



MEMORANDUM

DATE: August 7, 2018

RE: Sidewalk Median Plantings

Dear FPOA Homeowners,

We wish to clarify certain matters regarding trees and plantings in sidewalk/curb areas owned by the FPOA (aka "FPOA Sidewalk Medians"). (Please note that Goodridge Estate homeowners own these areas in front of their own homes.)

Fieldston homeowners may not plant trees in FPOA Sidewalk Medians. The FPOA plants and maintains trees in FPOA Sidewalk Medians as part of maintaining an overall consistent planting scheme in conjunction with its arborist Paul Cowie. Fieldston homeowners who have questions regarding trees in FPOA Sidewalk Medians should contact me.

The FPOA has generally consented to Fieldston owners installing sidewalks and planting flowers and ground cover type plantings in FPOA Sidewalk Median. The FPOA has generally requested homeowners to maintain such sidewalks and plantings. The FPOA has also requested that homeowners maintain FPOA Sidewalk Medians to avoid growth of untended underbrush. Bushes, flowers, ground cover, other plantings, and untended underbrush in FPOA Sidewalk Medians should not obstruct: (1) existing sidewalks; (2) in areas without a sidewalk a reasonable amount of space for pedestrians to step off the street for safety; and (3) views needed for safety for pedestrians or drivers. (The FPOA does recognize that there are some "legacy" old-growth trees that block FPOA Sidewalk Medians and there are various areas with rock out-cropping's or other features that do not leave much or any space away from a street.)

Management has recently received some complaints that some existing trees, bushes, flowers, other plantings, and untended underbrush in FPOA Sidewalk Median do not comply with the foregoing criteria and in some instances are creating dangerous conditions. The board has adopted the following guideline: the area between the sidewalk or walkway and the street in all areas of Fieldston may be planted with grass or other herbaceous plants. Herbaceous plants are generally defined as plants with no persistent woody stalk above the ground.

The board will allow preexisting trees to remain, but any other plants which have persistent woody stalks in this area must be removed or adequately cutback. This includes hedges, hydrangea plants, etc. Herbaceous plants, such as hostas or pachysandra can be easily trampled in the event that a walker needs to leave the street to avoid a car and do not grow to such a height as to impede vision.

The FPOA may make changes in its policy regarding FPOA Sidewalk Medians in the future and may decide to install or change sidewalks or plantings, such as possibly in connection with its Master Plan currently under consideration. Owners are also advised that sidewalks may be subject to protections under Landmark and all plantings and rock outcroppings are subject to protections under SNAD.

The Board does recognize that the range of terrain in Fieldston may justify adjustments to the foregoing in individual situations, and such requests should be addressed to Jim Hayden.

Thank you for your cooperation in making Fieldston a beautiful and safe neighborhood.

Sincerely,

James P. Hayden, CPM
Property Manager