



Woodcreek Village Tree, Shrub, and Lawn Policies

Frequently Asked Questions

Woodcreek Village was designed and landscaped with a generous complement of trees, shrubs, and perennials. These are not the property of individual unit owners, but are common elements and community property. As such, they are managed by Woodcreek's Grounds Committee, which reports to the Woodcreek Board.

Q1. Where do I find a policy that relates to these community properties?

In the owners' handbook as Woodcreek Village Condominium Association Tree and/Shrub Removal and Replacement Policy, and on the Prima Management Woodcreek Village website as Tree & Shrub Removal and Replacement Policy.

Q2. What can I expect Woodcreek to do to maintain these community property elements?

Read the monthly reports of the Grounds Committee sent to all owners by our management company, Prima Management (primacondos.com). Landscape maintenance is done under contracts with landscaping companies that employ

professional arborists and other skilled personnel in a variety of areas. These are some of our typical contracts:

Conifer shrubs, especially arborvitae: annual shearing, typically in June.

Deciduous shrubs: annual shearing, though timing varies by type. Also may include a periodic multi-year hand pruning of some shrubs that is healthier for them but more expensive.

Large deciduous trees: three-year pruning schedule of all large deciduous trees to assure appropriate clearance for units and driveways and to detect disease or structural weakness. Woodcreek is divided into three sections with roughly the same number of large trees in each. In this way, all trees are pruned at least every 4-5 years.

Flowering trees: annual pruning, depending on health of tree and budget limit.

Spring and Fall Cleanup: removal of leaves and other debris, and cleaning of gutters and drains, usually done about April and October, depending on weather conditions.

Q3. If I have problems with the grounds around my unit, including the trees and shrubs, whom do I contact?

To assure that your concerns are known, an annual survey is sent to each owner in the spring, around March or April, by Prima Management via email, soliciting your comments and requests. Please return these surveys to the management company. Prima forwards them to the Grounds Committee, which visits all properties in the spring to assess needs. If the time of the survey is past, please notify Prima by email and they will forward your concern to the Grounds Committee.

Q4. If I want my tree or shrub pruned in a certain way, can I talk to the worker to direct him/her to follow my directions?

Please do not to talk with the arborist or maintenance crew, since they work under a contract that requires certain tasks in a specific manner. Your requests, as noted above, should be made to the management company, which will bring it to the attention of the Grounds Committee.

Q5. I want to have my tree or shrub pruned in a certain way. Can I simply do it myself?

The Grounds Committee is happy to work with unit owners who understand plant growth and care of the species in question. They ask that any unit owner send their particular request to Prima, which will forward it to the Committee for follow-up. In this way, the Committee can provide information on how and when to prune particular species, concerns about disease in a particular plant or perhaps background information on a plant or its species.

Q6. Suppose I would like to make some changes to the trees, shrubs and/or perennials around the unit and pay for the ones I choose; what do I do?

See the *Woodcreek Village Condominium Association Tree and Shrub Request and Agreement Form* in your owners' handbook, or on the *primacondos.com* website at Policies and Procedures under the link titled *Tree & Shrub Removal/Replacement Request and Agreement*. Note the maintenance responsibilities of unit owners.

Q7. When the Association removes a tree or shrub, can I specify the replacement?

The Grounds Committee will discuss replacements with unit owners, but be aware that there are a variety of reasons that a particular replacement is chosen.

Principal considerations include:

1) space requirements 2) ease of snow removal 3) sun and soil considerations 4) frequency or difficulty of maintenance 5) diversity of species in the Village, and 6) whether the plant is native to Wisconsin or on Wisconsin's list of prohibited or restricted species. Native plants are adapted to Wisconsin's conditions and may be more successful. **Non-native plants can be invasive and Woodcreek must be sensitive to this, as we are neighbors of the Conservancy.**

Q8. I would like to have a perennial border for seasonal color and to attract birds and butterflies. Will I have assistance in maintaining it?

We are very fortunate to have unit owners who are interested in planting and maintaining flower beds, which benefit everyone. However, many perennials, like bulbs, daylilies and hostas require a certain amount of annual maintenance, such as weeding and cleanup. These become the responsibility of unit owners. Please send your requests, specifying plants, to Prima Management, and they will notify the Grounds Committee of your plans. We will be happy to work with you, and applaud you for enhancing our surroundings!

Q9. How do I know how much water to put on recently planted shrubs or trees?

Trees and shrubs often die from too much watering. Before watering, it is best to use the "dirty finger" test. At a distance of about 2' from the trunk/central stem, put a finger 3-4" into the soil in several places around the plant. If the soil is moist, wait a few days to water. If the soil is dry, it is time to water gently at the base of the plant. For plants that have water bags, wait until the bag is empty and the soil dries out before adding water to the bag.

Q10. Should I apply fertilizer around new shrubs and trees?

In general, new shrubs and trees do not need to be fertilized. However, because the typical pH of soils in Woodcreek is more alkaline, acid loving species benefit from supplements that reduce the pH level. If you think there is a shrub or tree that might need this type of attention, please send your concern, specifying the species, to Prima

Management, and they will notify the Grounds Committee that will discuss the concern with you.

Q11. May I add plants or remove them from the rain garden near my unit?

No, they are part of Woodcreek's common elements. Our rain gardens were created by a group of Woodcreek volunteers in 2007 with plants awarded by a Dane County grant. Rain gardens are one of several structures Woodcreek has developed to infiltrate water running off roofs, driveways, streets and other impervious surfaces. In 2015, Neil Diboll of Prairie Nursery assessed our rain gardens and strongly recommended their renovation. Tranquil Landscaping began the renovation in 2015. Certain prairie plants have been found to be appropriate for rain gardens with soil type, moisture level and sunlight also taken into consideration.

Photo by Alice D'Alessio