

Please let your HOA have your input on the following **two** proposals. Your input will be carefully considered before any decisions are made. See wlphoa.com for additional information. Use "CONTACT THE BOARD" at wlphoa.com to provide your input. It is important that ALL owners respond. Thanks.

Deerfields Live Oaks Between Sidewalk and Street - To Remove or Not?

There is potential damage to sidewalks and utilities from the oak trees between the sidewalk and street. It is the opinion of the County Extension/USF that damage is possible in approximately 7 years. If trees are removed, replacement in some form (there are various options) must be undertaken as per county requirements. Deerfields has private streets. Any replacement of sidewalks, and streets will be paid for from HOA dues or assessments. Accrual of reserves for street and sidewalk replacement is currently a budgeted item. Below are additional facts to help decide whether or not to remove the oak trees between the sidewalk and street.

Wilderness Lake

Sidewalk to curb in front of residence buildings 8'

Live Oak Diameter Estimates

- At maturity: 79" (6' 7") ... In 70 years: 54" (4' 6")
- High end of growth rate .25" radius/year (over 150 years to reach 7' diameter)

Roots

- Deep rooted
- Known to go under sidewalks & streets, but may eventually lift pavement or interfere with utilities.
- Able to survive hurricanes even in coastal areas.

Energy Savings.

- Common estimate for cooling is 30%.
- Varies with location of tree and many other factors.

Esthetics, Other

- Feeds and shelters many native species.
- Attractive native tree which increases property values.
- Pest-resistant and drought tolerant

Costs

- Estimate required for tree removal, stump grinding & new sod, bush or tree
- Approximately \$1,000 for county variance application process
- Sidewalk sections estimated at \$400 ,, driveway sections \$1000
- Potential cost of damage if no removal yet to be determined

Experience of The Groves Community (Replaced Live Oaks)

- 755 single family lots. Built 1999-2005.
- Sidewalk to curb in front of residence buildings 4'
- Four-year >\$1000 process to obtain permission from county
- Total of 207 trees removed and replaced.
- Estimated damage if there was no removal much greater than removal cost.
- Still has live oaks less than 4' from sidewalks

Proposed Change to Paint Colors in Deerfields

Painting is estimated to be needed at the earliest in 2012. The proposal for colors and process for choosing colors are:

Current:

Only one color scheme per residence building.

Two color schemes available for residence buildings.

Residence buildings remain color sold to initial owner.

Door color selected from 2 available colors by each owner.

Proposal:

Only one color scheme per residence building.

Five color schemes available for residence buildings.

If the current color is to be changed, owners of both residences in a building must agree in writing.

The five proposed Deerfields color schemes are:

- Color Schemes I & II - Existing Deerfields Colors
- Color Scheme III - Oyster Bay (Color Scheme 2 in book from Egret Glade)
- Color Scheme IV- Vanillin (Color Scheme 5 in book from Egret Glade)
- Color Scheme V - Perfect Greige (Color Scheme 12 in book from Egret Glade.)

If residence remains one of the original color schemes, the door color must be selected from the 2 colors available when the residence was sold to the initial owner.

If colors III, IV, or V are selected the door color must be must selected from the 2 colors available when the residence was sold to the initial owner, or the color of the bottom "stripe" on the color scheme selected. These are the current color scheme choices of the Deerfield Committee. They will to be finalized before the painting begins.

10/24/2009