

District 1 Questions and Answers

Direct Services Fees 2018

District 1 Trees and Plants

- Why aren't palm tree varieties on the District 1 approved trees list?

Palm trees have problems with pests – scorpions and other bugs love to hide in the tree debris. Palm trees roots and base can also cause damage to walls and foundations. Palm trees are susceptible to mold and mildew. Volunteer palms propagate around a palm and require constant attention to remove rather than growing more palm trees in the shrubbery border. Finally, as trees grow they are expensive to trim as they require a specialty trim crew.

- What is the problem with citrus trees in District 1?

In 1995, the District Council voted to no longer plant citrus trees in District 1. Subsequent to that, this was relaxed to prohibit citrus trees to be planted in the grass. Over the last 3 years, owners ignored this restriction and put young trees in the grass near their condos. In 2018 a Landscape Committee was formed and on May 4, 2018, the Board adopted a rule that any citrus tree planted in the grass after this action would be removed.

- Why no citrus trees in the grass?

Citrus require a level of watering that does not work during the dormant period of the Bermuda grass in the District. In the common area shrub border, the watering would be more in line to the need of a citrus tree. District 1 landscaping service is basic service and does not include the specialized needs of a citrus tree. Additionally, the ripe fruit can cause a number of problems including attracting vermin and an additional landscaping cost of crews having to pick up fruit from the ground before they can mow. Any tree or shrub planted in the common area becomes the District's property. Only trees or shrubs planted in the limited common area of the condo is for the exclusive use of the condo owner.

- Why no grasses?

The Pampus grass is a messy plant at various points throughout the season whether we are cutting it back or maintaining it. Pampus grass also harbors keep unwanted pests and varmints. Additionally, certain other grasses will spread into unwanted areas making maintenance of the shrubbery borders difficult and time consuming.

District 1 Household Water

- Why can't I use household water to water grass, shrubs or trees in the Common Area?

Household water can be used to water plants, shrubs and trees in the Limited Common Area as defined in the CC&R's-Condo Exhibits D1 through D5. Using household water to water grass, shrubs or trees in the Common Area is prohibited because:

1. It is the responsibility of the Landscape Department to adequately irrigate the Common Area with Landscape Water; and
2. It does not provide a permanent solution for the irrigation needs; and
3. Watering Bermuda grass during dormancy does not make the grass turn green and weakens the root structure of the grass and encourages the growth of weeds that can overtake the Bermuda grass; and
4. It may cause damage to a tree through overwatering and weakening of the tree's root structure which can make it susceptible to wind storm damage; and
5. It increases the cost of household water for ALL manors in the district.

Additionally, Rules and Regulations 304-I states:

- I. Community water, such as household water in District 1, shall not be used for landscaping purposes on common grounds.

District 1 Prohibition of Using Ladders to Clear Fruit From Trees

- Why is the use of ladders prohibited to clear fruit from trees?

Rules and Regulations 2-305 B requires that ripe fruit be removed from the tree by July 1st each year or as the fruit ripens throughout the year. The use of ladders by manor owners creates a liability for the District that could financially impact all manor owners in the District should a legal claim occur from the fall from a ladder meeting the fruit removal requirement.