



Community Newsletter: April 2024

Callonwood residents, we sincerely hope you and your family are enjoying our Spring. We are thankful to be your neighbors and to live in our amazing community. Of utmost importance is an update on a serious issue with the trees in our neighborhood.

EMAIL CONNECTION NEEDED (*First Services – Create Account/ callonwoodhoa.connectresident.com or HOA Management link at Callonwood.com*)

- Community mailings like this are expensive but truly the only way we can insure everyone gets information. On a regular basis, updates regarding our community are sent out via email. Dues information, pool updates, social events, newsletters, etc. Important things are often posted on our management website and/or our personal website Callonwood.com but unless your email is connected you probably aren't aware when new information is posted. So, **get connected!**
- **Zoom meetings** of our HOA board meetings are now available but you must gain access through your email. Because we share financials and other things it is necessary to prove you are a resident of the community. Contact First Services to **get connected!**
- Per information below about our maple trees, when work is being done cars need to be moved. The process to expose the roots is very messy. It is **very important** we can let residents know via email when their car needs to be moved. So, **get connected!**

RED MAPLE TREES – AN IMPORTANT NOTICE



You may have heard, recently or over the past few years that our community has a tree declining issue. Thanks to the hard work of several key people in our association, we now have updated and clarified information that is crucial for you to understand. The following communicates a summary of what we have learned, the decisions that are before us, and some recommended options for all homeowners who have, in particular, red maples on their property. While this current situation is specifically red maples please pay attention to the needs of all trees. Trees need nutrients, pruning & intervention

with disease or insects at times.

SUMMARY OF OUR SITUATION: A few years ago, as our community representatives tried to gather information on this problem, the news they received was not good. At that time, insecticide was applied to treat gloomy scale. But we are currently facing the same issue again. The updated data is much more helpful. Basically, just treatment of gloomy scale alone will not solve the problem.

- **The explanation of our problem** – the red maple trees in our community are dying.
- **The scope of the problem** – we have approximately 240 red maples in Callonwood; 77 are on our maintained HOA common property and the rest are along the streets in front of resident homes and in their yards.
- **The reason for the problem** – although the trees are being killed by an insect infestation, called Gloomy Scale, the problem goes deeper than that.

These maple trees had three problems before any insect ever attacked them. These three reasons are what has weakened the trees and made them vulnerable to these insects.

- Many of these trees (now larger) were planted in a thin strip of soil cramped between a side walk and a street curb.
- They were planted in poor soil conditions, which were exasperated by compacting during construction.
- Volcano mulching (the term used for piling mulch high against the trunk) added to the problem.

These three factors have encouraged improper root growth that is ‘girdling’ and strangling the trees.



- **The consequence of this problem** - because the trees have been stressed and weakened, they have become vulnerable to the Gloomy Scale which is sucking the nutrients out of the trees. Most (if not all) will eventually die if no intervention is taken.

WHY THIS IS IMPORTANT:

- Our mature canopy is one of the most attractive aspects of our neighborhood and contributes significantly to our property values, according to government experts, and real estate professionals.
- Overhead heat maps show the significant heat reduction these trees provide during the summer. The areas of our neighborhood that have less tree-cover are significantly hotter. These trees provide shade and make porches and yards more tolerable during high heat and our sidewalks more enjoyable to walk. The data even shows that our trees contribute to greater neighborhood interaction.
- For these reasons and others, many states and counties around the country are taking a very strong stance with regards to removing street trees. Here in Callonwood, homeowners, per our founding documents, have always had a “custodial relationship” for the “street trees”. Street trees being identified as the trees between the street and sidewalk. Meaning all care of the “street trees” is the homeowners’ responsibility. Street trees are not allowed to be cut down unless they are dead or dangerous and must be replaced by an adequate size tree. Any “street tree” that needs to be cut down has to get approval through the ARC process and must be replaced. Any other trees, yard trees, must also use the ARC process before any removal. (See First Servicers Website under Architectural Modifications Icon to submit a request.) Consideration is given for possible removal of yard trees understanding that some homes have multiple large maples in their front yard as well as multiple oaks as “street trees.” See ‘Trees, Trees, Trees’ on Callonwood.com for more information on this.
- When trees die, they become dangerous and costly. Currently, the red maples’ girdling roots make them vulnerable to sudden falls and put vehicles, homes, and people at risk. Removal of the dead or fallen tree is expensive. Cutting them down, taking them away, grinding the roots, removing the wood chips and replacing with soil, and planting a replacement tree can cost approximately \$1,300 - \$2,000 per tree and more if the tree is a larger size.

OTHER CONSIDERATIONS: Trees do produce a large amount of leaves in the fall. Surface roots can damage sidewalks and plumbing. So, as with everything else in life, there are pros and cons to our beautiful trees. Stallings & Indian Trail, however, are responsible to maintain the sidewalks regardless of damage by trees

OPTIONS FOR SAVING OUR TREES: Our updated data is from the Urban Forestry expert for Union County, Dr. Keith O’Herrin, Ph.D. See his detailed report under ‘Trees, Trees, Trees’ on the Callonwood.com website. We have also sought input from several professional arborists. All parties agree and have provided examples from other communities nearby which have addressed the same problem. There are four steps needed to save our trees.



- **Root pruning** – this involves removing the mulch and dirt and cutting away some of the strangling roots. *Yes, you can do the job yourself but some arborists recommend less cutting than this example for the health of the tree. Honestly, with our 6 month negotiated homeowner pricing, we recommend having a professional do it. It's not an easy job ☺.*

- **Feeding/fertilizing** – this involves nutrients that will help the trees recover.
- **Improved mulching** – keeping the mulch several inches away from the trunk and expanding the mulch area.

- **Insect treatment** – spraying to remove the Gloomy Scale. There are different options: insecticide/oil, or once a year systemic.

Most communities, who have been successful with treating this problem, have established a program to implement these steps as needed over a three to five year period. The good news is that fully treating a tree can be much less costly than removing and replanting.

RECOMMENDATIONS:

- Common Area Trees
 - Our HOA boards have received estimates from several professional companies for tree treatment. They have examined all the trees in our community and built a treatment strategy.
 - Our boards have voted to begin treatment of our commonly owned trees and have the funds to do so.
- Private Trees (does not apply to townhomes) - certainly, our community guidelines make it clear that it is the responsibility of every home owner to care for their lawn, shrubs and trees. But ultimately, the choice will be made by every home owner if they will take preventative measures to save their trees or have to face the cost of removal and replacement. For the betterment and safety of our community, we hope most homeowners will treat their trees. Violations can be issued for unsafe trees that need to be cut down. Also, there is a risk of damages if a tree falls.
- Costs –The HOA Boards chose Arboguard for our Arborist. For the single family side, one of the main reasons was because they were willing to give the quantity discount to private homeowners for six months. However, private homeowner's can source anyone they want or do the work themselves. Individual trees would have to be evaluated for confirmation of treatment needed.
 - Root repair = \$67.50/tree (one time cost unless other root problems develop over time)
 - Fertilizing/feeding = \$58.50/treatment (1 treatment per year for up to 3 years)
 - Systemic Gloomy Scale spraying = \$54/treatment (1 treatment per year for 3 years)
 - Total treatment year one = \$180/tree. Following years = \$112.50/tree

CONCLUSION: The company we selected has agreed to offer the same price to all home owners if they schedule the work within the next **six months**. Sooner is better as the gloomy scale becomes active in the Spring. After that, any of the pricing could increase and most likely would increase significantly. Years 2 & 3 pricing will be subject to change. We encourage all home owners who have red maples to contact our team if they have any questions at all. We are more than happy to help. You can reach out to First Services or contact the HOA Board through our websites. Contact Arboguard, Terry Wisner, ISA Certified Arborist, (704) 330-3899 or twisner@arborguard.com for the negotiated services/pricing.

OTHER COMMUNITY MATTERS

OUR BEAUTIFUL POOL (*Please see Callonwood.com for pool rules/more information*)

- Our pool is a great amenity to our community. Whether participating in the swim team, social event, or slip sliding down the slide many residents enjoy the lazy days of summer by the pool. Improvements have been made to the bathrooms. Dark panels were chosen because, frankly, we have an issue with panels being defaced. Please talk to your family about this issue. Some lounge chairs are being restrapped. Basically, the few harder plastic lounge chairs that were purchased are being chewed on by squirrels and over time will crack. The management company recommends the same lounge chairs we have and it is less costly just to restrap them as needed. Replacement tables are being looked at.

- While most of our residents build community at the pool in a positive manner we always have a few causing issues. A common issue at the pool is people outside the community gaining access. Please do **not** let anyone in on your fob. If you let someone in that is not a resident it can become a real safety issue. Known nonresidents have been let in and caused issues. Just because they say “they forgot their fob” doesn’t mean it is true. Plus, if they are from our neighborhood, you don’t know if they haven’t paid their dues etc. and their fob has been turned off. Just point to the sign that says not to let people in and nicely close the gate behind you. Please do not share your fob, it has been assigned to you and misuse may result in a hearing before the HOA board and could result in loss of pool privileges. If you have never used your fob or didn’t get **two** at closing please contact First Services to make sure extra fobs are not out there floating around and being used by others.
- Another issue last year was “pool parties” that were not requested causing chaos and not enough guards. Each residence may have 5 visitors at \$2 each. More than that is a party and requires advance approval and scheduling. This will be strictly enforced this year for safety and enjoyment of our residents. See First Services Website under Amenities to request a pool party.
- While we have many great, responsible pool goers, we did have some using profanity, causing chaos, and disrespecting the guards. Anyone can lose their pool privilege. The guards are there for the safety of all swimmers. Let’s all be courteous and help them out. Also, please be mindful of your children and watch them closely when they are in or out of the pool.

VIOLATIONS

- Pesky Violations. Please see a recent article posted under Questions on Callonwood.com regarding most common violations/questions. Every violation letter mailed is an additional financial cost to the community. So, please be proactive in following community standards.
- A Fall issue we had is residents not removing their leaves. Please be timely in consistently removing your leaves so you are not creating more work for your neighbor. Please note, it is **not** acceptable to blow your leaves into a maintained common area. You are creating more work for the landscape company. Fines can be assessed. Also, it is common to blow leaves to the street and then bag. But, please make sure you are cleaning up the street completely and immediately and not leaving them there to create a mess and blow into your neighbor’s yards. And please keep storm drains cleaned out in front of your property at all times.
- Lawns & landscaping are a priority to keep a neighborhood looking nice and property values up. Currently, there are many yard issues that are being addressed. It is work and cost just like any other maintenance of your home. Please see the violations update. Let’s keep our neighborhood beautiful.

SIDEWALKS/STREETS

- Our neighborhood is in Union County (with a few homes in Mecklenberg/Charlotte) and are in the cities of Stallings & Indian Trail. The sidewalks and streets are maintained by the individual cities. Although, we are often in contact trying to see improvements, the collective voice of the residents will be heard much louder. You can put in service requests for sidewalks, potholes or any other city issue at the city websites. The HOA has no maintenance responsibility over streets & sidewalks.
- Stallings has planned resurfacing of many streets this year. See list at Callonwood.com

COMMON CONTACT INFO FOR OUR COMMUNITY:

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 5970 Fairview Rd, Ste. 710
 Charlotte, NC 28210

Ryan Freeland, Association Manager
Randi.faile@fsresidential.com (704-369-0265),
 Ryan’s Assistant

Websites: (HOA Board emails found here)

First Services – Callonwoodhoa.connectresident.com

Private – Callonwood.com