

Verona Gardens Homes Association

Addendum to Minutes from March 18 - this letter was approved April 3, 2019 by e-vote with unanimous approval by the VG Board of Directors.

NOTICE

Effective June 1, 2019, the Verona Gardens Homes Association (HOA) will no longer be responsible for the care and maintenance of “street trees.” A “street tree” is defined as any tree that is located between the sidewalk and street curb and within 4 feet of the curb on the “non-sidewalk side.” The centerline of the tree trunk must be within 4 feet of the curb. Each homeowner will be responsible to keep the trees trimmed to a height of 10 feet off the sidewalk, and 14 feet off the street, as per Leawood City Codes, Chapter XIII, article 4. These and other chapters spell out the Leawood codes and requirements to keep and maintain trees and shrubs. Each homeowner will be responsible to comply with these and any other codes of the City that pertain to trees and shrubs. The HOA will continue to maintain all common area trees and shrubs in our subdivision.

According to our Homes Association Declaration, our Association “**may care for, spray, trim, protect and replant trees on streets or other public places in the district whenever in its discretion (it) may deem it necessary or desirable.**” At the present time, the cost of routine maintenance estimates for the “street trees,” if spread over a 5-year term is in excess of \$13,500 per year. This estimate does not include replacement or maintenance due to storm damage or emergency services, only annual trimming in designated areas. Without a substantial dues increase to cover these costs, we can no longer provide this service. Keeping our HOA dues at a reasonable cost was a major factor in the decision-making process.

Here are a few recently completed or ongoing HOA funded projects that provide more value and direct benefit to residents than the continued coordination and maintenance of street trees:

- Sidewalk maintenance and replacement project completed in 2018 - \$166,500
- Ongoing Emerald Ash Borer tree removal and replacement program, set for completion in 2022 - \$91,000
- Trimming and removal of trees and branches damaged by the recent winter storms - \$5,750

Verona Gardens Homes Association

Sincerely,

Verona Gardens HOA Board of Directors