



## JOHNS CREEK BRANDY CREEK CDD



### **Brandy Creek CDD Policy Regarding Tree Removal/Trimming in the Preserve**

Subject: Policy regarding removal or trimming of trees and brush in Preserve Areas adjacent to private property.

#### **BACKGROUND:**

The Brandy Creek CDD has undeveloped preserves and common areas which are located adjacent to private property, to include lots upon which homes are built. Outlined below is general guidance regarding responsibility for maintenance of trees, brush and other plantings on these preserve or common areas that may encroach upon or otherwise impact private property.

#### **POLICY:**

1. Property owners should report the following situations to the CDD to ensure timely inspection and appropriate action when a preserve or common area tree poses a threat of falling onto and damaging private property:
  - A) Tree is dead.
  - B) Tree is significantly diseased or dying.
2. Brush and limbs/branches of healthy trees located on preserve or common areas may encroach onto private property. In these cases, property owners may trim back brush or trees, so they do not encroach onto their private property. In cases of preserve areas, the St. Johns River Water Management District would need to be consulted for any actions beyond this limited trimming.

#### **PROCESS:**

1. Requests for inspection for removal of preserve trees should be forwarded to the Field Operations Manager. After preliminary review and if warranted, the operations manager will coordinate appropriate action, which may include inspection by arborist, to determine health of tree and permission from SJRWMD for tree removal.
2. The CDD does not need to be consulted in matter of private property owners trimming back tree limbs and branches, and brush which encroaches onto their property. However, property owners must be careful not to trim beyond the property line and disturb preserve areas that are intended to remain in their original state.
3. For property insurance reasons, it is important to report dead or dying trees before they fall and result in property damage. The cost of repairs for property damage is typically covered by the homeowner's property insurance policy.