



Ancala Homeowner's
Association

TREE & SHRUB POLICY
Revised 9/24/19

Purpose

The purpose of the Ancala Homeowners Association (“HOA”) Tree & Shrub Height / Trimming Policy is to ensure that trees and landscaping do not affect the safety of the Ancala community.

This policy applies to all homeowners in Ancala. It is each homeowner’s responsibility to notify the HOA’s Executive Director if such homeowner has any concerns regarding safety due to the growth of any tree in Ancala.

The HOA Board of Directors reserves the right, within the parameters set forth below, to apply these policies based on the facts and circumstances of each individual situation.

Potential Tree Trimming Scenarios

I. Natural Area Open Space (“NAOS”)

- This policy applies to trees located in individual lot owner’s NAOS areas.
- If a homeowner believes that a tree in an NAOS area should be trimmed or removed due to a safety concern, then the homeowner shall notify the City of Scottsdale.
- The City of Scottsdale will then determine whether the issue/concern warrants trimming or removal of the tree, and if the City agrees with and so notifies the homeowner or the HOA, the homeowner will be responsible, at such homeowner’s cost, for trimming or removing such tree.

II. Ancala Country Club Property

- Trimming of trees located on the golf course or Ancala Country Club property must be accomplished by the club maintenance crew only. Homeowners shall not trim any trees located on Club property, if there is any unauthorized trimming the City of Scottsdale Police will be called for trespassing and property damage.
- If a homeowner believes that a tree on Club property poses a health or safety concern, then such homeowner shall notify the General Manager of the Ancala Country Club and request that the Club perform an inspection to determine if the concern warrants trimming of the tree.

III. All Other Areas Within The Ancala Community

The below policy applies to all trees located in the Ancala community that are not located in NAOS areas or on Country Club property.

- Trees Affecting Safety
 - It is the property owner’s responsibility to use common reasonable prudence to maintain their shrubs and trees to prevent injury to others or to the property of another. Each property owner is solely responsible for the costs associated with any of the trees or shrubs on their



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- property including the routine maintenance, removal, replacement, or trimming of trees and shrubs. Refer to the approved plant list.
- Homeowners are responsible, for trimming any tree located on their lot that poses a potential safety issue such as trees that block views of vehicular traffic, extend into any roadway, overhang a neighboring home, or lean on such homeowner's own home or walls.
 - Trees affecting vehicular traffic or blocking the passage of motor vehicles must be trimmed to a minimum height of 14 ft. above street level.
 - Trees Not Affecting Safety
 - Trees that do not present a safety concern will not be required to be trimmed and may grow to their natural height providing shade and offering a picturesque view for the community.
 - Property owners have the responsibility to maintain and utilize their properties so that it does not constitute a nuisance for other property owners or the public. This includes regular trimming and pruning, as well as maintaining the property's value. Nuisance, in this context, is understood as a "substantial interference with the right to use and enjoy the land."
 - Trees and shrubs can bring disharmony between neighbors when branches or roots encroach on another homeowner's property or interfere with views. ***The Association has a separate "Line of Sight Policy" that specifically addresses view issues between homeowners.***

The Association is responsible for maintaining trees and shrubs in the common areas. Nothing contained in this Policy is meant to replace any resolution of differences reached between neighbors acting in good faith.