

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

January 13, 2015

Patrick J. Cain
Rodi, Pollock, Pettker, Christian & Pramov
444 South Flower Street, Suite 1700
Los Angeles, CA 90071-2901

Dear Mr. Cain,

Thank you for your reminder letter dated January 6, 2015. I apologize for the long wait for my response. Unfortunately, given the voluntary nature of our Board and the voluminous requests on our agenda there is often a several month wait for issues to be addressed by us.

Regarding the ongoing maintenance of tree trimming on the 1000 and 1020 Las Lomas properties there are two issues. One issue is related to Ms. Silverton’s request that the PHOA act as a go-between with ongoing maintenance of tree trimming. In an email I sent Leigh on 8-22-14 (copy enclosed) I told Leigh “...the PHOA does not see itself as an ongoing go-between with yourself and Ms. Streiber.” It appears that the current request for PHOA involvement may apply here. Has an attempt been made to request Ms. Streiber prune the Silver Oak in question? I have not spoken to Ms. Streiber about this matter but according to Hiroshi Takahashi, Landscape Architect for Ms. Silverton, in his 10-31-14 letter to you and copied to me, the Silver Oak in question had not been pruned recently as have other trees nearby. It occurs to me that if we can assume Ms. Streiber did the “recent” pruning referenced by Mr. Takahashi could it be possible that the tree in question isn’t on Ms. Streiber’s property but rather on Mr. Reed’s land at 1006 Las Lomas Ave? If this is the case Mr. Reed will need to be approached by Ms. Silverton. Both Ms. Streiber and Ms. Silverton’s past feedback to me is that Mr. Reed is a very amenable and cooperative individual and, I would therefore assume, will if asked be very open to Ms. Silverton’s requests, if indeed the tree is his.

As far as the frequency of Ms. Streiber’s pruning of the trees along her driveway she is only required by the PHOA to at all times keep tree height below the “view line” as depicted in a photo provided to both Ms. Silverton and Ms. Streiber last June, 2014. A copy is enclosed. PHOA policy is to recommend pruning be done in the dormant winter season to minimize growth as a result of pruning. In most cases with some exceptions frequency of pruning is dictated by the owner and is contingent on how low the tree is pruned so that growth between pruning doesn’t go above the view line. As initial pruning was done during the growing season, I believe on July 1, 2014, growth since then has been more accelerated. Now is the ideal time

for pruning and I'm confident that whoever owns the Silver Oak in question, if asked, will comply with pruning.

The PHOA will certainly be willing to become re-involved in helping Ms. Silverton protect her view if there is evidence that reasonable efforts to obtain cooperation from the tree owner in question has failed. If we are to become re-involved we would appreciate a submission of the "Tree Trimming Application Form" which can be downloaded from our website, Palisair.org. Information provided on this form will help us in our review.

Please don't hesitate to call me at 310-454-3478 if you have further questions.

Best regards,

Francine Kirkpatrick
Chair, Tree Committee
Palisair Home Owners Association

cc: Leigh Silverton