

Emerald View Estates Newsletter Nov 2024

I trust you all had a safe and fun Halloween. Winter has now arrived!!!!



Little Library Update

Our neighborhood Little Library continues to be a popular place to visit with books for children and adults. If you haven't visited lately, be sure to stop by soon. It's located in the common area at the corner of SW 43 rd Pl and Salmon Pl. We can always use more donations so bring your book to the Little Library when you visit or drop larger donations off at 4347 SW Umatilla Ave.

Street Trees Only Clarification

There is some confusion about the tree requirements so below we have clarified the requirements for the street trees only. These trees are controlled by both the CC&Rs, and by the city of Redmond.

From the City Of Redmond

City's Arborist: 541-504-2000 or 541-306-0829



Sec. 3.609. - Street Trees - Property Owner Responsibility.

1. The property owner of land abutting the public rights-of-way shall maintain street trees in good health, including watering, pruning, and protection against damage and disease and is responsible for the removal and planting of trees located or to be located in the abutting public rights-of-way. All activities shall be conducted in accordance with Redmond City Code. The property owner shall obtain a permit prior to planting, major pruning or removing a public tree.

(Ord. No. 2005-25, 12-13-2005)

https://library.municode.com/or/redmond/codes/code_of_ordinances?nodeId=CH3PUIM_TR_S3.609STTRROOWRE



Sec. 3.611. - Permits Required.

1. A person shall obtain a permit approved by the City Arborist or designee prior to planting, removing or major pruning any tree located on a public area. The permit application shall be made at least five working days before the intended activity. Work done under such written permit shall be performed in accordance with the terms and provisions of the Redmond City Code. The City Arborist or designee shall base approval or denial of a permit on the standards, goals and objectives set forth in Redmond City Code and the urban Forestry Management Plan. No such permit shall be valid for a period greater than 90 days after the date issued. A permit to remove trees may include a provision requiring the permittee to replace the trees removed with trees approved by the City Arborist or designee.

(Ord. No. 2005-25, 12-13-2005)

https://library.municode.com/or/redmond/codes/code_of_ordinances?n=3PUIM_TR_S3.611PERE



Emerald View Estates CC&Rs

4.28. Owner's Maintenance Obligations.

Each Owner shall maintain their Lot in a clean and attractive condition, in good repair, and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining of siding, trim, and fences, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks and other exterior improvements and glass surfaces. **In addition, each Owner shall keep shrubs, trees, grass and plantings of every kind neatly trimmed, fertilized, property cultivated and free of trash, weeds and other unsightly materials.**



Happy
Holidays

