

Northfield Homes Association
Tree Policy
Approved 8/22/19

HOA Responsibilities

The Northfield Village Homes Association assumes responsibility for legacy trees within the boundaries of the neighborhood. Legacy trees are defined as those trees that were on the property prior to any land development by the original developer. Additionally, the HOA maintains the trees planted at the entrances and within the pocket parks' perimeter. Street trees are located between the sidewalks and streets. Other than minor pruning, these trees are the responsibility of the city of Kansas City. All other trees are the responsibility of the home owner whether they were planted by the owner, a previous owner or one of the developers.

HOA Priorities

In allocating the limited budget resources for removal or maintenance of trees, the HOA will prioritize the needs based on the following criteria:

- 1. Legacy trees that pose an immediate threat to a homeowner's property
- 2. Legacy trees that will most likely pose a threat to a homeowner's property in the foreseeable future
- 3. Legacy trees that are unsightly and in an area seen by most of the community (entrances and other 'public' areas)
- 4. Legacy trees that are unsightly and are in areas of limited visibility

Most of the legacy trees are in areas of the community left in a natural habitat. These areas, by their nature, will have broken limbs as trees naturally age and are subject to damage created by wildlife and weather. Most of the trees in these areas do not pose a threat to property and have limited visibility.

Some of the natural areas on the perimeter of the development extend into neighboring ownership (Kendelwood Estates or the City of Kansas City). As of August 2019, Clayton Properties owns undeveloped lots within the community and the legacy trees located on those lots are not the responsibility of the HOA until the lot is developed and the residence sold. Further work needs to be done to establish the actual boundary in some areas of the community in order to determine who is responsible for legacy tree maintenance.

The HOA acknowledges that the HOA priorities may not be identical to every homeowner's priority. However, given the extensive number of legacy trees, it is impractical to divert HOA resources to address all concerns unless those concerns involve imminent property damage. Residents are welcomed to trim or remove legacy trees on the lot their home is located on at their own expense if they choose.