

Stewardship Horticultural
5225 East Shawna Ln.
Reno, NV 89511
(775) 849-1215

August 28, 2023

Parkwood Condominiums
c/o Sheryl Lipari
4200 Millbrook Ln
Reno, NV 89509

Re. Landscape Health Evaluation

Dear Ms. Lipari,

On August 23, 2023, I walked your condominium's green spaces with yourself and Dan Matsui, Secretary, to assess the health of a number of landscape trees and shrubs that you were concerned about, and to make recommendations for continued care or removal. Following are my observations and recommendations:

Observations

419 Rose Garden Ct.

There is a large pine tree that is growing in a confined space between the walkway and the garage. The tree is in fair health. No disease was noted, but it is heavily infested with Pitch Moth. The tree has lifted the walk in the past, and corrective measures were taken to reroute the walkway to give space to the pine. Unfortunately, with so little space available for the tree (the trunk is approximately one foot from the walkway, two feet from the garage, and five feet from the road) it will continue to cause structural damage to the walkway and potentially the garage foundation if the tree remains. (Photos 1a&b)

435 Rose Garden Ct.

The homeowner is concerned that a large Silver Maple (*Acer saccharinum*) is causing damage to her foundation and causing cracks in her interior walls. She also believes that the cracks go all the way through to the exterior, and that they are hidden behind the siding. The silver maple is planted in her backyard, approximately twelve feet off the northwest corner of the condo. This is a healthy tree with a strong root-flare visible at soil level. There are no main structural roots growing directly towards her condo wall; however, a root may have branched off under the soil surface. There are no visible cracks in her foundation near this tree. (Photos 2a&b)

431 and 435 Rose Garden Ct.

While passing by I noticed that the Rose of Sharon (*Hibiscus syriacus*) have distortions to their leaves that are consistent with chemical damage. There was another plant, a barberry, in a yard by Lorraine Ct that was also showing chemical damage symptoms (Photos 3a & b)

Parkwood Condominiums

August 28, 2023

Page 2 of 7

Pool Area

There are two purple plums (*Prunus cerasifera*) growing in the lawn between the pool fence and road. The northwestern tree is in a state of severe decline from past injuries, limb loss and crown gall bacterium (likely introduced on dirty pruning equipment). The more southern tree is also in poor health but has more live tissue than the second tree. (Photo 4)

4154 Marigene Ct.

There is a large Pin Oak (*Quercus palustris*) growing in a small space between the walkway and the condo. The tree is only about a foot away from the garage wall. It is suspected that this tree may be causing damage to the plumbing and clogging the pipes coming into the condo, and work is already scheduled to dig up the area. (Photo 5)

4151 Marigene Ct.

There is a purple plum (*Prunus cerasifera*) growing outside this residence. It is in good health but does have some dead wood in its canopy.

4006 Bluegrass Ct.

There is a large, immature Giant Sequoia (*Sequoia sempervirens*) growing off the back patio on the east side of the residence. The tree's trunk is growing only a few inches from the upstairs balcony. The tree has been 'limbed up' approximately 25 feet; its canopy is not directly visible from the residence. (Photos 6a&b)

4008 Ruth Ct.

Double leader pine tree in front of residence: The larger, south side leader, is dead, the north side leader is in declining health. This tree has been significantly 'limbed up' in the past, likely contributing to its decline. The rootflare is not visible, as rocks are built up around the trunk, which might also be contributing to the tree's decline. (Photo 7 a b & c)

Recommendations

419 Rose Garden Ct (Pine): This pine will continue causing infrastructure damage as it has very little space for trunk/ rootflare growth without contacting the walk or the garage wall. It would be more cost-effective to remove the tree at this time, before it causes more damage, and to re-plant with a smaller, more appropriate species (see recommended tree planting list).

435 Rose Garden Ct. (Silver Maple): A foundation inspection can be done to determine if there are any cracks in the foundation and if this tree is contributing to the crack formation, or if the cracks are from settling. An inspector should look from under the house, and from the outside of the foundation (rocks and plants would need to be removed).

431 and 435 Rose Garden Ct. (Rose of Sharon): I would question the homeowners and the landscape maintenance people to find out what chemical has been applied near these plants. It is most likely that this is inadvertent toxicity; whomever is responsible, they should be aware that the shrubs are being

Parkwood Condominiums

August 28, 2023

Page 3 of 7

harmed (I also saw one other plant off Lorraine ct, a sandcherry, with the same distorted leaves from chemical sensitivity).

Pool Area (Purple plums): The northwestern tree should be removed. It is in severe decline and likely will never look better than it does right now. The Southern tree is in a state of decline as well, but it is not in as poor health. This tree could be replaced now, or it could be left for a few years and replaced later (Please see recommended tree species list for your complex).

4154 Marigene Ct. (Pin Oak): This is a healthy tree that does not appear to be causing structural damage to the house or hardscape at this time. I do not recommend removing this tree. When the sewer/ waterline is dug up, a chemical impregnated root barrier fabric can be laid around the new piping to prevent future root intrusion into and around the pipe. It is important to note that the tree roots generally do not 'break into' pipes or cause cracks in foundations, they take advantage of existing cracks and grow through them, exacerbating the problem).

4151 Marigene Ct. (Purple Plum): This purple plum is in good health but does have some dead wood in the canopy that should be removed. Pruning deadwood not only removes any potential disease organisms that may have caused the dieback, but also makes monitoring the trees' health easier moving forward.

4006 Bluegrass Ct. (Giant Sequoia): Unfortunately, this is a tree species that never should have been planted in such a small space and so close to the building. Giant sequoias can grow to one-hundred or more feet tall in urban areas, with trunk diameters over ten feet wide. They are a moderate to fast growing species. This sequoia is only inches away from the upstairs deck; it likely will start causing infrastructure damage to the deck within the next five years or so. As much as I hate recommending that any healthy tree be removed, this is one exception. It is not a matter of IF this tree will cause problems to the building, it is when. Considering that the tree has been limbed up to roof level, and the surrounding tree canopies are providing screening and shade for the building, the removal of this tree should not greatly change the ambiance of this home.

4008 Ruth Ct. (Pine): This double leader pine is in severe decline. Pruning out the dead wood is an option, but with the amount of deadwood in this tree, it is unlikely that the remaining leader has enough needles to support the tree (the needles produce energy for the tree through photosynthesis; when too many branches are removed (or die) at one time, it is a stress to the tree. Root death often occurs after branch loss, as there isn't the same food source to support the tree). It is for this reason that I recommend removing this tree and replanting with an appropriately sized small tree/ large shrub.

I hope this has answered your questions. If I can be of further service, please give me a call.

Respectfully,

Leslie Lyles, M.S.
Horticultural Consultant
I.S.A. Certified Arborist

Photo 1a & b: 419 Rose Garden Ct (Pine)

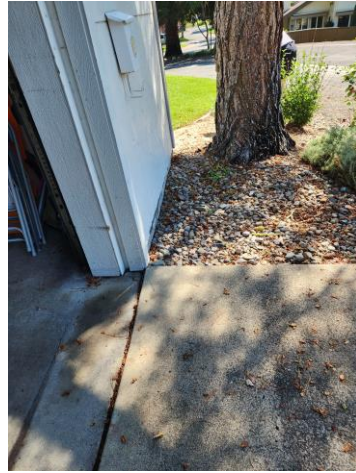


Photo 2a & b: 435 Rose Garden Ct (Silver Maple)



Photo 3a & b: Chemical damage at 431 & 435 Rose Garden Ct. (and 1 other location off Lorraine Ct)



Photo 4: Pool Area (Purple plums):



Photo 5: 4154 Marigene Ct. (Pin Oak):



Photo 6a & b: 4006 Bluegrass Ct. (Giant Sequoia):



Parkwood Condominiums
August 28, 2023
Page 6 of 7

Photo 7a b & c 4008 Ruth Ct (Pine)



Parkwood Condominiums

August 28, 2023

Page 7 of 7

Street and parkway trees for smaller spaces:

Small Landscape trees

- Crabapples (*Malus sp.*) with persistent fruit and good to excellent Fireblight (Bacterial disease) resistance. Cultivars include Indian Magic, Indian Summer, Prairie Fire, Adams, Raspberry Spear... approx. 15' tall x 15' wide.
- Flowering Dogwoods (*Cornus sp.*) – for shade areas, north or east exposures
- Amur Maple (*A. ginnala 'Flame'*)– 15' x 15' Either as a multi-trunk or single trunk
- Trident Maple (*A. buergerianum*) – 15' x 15'
- Tartarian Maple (*A. tataricum*) – 20' x 15'
- Japanese maples (*A. palmatum*) – various cultivars (shaded areas; north or east exposure)
- Amur Maackia (*Maackia amurensis*) - 20' x 15'
- Rose of Sharon (*Hibiscus syriacus*) – 10' x 8' (lg shrub/ sm tree)

Medium Landscape Trees

- Columnar Norway Maple (*A. platanoides 'Columnare'*) - 35' x 15'
- Ruby Sunset Maple (*A. truncatum x A. plat.*) 20' x 15'
- Pyramidal European Hornbeam (*Carpinus betulus 'Fastigiata'*) – 30' x 20'
- Eastern Redbud (*Cercis canadensis*) – 20' x 25'
- Thornless Cockspur Hawthorne (*Crataegus cruz-galli 'inermis'*) – 25' x 25'
- Shademaster Honeylocust (*Gleditsia triacanthos 'Shademaster'*) – 40' x 30'
- Goldenrain Tree (*Koelreuteria paniculate*) – 25' x 25'
- Chinese Pistache (*Pistacia chinensis*) – 25' x 25' – Borderline hardy (Zone 6)
- Javelin Pear (Pyrus NCPX1' PP 26539) – 30' x 10' (untested in our area, but good hardiness)
- Chastity Pear (Pyrus triploida NCPX2'PP 30788) – 30' x 20' (New Variety: untested in our area, but good hardiness)

Small evergreen trees – most likely a special order. Columnar varieties give evergreen color without the spread and aggressive roots of standard varieties.

- Columnar Scotch pine (*P. sylvestris 'Fastigiata'*) - 20' x 8'
- Wellspire Black Spruce (*P. mariana 'Wellspire'*) – 20' x 8'
- Columnar Norway Spruce (*Picea abies 'Cupressina'*)- 25' x 10'
- Fastigiata White Pine (*Pinus strobus 'Fastigiata'*) – 25' x 10'