

Common Area Trimming Requests

Use this guideline only if the lot owner is requesting access into the HOA Common Areas for the purpose of trimming HOA vegetation outside what is already provided by the HOA.

Ref; “**Common Area Description and Maintenance**” below, highlighted area

If a lot owner is requesting contractor access to Claron Glen HOA property for the purpose of trimming HOA vegetation outside what is already provided.

Owner responsibilities:

- Present in writing “Scope of Work”
- Trimming on Common Area trees/Vegetation must be done by a professional that is Licensed, Bonded and insured for that type of work. Contractors Name, License # required
- For Privacy reasons approval from neighbors from all sides in writing.

Mail or upload the Scope of Work, Contractor Information and Approval letters from adjacent homeowners to Claron Glen for approval.

Claron Glen Architectural Control Committee (ACC) will Approve or NOT Approve that request within 10 days after all required information is received.

Verbal requests or authorizations are not valid.

Common Area Description and Maintenance

Claron Glen Subdivision was designed with a Greenway or “Common Area” which other neighborhoods don’t have. The Common Area is definitely a selling feature for our subdivision as it provides privacy between lots and a more “Natural” setting here on the southern Oregon coast.

In Claron Glen’s Articles of Incorporation, the “Common Area” is only mentioned twice. Once under

- Article I, Definitions, Section 4 – “Common Area” shall mean all real property owned by the Association for the common use and enjoyment of the owners.
- Article VII, Powers and Duties of the Board of Directors (HOA Board), Section 2., Duties, g) Cause the Common Area to be maintained.

The Board of Directors which is your HOA Board has been asked about the “Common Area” almost at every meeting, so we want all our homeowners to know what the board is doing to fill our duty of maintaining the “Common Area”.

The “Common Area” is owned by the Claron Glen HOA which means all homeowners own the “Common Area” and their HOA dues pay for the maintenance.

Common Area Description and Maintenance (continued)

We have hired a Contractor to do the maintenance of the Common Area and it is BRC Land Management LLC

The HOA Board has outlined duties/work that we feel is necessary in the way of Common Area maintenance along with some guidelines for this work. They are as follows:

#1 Priority is what we see every day as we drive through our neighborhood. The 3 Islands and 15 Access Points to the Common Areas from the street.

Every month drive through to visually inspect the 3 cul-de-sac **islands** and common area **access points** to determine what areas need attention. The cul-de-sac islands will be trimmed and weeded with no overhanging growth onto the roads. No bare spots and bark dusted if needed. Access points will be well maintained from the street into the Common Area to a minimum of 50'. All sidewalks should be kept clean and free from weeds and debris.

Bi-Monthly walk through of all Common Areas checking property lines for overhanging limbs/branches, storm damage, etc. to determine what areas need attention.

Common Areas will be left "Natural", so privacy is maintained but clear of invasive weeds and plants.

Vegetation will be trimmed to keep under control. **No trimming of vegetation above 8' unless requested by homeowner(s) and approved by the ACC.** A path will be maintained for wildlife or small maintenance equipment. Limbs/Brush that have fallen or have been trimmed over 2" in diameter will be removed from the Common Area. Maintain the "Neighbor Friendly" property line and report any vegetation or overgrowth issues from homeowners' lots impacting the Common Area.

No "Healthy" trees or vegetation will be removed for the purpose improving view, eliminating shade, or basically improving only one lot within our subdivision.

All Hazard trees and vegetation will be removed if necessary. (Diseased, split, cracked, etc.)

NOTE: Any vegetation that is over hanging any of your property lines that does not belong to you can be cut per Oregon State Law at the **homeowner's expense.**

"If limbs or branches from your neighbor's trees extend into your property line, you are legally allowed to trim the areas hanging over your property. When trimming them, however, you must stay on your own property. This means you may not go into your neighbor's yard for a better angle when cutting or destroy the tree."

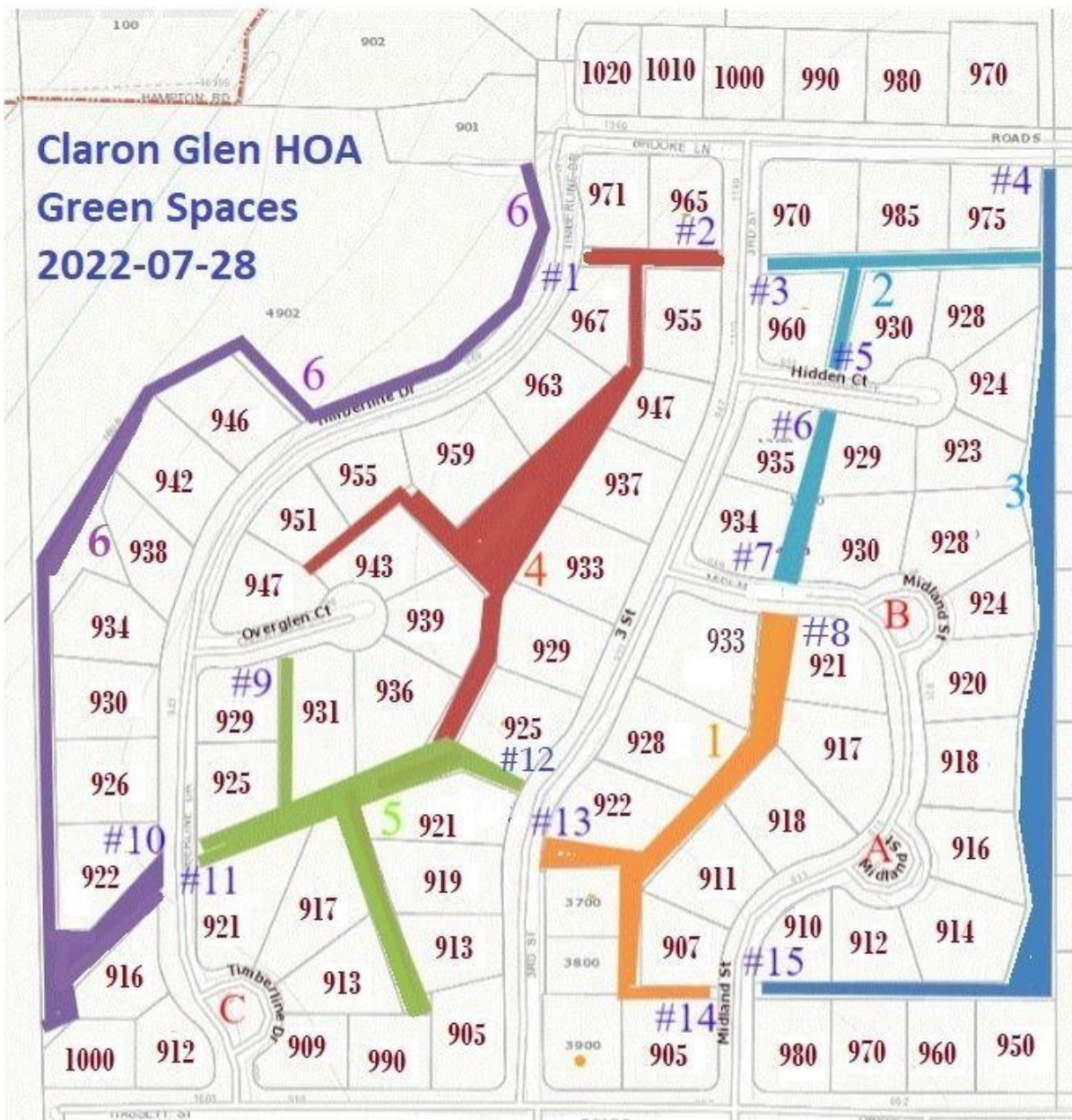
At access point #11 on Timberline (where the small stream is), selective cutting and trimming within 2 feet of seasonal stream (April to October).

Although it is not recommended to mow within 10-25 feet, or more, of the stream bank. This was not possible in that area, so we agreed on 2 feet. Although a lawn may look neat, more diverse native vegetation does a better job of protecting water quality and providing habitat.

Early spring and late fall spot spraying of invasive plants and weeds in all areas (weather permitting).

Controlling or removal of all invasive plants and weeds in all areas (Himalayan Blackberry, Gorse, Pampas, Jubata & Canary Grasses, Scotch Broom, English Ivy, Tansy, etc.).

Common Area Map



- Colored Shaded Areas are Common Area's 1 through 6
- A, B and C are Cul-de-sac Islands
- Numbered Areas (#) are the Access points into the Common Area visible from public streets.