

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

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The association itself is a "Tract Committee"
under the Declaration of Restrictions covering
Tracts 15944, 15948 and 19890, and operates as
such through its Board of directors and its Officers

Mary and John Wlodek
1100 Las Pulgas Pl.
Pacific Palisades, CA 90272

Re: PHOA Board determination of landscape plans

Dear Mary and John,

On October 20, 2014 the PHOA Board of Directors reviewed your submitted landscape plans dated Aug 9, 2013, Sheet No A.0. This landscape review is limited to your hillside yard on the side that shares a property line with 1130 Las Pulgas Pl.

The existing six mature trees on your hillside appear to have been well maintained at a height not obstructing the view from 1130 Las Pulgas Pl. However, there appears signs of "suckers" on the trees following prior pruning and suggests that pruning took place during the growing season. To avoid rapid post pruning growth such as this it is advisable to prune only in the dormant winter months. In some cases winter pruning leads to the need to prune less often.

The four dwarf or semi-dwarf citrus trees proposed to be planted at approximate elevation of 110 ft. poses no CC&R view violation at full growth of 10 ft.

Planting of the three Arbutus Unedo (Multi) at 120 ft. elevation and at the location specified on the plans will not pose a CC&R violation if pruning keeps the trees under 20 feet in height at all times.

Regarding the three Knife Acacia trees at approximate elevations of 127-129 ft. and proposed to be planted in an area possibly adjacent to the neighbor's master bedroom, the PHOA Board was not able at this time to make a determination regarding the proposed location of these trees. New view information regarding

the height of the fence adjacent to the master bedroom of 1130 Las Lomas Pl has come to the attention of the Board requiring them to make an additional review prior to Board determination on the Knife Acacias. The Board will contact you to review this new information.

At this time the Board approves the planting of all trees specified on the plans with the exception of the Knife Acacias. When the Board has completed it's review of new information on the 6 ft. fence the Board will notify you as to the determination regarding the Knife Acacias.

Do not hesitate to contact us if you have any questions regarding this Board determination.

Best regards,

Francine Kirkpatrick
Tree Committee Chair
Palisair Home Owner's Association