



PGA WEST®  
FAIRWAYS ASSOCIATION

BOARD OF DIRECTORS  
QUEEN PALM REMOVAL PROJECT POLICY

*Adopted: June 27, 2019*

The Board of Directors has adopted the following QUEEN PALM REMOVAL PROJECT POLICY as follows:

Landscape maintenance obligations of the PGA WEST Fairways Association are dictated by the Governing Documents and the Special Benefit Area (SBA) Maintenance Matrix, which include tree and palm maintenance and removal on the residential lots.

The Queen Palms (QP) have been identified for removal as many have reached or exceeded their expected life span (15-20 years) many deteriorating due to extreme desert temperatures. Based on the recommendations from our Landscape Contractor (LC), which includes certified ISA Arborists, the Association has determined to begin removal of the dead/dying QP.

It is anticipated that all QP, maintained by the Association, will be removed within the next three years. Phase 1 (year 1) will consist of the removal of those QP suggested for removal by the LC due to their deteriorated health condition. Phases 2 & 3 (year 2 & 3) will consist of removing the remaining QP per the schedule provided by the LC.

The individual SBA budgets and reserves are responsible for the costs associated with the removal. The Board has determined to phase the project to limit the impact on the SBA budget and ensure an equitable plan for all. In addition, as we move through the phasing, the SBA's current reserve funding allocation will be considered and adjusted (if necessary) during the annual budget review cycles to accommodate for this project.

QP will be removed entirely (including root ball) and will not be replaced. This has been determined by the Fairways Board as the most fair and equitable option to all homeowners. If a QP is located in turf or near hardscape, the QP will be cut at the stump and the stump will be grinded below the surface as neither scenario is conducive to the removal of the entire root ball.

The QP are not in compliance with the Governing Documents and current Plant Palette, and therefore cannot remain for an uncertain period of time. Homeowners will not be permitted to keep and maintain any QP at their expense.

QP to be removed in the Phase 1 cycle will be marked with orange spray paint (at the base of the QP) and tape for a period of two weeks prior to removal in an effort to notify homeowners which QP will be removed.

Homeowners have the option to replace the QP at their expense as long as the plant material is consistent with the approved plant palette and complies with the setback requirements. In most cases, all QP in a single yard will not be removed during Phase 1 as the Association is only removing the QP that are being recommended for removal by the LC. If a homeowner wants to remove additional QP, the LC has agreed to extend the same pricing to the homeowners for removal that the Association is receiving with the condition that the arrangements are made during the time when the tree removal project is taking place. Once the LC has completed the project, rates may change.

Lighting: If a QP in the front yard has been marked for removal and is lit with an Association landscape light fixture, the fixture will be moved to another area within the yard, if applicable. Homeowners will be required to move their own lighting for removals taking place in the rear yards maintained by the Association.