



C/O Advantage Idaho Association Management  
664 S. Rivershore Lane, Suite 152 Eagle, ID 83616 • 208-323-1080 • Fax 208-853-1080 •  
christian@advantage-idaho.com

June 20, 2014

Dear Two Rivers Homeowners,

We are writing Two Rivers homeowners to give you information and reminders regarding common area trees in Two Rivers, how the Two Rivers Board is addressing them and how you may address them if you have concerns about common area trees that seem to be negatively affecting your property.

**Who is in charge of Common Area Trees:** The Two Rivers Board is charged with managing all common areas and common area trees. There is no requirement that the Board be granted permission or give notice to remove, replace, prune or treat common areas or a common area trees.

**Notice:** We do want owners to be informed, so, although not required, in the future the management company will post information regarding major tree removal, treatment and/or pruning projects. If you see significant activity in a common area near you and are curious as to what is happening, please check the Two Rivers web-site ([www.tworivershoa.org](http://www.tworivershoa.org)) for the latest information. Individual letters may be sent in selected situations to those homeowners who are directly impacted.

**Expense:** We live in a heavily wooded neighborhood. That is one of the key attractions of Two Rivers and one of the reasons most of us bought here. But tree maintenance can also be expensive. Tree removal, replacement and treatment is planned early in each season and budgeting for those activities takes place the year before. Your Association spent nearly \$20,000 in 2013 removing diseased poplars and pruning trees. In 2014 it anticipates spending a similar amount on those tasks. Still, it is difficult for the Board or management company to address every troubled tree.

**Owner Maintenance of Common Area Trees:** Occasionally there are trees the Landscape Committee recognizes would best be removed, replaced, pruned, or treated, but there is limited budget to address them in the near future. Owners have asked if they could remove, prune or treat that common area tree at their own expense. After careful consideration, the Board has decided to allow for such owner action, but only with the appropriate Landscape or Pond Committee's written approval. Please see the attached form (Owner Application to Remove Common Area Trees) to request the Landscape or Pond Committee to address a tree issue in the common area at your own expense.

**Roots:** If you have tree roots coming onto your property—especially if they put your fence, foundation, patio, etc. in jeopardy—the Board of Directors encourages you to address them rather than allow them to do damage to your property. Please cut and remove the culprit when necessary. We have checked with attorneys and they agree that the HOA can expect owners to address such issues themselves. But there needs to be a balance. Do not remove trees themselves except with written permission. And do not remove major branches unless they are invading your lot. If you are not sure if it is a major branch, please be prudent and ask.

We have excellent Landscape and Pond Committees to support your Board of Directors. We all need to work together to keep costs low while protecting our individual properties and maintaining the appearance of our beautiful wooded neighborhood. We thank you for your part in that process.

Sincerely,

Christian Brockl, Association Manager  
On behalf of the Two Rivers HOA Board of Directors