

6. What is the long-term maintenance plan for the common property strip between Hidalgo and SW Stephenson? Many neighbors have noticed decline in recent years.

The Landscape Stewardship Department working with Cascade Education Corp spent considerable time on ivy and other invasive species removals. Arborists trimmed and removed dead and hazardous trees. This section - among others – shows decline in tree canopy and overall forest health. Ultimate goal would be rejuvenating the trees (replanting with appropriate species) removal of ivy, mulching and replanting the understory with shrubs and groundcovers.

7. Why are hip high stumps left after trees are cut down, all sizes and tree branches cut several feet away from the tree trunks?

Stumps left standing for a little while after we remove invasive tree species. An ideal way to reduce the number of these trees would be the removal of the root ball. This is not feasible for several reasons. It is very labor intensive; grinding is not an option on hillsides and digging would cause erosion. To eliminate these issues, we remove the trees first, leave stumps standing (so we can find them again) and come back later to cut the stump flush to the ground and paint the fresh cut with colored herbicide. (This method only works on fresh cut hence leaving the 4-foot stumps till we can get back to finish the job.)

On dead, tall snags 20 ft to 30ft trees, we leave side branches to provide habitat to birds and other wildlife. This technique mimics how dead trees act and contribute to the overall forest health and be part of the ecosystem even after their demise.

8. When do you plan on cleaning up areas along streets debris/ blackberry?

We are working systematically around Mountain Park. If the green space or roadside belong to Mountain Park we will trim or pull weeds, mulch and replant as needed and feasible.

Often property boundaries and/ or responsibilities are not clear. There are times when an overgrown street side might be the responsibility of the adjacent property owner and not Mountain Park's. If you have a concern please feel free to reach out to us.