



March, 2019

# COMMON AREA MANAGEMENT PLAN



## Treehouse Homeowner's Association

Prepared by Ross Ronnenberg, Vice Chair

## **ACKNOWLEDGEMENTS**

This Plan has been developed to respond to comments and concerns expressed by Treehouse Homeowner's Association members and adjacent non-member neighbors, and has benefited greatly from the input of many local subject-matter experts, including:

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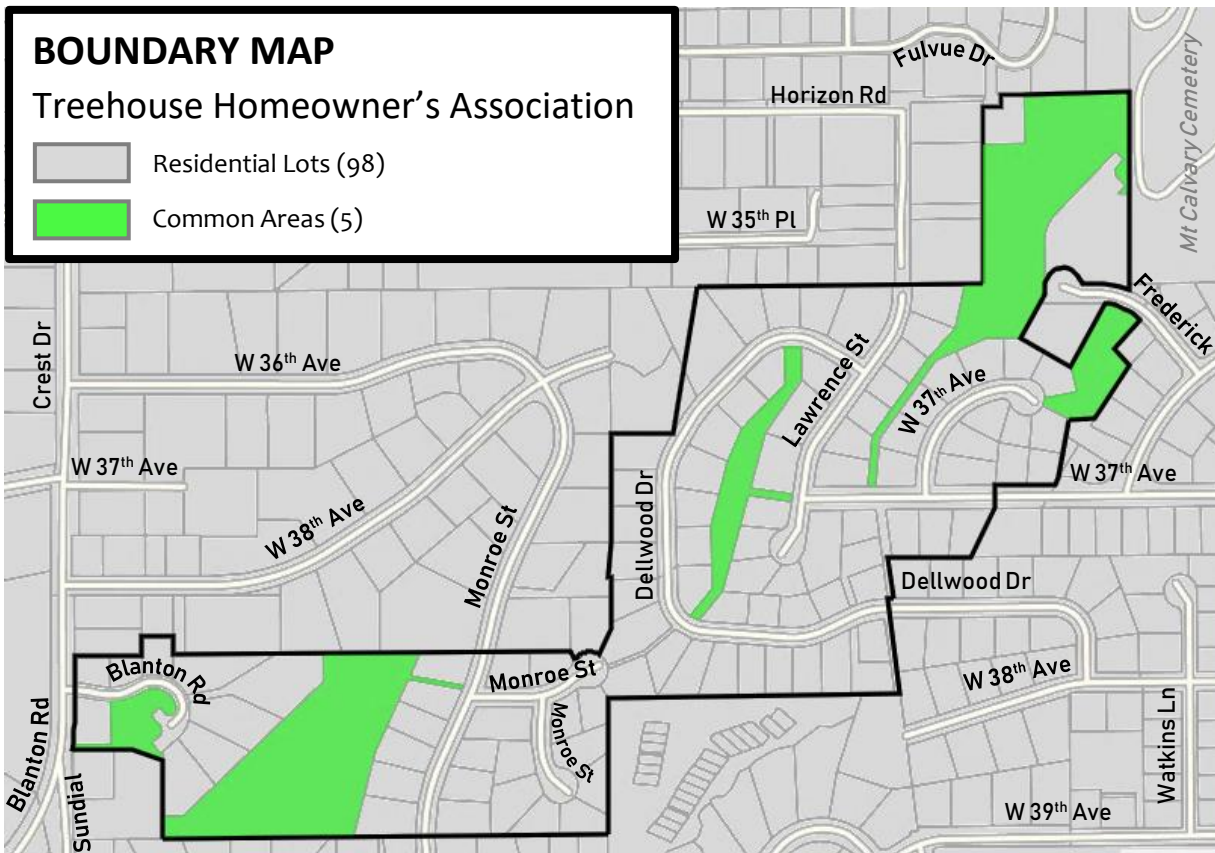
Our sincere thanks go out to all those parties that contributed input to the development of this Management Plan. We welcome and encourage continued feedback to provide this Board with additional insights and experienced guidance as we work towards accomplishing the goals set out in this Plan.

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## EXECUTIVE SUMMARY

Treehouse Homeowner's Association (THOA), consisting of 98 single-family residential lots and five (5) parcels of undeveloped, permanent common areas, was incorporated as an Oregon non-profit corporation in 1978.



The purpose of THOA is to promote the health, safety and welfare of residents in its defined community by:

1. Preserving and enhancing property values through the administration and enforcement of the declared covenants, conditions and restrictions (CC&Rs), dated February 1, 1979, and
2. Managing and maintaining the five (5) common areas within THOA's boundaries for the use and enjoyment of all its members.

In order to fulfill its responsibility and obligation to maintain the common areas in "good, clean, attractive and sanitary condition, order and repair" thereby providing THOA members, their family and guests "a right and easement of enjoyment in and to the common area" (CC&R Article IV, Sections 1, 2 & 4), THOA Board of Directors (Board) has created this Common Area Management Plan to guide and inform its future decisions and actions.

This Management Plan, approved on March 12, 2019, calls for the Board, THOA members and adjacent non-member neighbors to become proactive stewards of the common areas, working toward improving and maintaining their long-term safety, health and sustainability.

## COMMON AREA GOALS

This Management Plan has been developed to achieve the following goals for all the undeveloped common areas, totaling over nine (9) acres, within THOA:

- Promote the safety and security of THOA members, their family and guests,
- Promote the safety and security of our adjacent non-member neighbors,
- Preserve and enhance the value of THOA-member properties,
- Improve and maintain the ecological health, biodiversity and wildlife habitat of these common areas, and
- Enable and encourage the use and enjoyment of all common areas by our members.

## COMMON AREA ASSESSMENTS

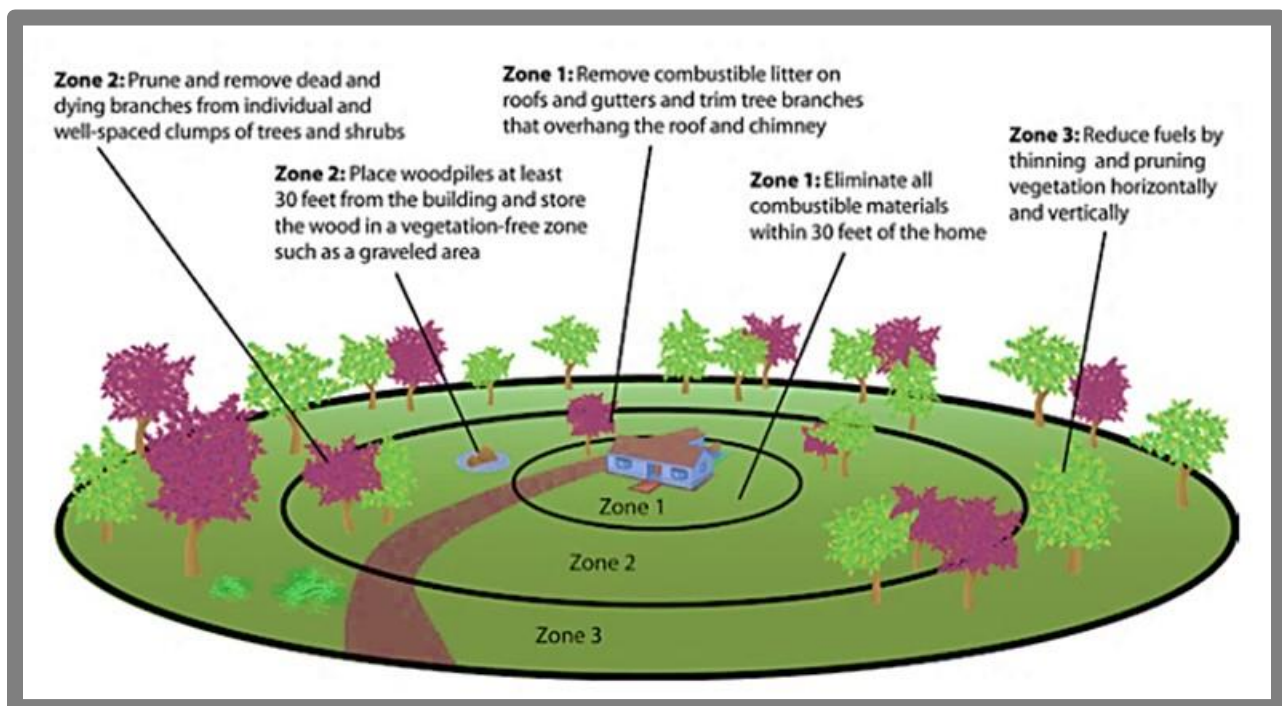
In order to assess how well THOA is measuring up to these common area goals, the Board enlisted the assistance of outside subject-matter experts from Oregon Department of Forestry and Walama Restoration Project to provide more detailed feedback on the common areas' current state. The reports we have received from these experts, in conjunction with onsite assessments by members of our Board and the City of Eugene Parks and Open Spaces Division, have concluded that we face two (2) main sets of critical issues that prevent us from achieving our goals:

1. Wildfire Exposure and Risk
2. Endangered Native Habit and Biodiversity

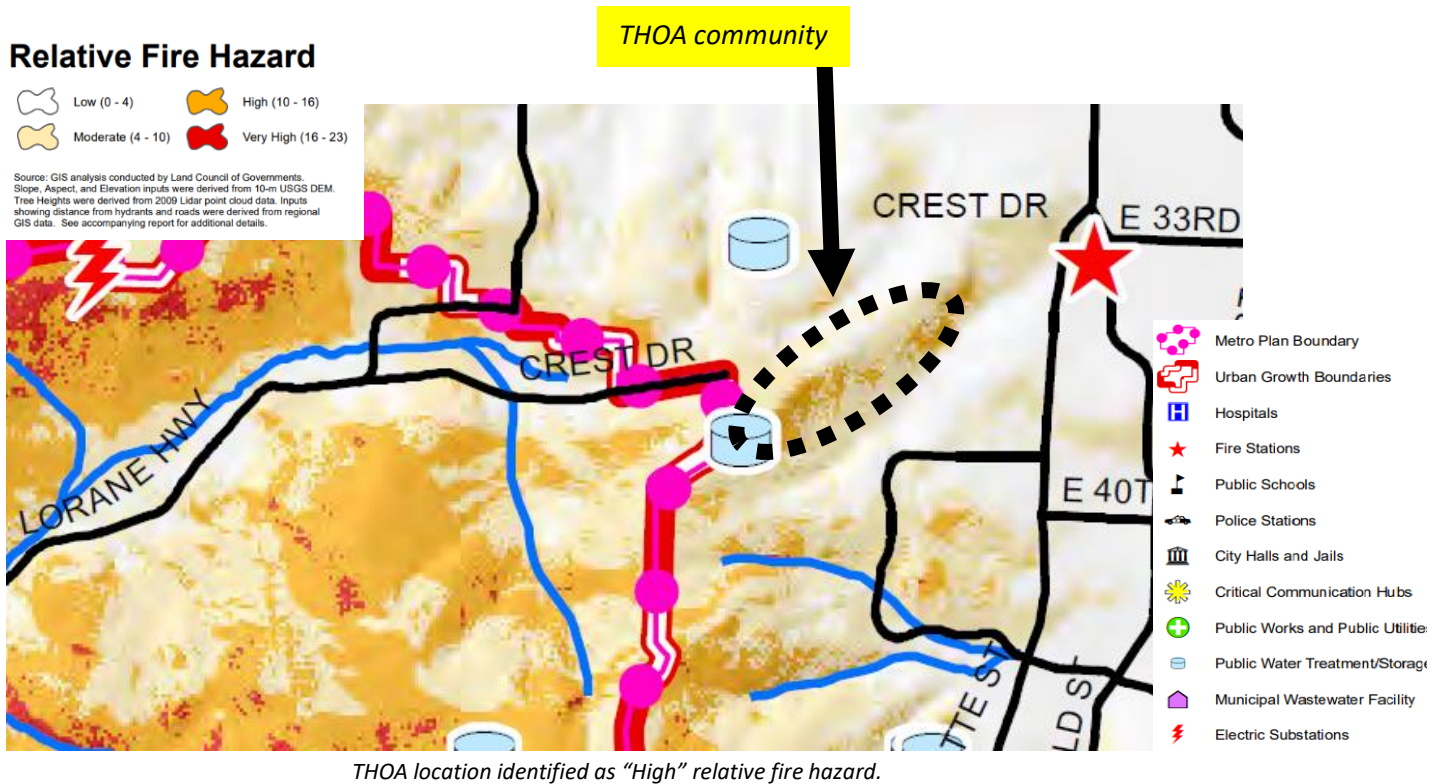
**ISSUE #1: WILDFIRE EXPOSURE AND RISK**

Based on the October, 2018 wildfire risk assessment report by Oregon Department of Forestry (ODF), THOA common areas present a high risk for wildfires and an increasing threat to both adjacent THOA and non-member homeowners. Key conclusions from this ODF assessment include:

- “Treehouse HOA neighborhood is located in a wildfire environment. Wildfires will happen, exclusion is not a choice.” With THOA homes being in close proximity to other residential properties, large forested areas and high-use public recreation areas (including the neighboring Ridgeline trail system), the risk for ignition is high.
- The most common issues identified in the THOA community include: excessive debris and/or flashy fuels within 30 feet of homes (Zone 1), continuous fuels and fire ladders within 75-100 feet of homes (Zone 2), and a lack of defensible space within 100-200 feet around homes (Zone 3).



The local fire hazard map (2014) produced by Lane Council of Governments (LCOG) for the cities of Eugene and Springfield also identifies the THOA community as being “High” fire risk.



The fire risk identified for the THOA community by ODF and LCOG is further supported by the Board’s assessments of our common areas. From its onsite visits through all five (5) THOA common areas, the Board found many portions of these green spaces to be overloaded with dense fuels from a combination of debris from storms and stress, dead and dying vegetation due to our warming and drying climate, and unmanaged thickets of overcrowded trees and invasive species. Examples of these identified wildfire fuels are included in a following section, Common Area Scope.

**ISSUE #2: ENDANGERED NATIVE HABITAT AND BIODIVERSITY**

Based on the October, 2018 natural habitat assessment report by Walama Restoration Project (WRP), the area encompassed by THOA was once oak woodland and oak savannah habitat that contained Oregon white oak and California black oak, both Willamette Valley natives, with few to no conifers, big leaf maple or ash trees. This area experienced frequent wildfires that burned at low temperatures which eliminated encroaching trees growing under large oaks.

Urban expansion, agriculture, fire suppression, encroachment from conifers, and invasion by non-native species have resulted in significant loss and degradation of our native oak habitats. Recent estimates from the Oregon Department of Fish and Wildlife (2016) state that 95% of oak habitats are now gone and as much as 98% of the remaining oak habitat in Oregon is maintained by private landowners, such as THOA.

The native oaks identified within THOA common areas are being imperiled by Douglas firs and big leaf maples that are overtopping and killing these shade-intolerant native oaks, and impairing the wildlife and plants species that benefit from the oaks. Additionally, dense growths of invasive species are preventing new oaks from repopulating these areas. Examples of these identified endangered oak habitats are included in a following section, Common Area Scope.



*THOA native oak woodlands imperiled by Douglas firs.*



Our native oak habitats are home to a diverse array of plants and animals, and many species associated with oaks are not found in conifer forests. Approximately 200 species of birds, mammals, reptiles, and amphibians use our native oaks for nesting, feeding or resting. Rare and sensitive species such as acorn and pileated woodpeckers, northern pygmy owl, white-breasted nuthatch, western bluebird, western meadowlark and western gray squirrel will benefit from conserving these oak habitats.



*Acorn Woodpecker*



*Northern Pygmy Owl*



*Pileated Woodpecker*

Acorns are important fall and early winter food for many species and numerous birds such as western bluebirds forage for insects and insect eggs found among the lichens, mistletoe and mosses growing on oak limbs. Pollinators, including native bees, are attracted to our native oaks, and numerous species of butterflies, including California Sister, Duskywing and Hairstreak butterflies use them as larval host plants.



*Western Bluebird*



*White-breasted Nuthatch*



*California Sister*

Native habitat restoration is a top priority for numerous city, county and community organizations and has led to a number of major oak restoration (“release”) projects in Eugene, including Hendricks Park, Mt. Pisgah, Skinner Butte and Wild Iris Ridge.

The actions recommended to release and restore oak woodlands: selective thinning of overtopping and crowded trees and removal of dense understory vegetation and non-native, invasive species will also directly serve to reduce wildfire fuels in THOA common areas. Furthermore, native oaks are less prone to carry a fire as their wood and leaves contain much less flammable resin compared to Douglas firs and other conifers.



*Before / After photos of similar oak restoration projects.*

As demonstrated by the highly successful oak restoration efforts at Hendricks Park, Mt. Pisgah, Skinner Butte and Wild Iris Ridge, placing THOA common areas into a management regime for native oak woodlands would aid efforts to effectively:

- Save our mature oaks and restore our younger oaks,
- Support natural oak regeneration,
- Protect critical biodiverse habitat and food sources for birds, pollinators, butterflies and other wildlife,
- Preserve the oaks’ ecological function and cultural heritage in our landscape for future generations, and
- Reduce wildfire fuels.

THOA must address its two common area issues of wildfire exposure and endangered habitat in order to achieve its Management Plan goals, and fortunately, the actions required to address them are complimentary.

Therefore, the content, directions and strategies outlined in this Management Plan, based on the assessments by ODF, WRP and the Board and the restoration results in surrounding local parks and open spaces, will focus on the following two initiatives:

1. Wildfire risk reduction, and
2. Native habitat restoration and conservation, with primary emphasis on the native oak habitats.

## COMMON AREA SCOPE

THOA includes five (5) parcels of undeveloped common areas containing a total of nine-plus (9+) acres of green space. The four (4) primary parcels of common area, shown on the map below, are identified as:

### 1. West Common Area

- Location: Between Blanton Road and Monroe Street
- Size: 4 acres

### 2. Dellwood-Lawrence Common Area

- Location: Between Dellwood Drive and Lawrence Street
- Size: 1.5 acres

### 3. East Upland Common Area

- Location: Lawrence Street east to West 37<sup>th</sup> Avenue Cul-de-sac north to Fulvue Drive
- Size: 3.25 acres

### 4. East Westland Common Area

- Location: West 37<sup>th</sup> Avenue Cul-de-sac to Frederick Court
- Size: 0.5 acres



A small, fifth parcel of common area, in the center of the Blanton Road neighborhood cul-de-sac, has been actively maintained and managed by THOA neighbors living on this cul-de-sac. This section of common area already meets the goals set out in this Management Plan and does not warrant more specific consideration in this Plan at this time.

## WEST COMMON AREA

The West Common Area is located in a Wildland-Urban Interface (WUI) where a fire can spread from vegetation (wildland fuels) to buildings (urban fuels), resulting in multiple house fires that overwhelm fire protection efforts.

Totaling approximately four (4) acres, this dense woodland is along a steep, south-facing hillside and adjoins 12 homes (6 THOA and 6 non-members). The West Common Area presents significant wildfire risks due to its WUI location, its “steep terrain that includes a chimney leading to the top of a ridge where multiple dwellings are situated” and its dense understory including invasive blackberries, suppressed conifer trees and a continuous canopy of mixed forest including Douglas fir, oak and maple. The fire risk here is also increased due to its crowded trees and numerous concentrations of fuel loads from downed trees and woody debris.

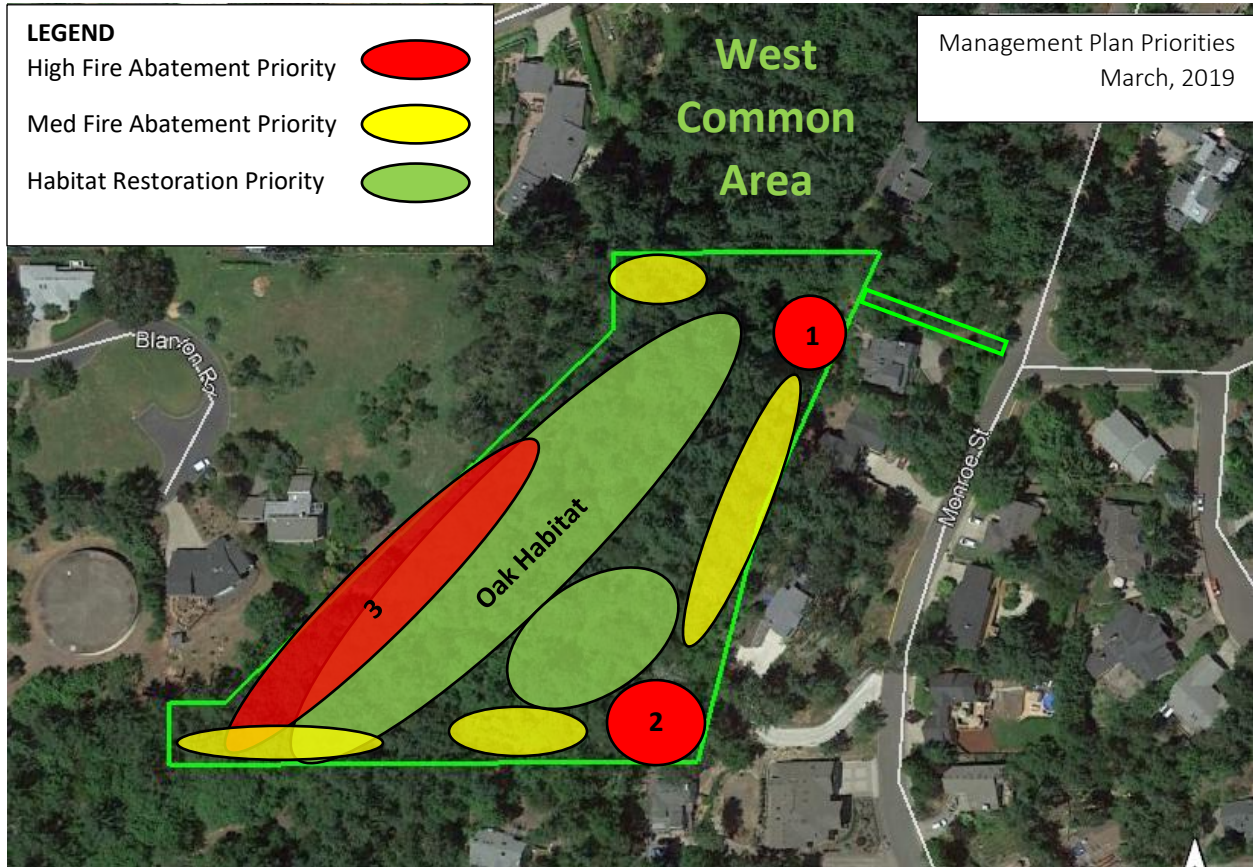
The habitat in the West Common Area is home to over 100 native oaks that are being overtaken by rapidly-growing Douglas firs and big leaf maples. These encroachments are quickly reducing and degrading the native oak habitat, converting the area into a succession of Douglas fir and big leaf maple forests. The present forest understory is predominately non-native and invasive species including Armenian blackberry, false brome, English hawthorn, English ivy, holly and scotch broom.

To reduce the wildfire risk posed by this WUI common area, the following actions are required for any common area section adjacent to a home:

- 0-30 feet from a home (Zone 1): Remove excess fuel accumulations.
- 75-100 feet from a home (Zone 2): Reduce understory accumulations of downed trees and woody debris, eliminate fire ladders below 10 feet, and space out trees by thinning crowded and suppressed/dying and dead trees.
- 100-200 feet from a home (Zone 3): Reduce fuel loads and thin forest canopy to minimize continuous fuel sources and create defensible spaces.

Additionally, to preserve the native oak woodland habitats, it is necessary to clear competing trees under and over oak canopies and remove invasive species in the understory.

The map below presents our assessment of the Management Plan priorities for the West Common Area.



**High Fire Abatement Priorities** - High wildfire risk factors were identified in three sections of the West Common Area. All three sections suffer from excessive fuel loads, fire ladders and overly dense vegetation. The following sections present high wildfire risks for the adjoining homes and efforts to reduce the fuel loads and thin vegetation are needed. These wildfire risk reduction efforts should be done in concert with habitat restoration efforts described below.

Section 1 - 3854 Monroe Street: Dense understory providing heavy fuel load within Zone 1. This home is in THOA.



*Flashy fuels*



*Blackberries and dense vegetation*

Section 2 - 3886 Monroe Street: Dense fuel loads bordering home Zone 1, fire ladders from large fir trees and large oak tree partially overhanging home. This home is not in THOA.



*Downed trees and debris*



*Dense fuel loads and fire ladders*

Section 3 - Uphill edge of West Common Area bordering houses on Blanton Road: Piles of heavy fuel loads from downed trees and woody debris within Zone 2 of multiple homes at the top of a steep, heavily wooded slope. This area's fire risks are materially higher due to its steep slope which increases the rate of fire spread, and its southerly exposure, which increases the drying of all fuels during fire season and also the density of those fuels.



*Downed trees and dense debris*



*Dense fuel loads and fire ladders*

**Medium Fire Abatement Priorities** – Dense fuel loads and fire ladders bordering Zone 2 for multiple homes around the sides and downhill sides of the West Common Area. Remove any accumulations of downed trees and woody debris and remove tree limbs that are within 10 feet of the ground. Selective thinning of dense sections of trees in concert with habitat restoration (see below).



*Dense fuel loads and fire ladders*



*Thick understory vegetation and crowded trees*

**Habitat Restoration Priorities** – Multiple stands of mature native oaks are being encroached upon by large dense concentrations of Douglas firs and big leaf maples. Heavy shade canopies from these trees in addition to dense understory of blackberries, ivy, holly and other invasive species are preventing any new oak seedlings from growing. Remove trees that are encroaching on any oak canopy, thin competing big leaf maples that will encroach upon the oak canopy, and remove blackberries, ivy, holly and other invasives from the understory. Selective harvesting of mature Douglas fir and big leaf maple trees should be considered to enhance the native oak habitat and to fund multiple projects being recommended in this Plan.



*Dense concentrations of Douglas fir and big leaf maples overtaking native oaks; consider selective timber harvest to help fund fire abatement and oak restoration. Possible access point for selective timber harvest are via Blanton Road cul-des-sac EWEB property on Sundial Road, and/or undeveloped lot on Monroe Street.*

## **DELLWOOD-LAWRENCE COMMON AREA**

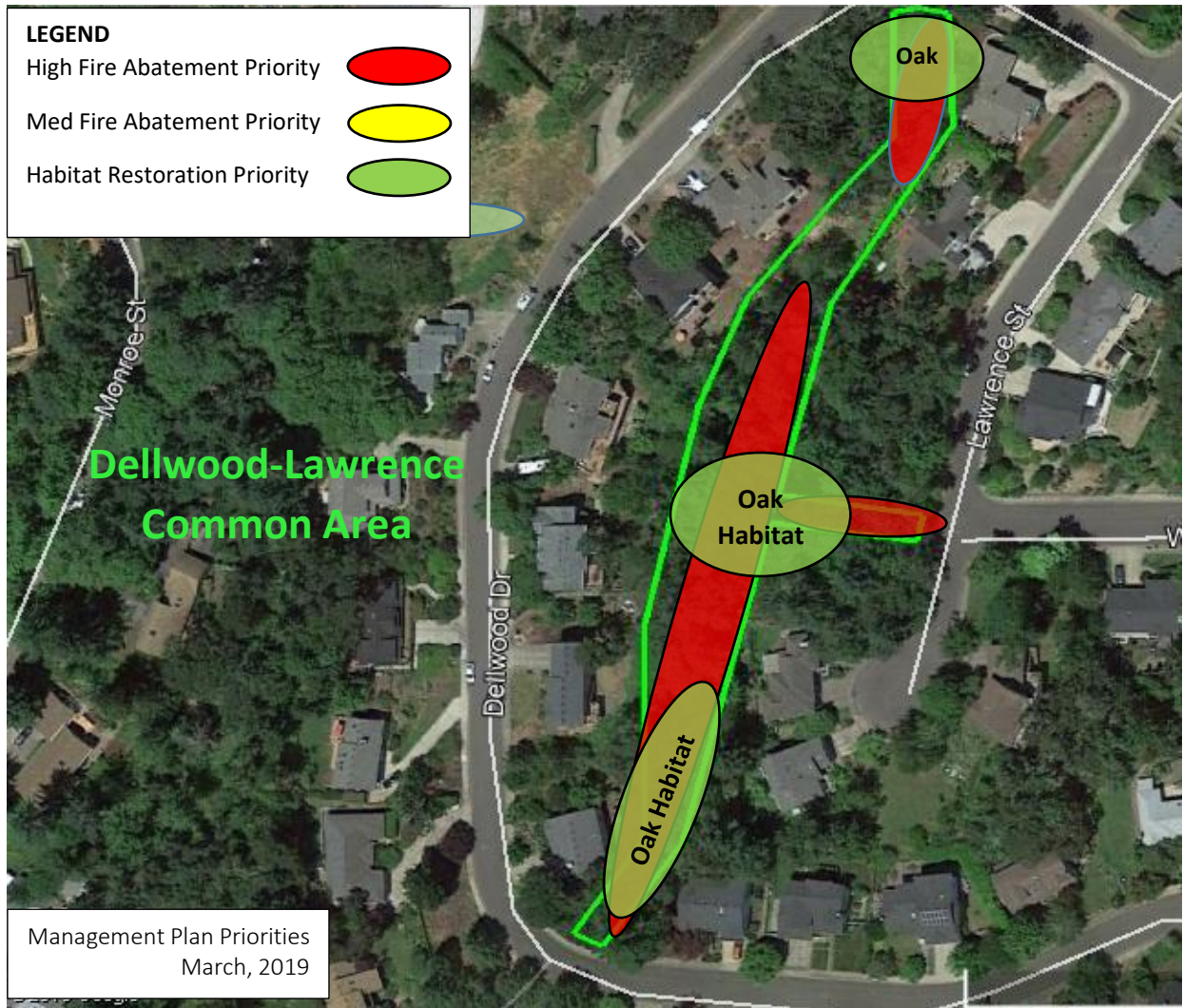
The Dellwood-Lawrence Common Area includes approximately 1.5 acres within an east facing, sloping, narrow strip of green space bordered on all sides by 11 homes, all within THOA. The east access from Lawrence Steet follows a seasonal creek. This area along the creek has large oak trees and Oregon ash. Some of the large ash should remain if the area will be opened up for native oak habitat.

The east access also contains a dense strip of false brome and is inundated with ivy and blackberries where the access meets the center of the common area. This area also has several downed trees mixed in with the ivy and blackberries and is downhill from two houses, creating higher wildfire hazards. The invasive population could be managed with handweeding and shade fabric applications.

In addition to this center area, dense concentrations of blackberries and other brush were identified around the south and north access points and intermittantly through the rest of this narrow strip of land. The dense concentrations of blackberries and brush were all within close proximity to homes (abutting Zone 1 in many cases) and create higher wildfire hazards.



The map below presents our assessment of the Management Plan priorities for the Dellwood-Lawrence Common Area.



**High Fire Abatement Priorities** - Dense understory of blackberries, ivy and other brush provides excessive fuel loads bordering Zone 1 for multiple homes abutting this long, narrow common area. Some larger Douglas firs are present with excessive fire ladders from the dense understory.



*Dense fuel loads and fire ladders*



*Fuel loads of blackberry thickets*

**Medium Fire Abatement Priorities** – None

**Habitat Restoration Priorities** – Three (3) stands of native oaks of varying sizes are being crowded out by large Douglas firs and big leaf maples. Dense understory of blackberries and multiple other invasive species are preventing any new oak seedlings from growing. Remove trees that are encroaching on oak canopy, thin competing fir and big leaf maples that will encroach upon the oak canopy, and remove blackberries, ivy and other invasives from the understory.



*Remove young Douglas firs and dense vegetation from native oak understories*

## EAST UPLAND COMMON AREA

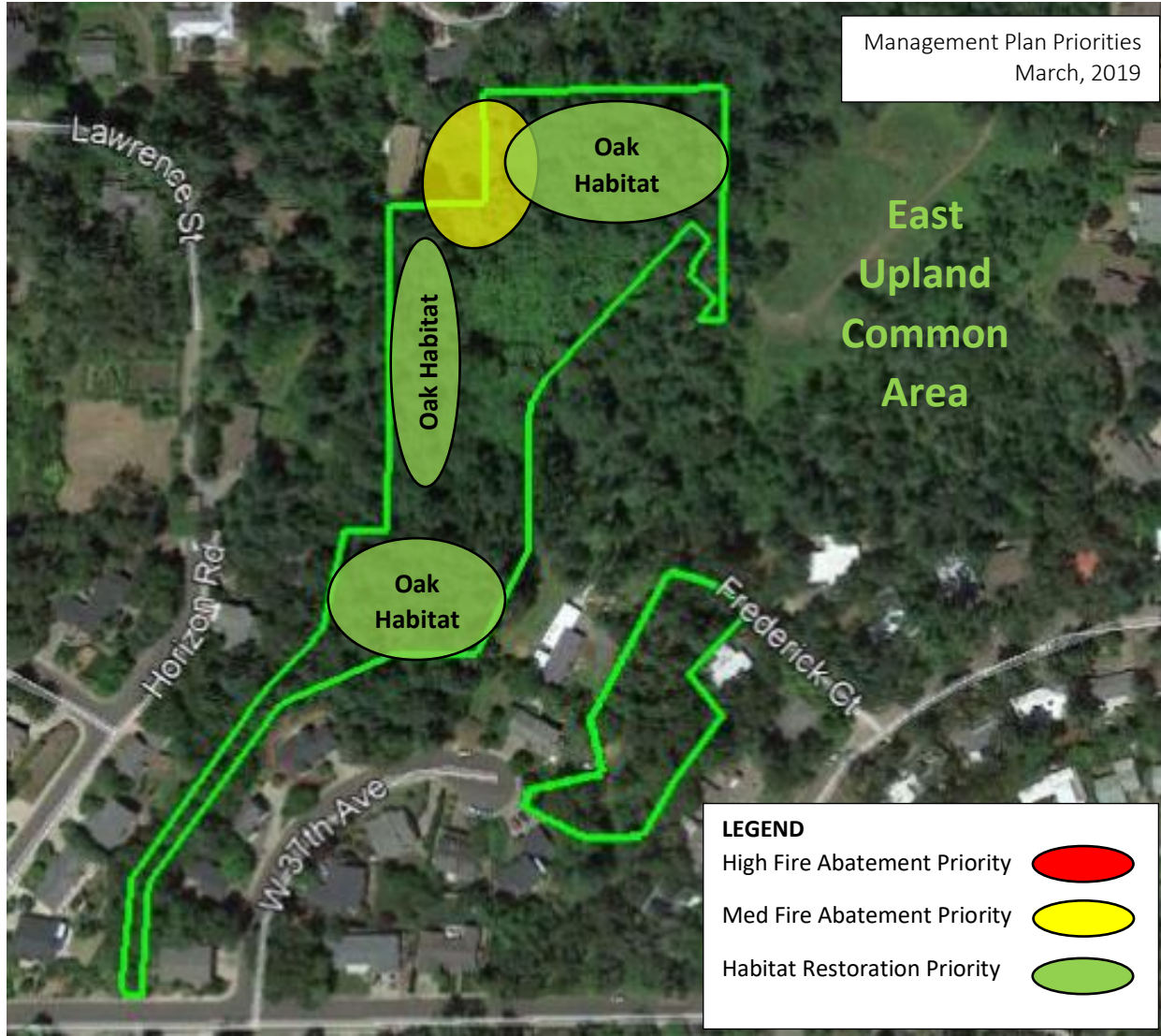
The East Upland Common Area includes approximately 3.25 acres of sloped, east-facing woodland dominated by mature Douglas fir trees. 15 homes (10 THOA and 5 non-member) mainly along the narrow strip on the south end, are adjacent to this common area. Under the fir tree canopy, there are large spaces of little or no vegetation and limited fuel loads from downed trees and woody debris. With its minimal understory vegetation and fuel loads and fewer number of homes around the largest section of the common area, the wildfire risk in this common area is low and mainly limited to the northwest corner.

Heavy invasive populations of blackberry and ivy have overtaken this northwest corner, which is downhill and in relatively close proximity to three (3) homes (1 THOA and 2 non-member). These invasive populations could be mowed to begin removal efforts and decrease the potential wildfire hazards for this area.

There are several locations where large native oaks could be released from encroaching fir trees. Because this area has a large border with no residents it would be safer and may be possible to have a timber sale here that would open the area for the existing large oaks as well as creating conditions for new oaks to generate.

The native grass present in the understory is California fescue and blue wild rye. Any restoration efforts for this understory should include a variety of native-only fescue grass and wildflower plantings.

The map below presents our assessment of the Management Plan priorities for the East Upland Common Area.



High Fire Abatement Priorities – None

**Medium Fire Abatement Priorities** – Mow dense section of blackberries and ivy to reduce fuel loads downhill from the three (3) homes in this area. It should be noted that much of the dense cover of invasives extends onto the three (3) private lots adjoining this common area and any potential reduction in wildfire risks would only be possible if these lot owners also commit to removing their portion of this dense vegetation.



*Fuel loads of large, dense blackberry thickets adjacent to three (3) properties*

**Habitat Restoration Priorities** – Three (3) sites with mature oak and ash trees are being crowded out by large Douglas firs and big leaf maples, and many are being inundated by climbing ivy. Dense canopy from firs and big leaf maples have overtaken the existing oaks and ash trees and are preventing any new oak seedlings from growing. Remove trees that are encroaching on oak and ash tree canopy and remove the climbing ivy engulfing desirable trees.

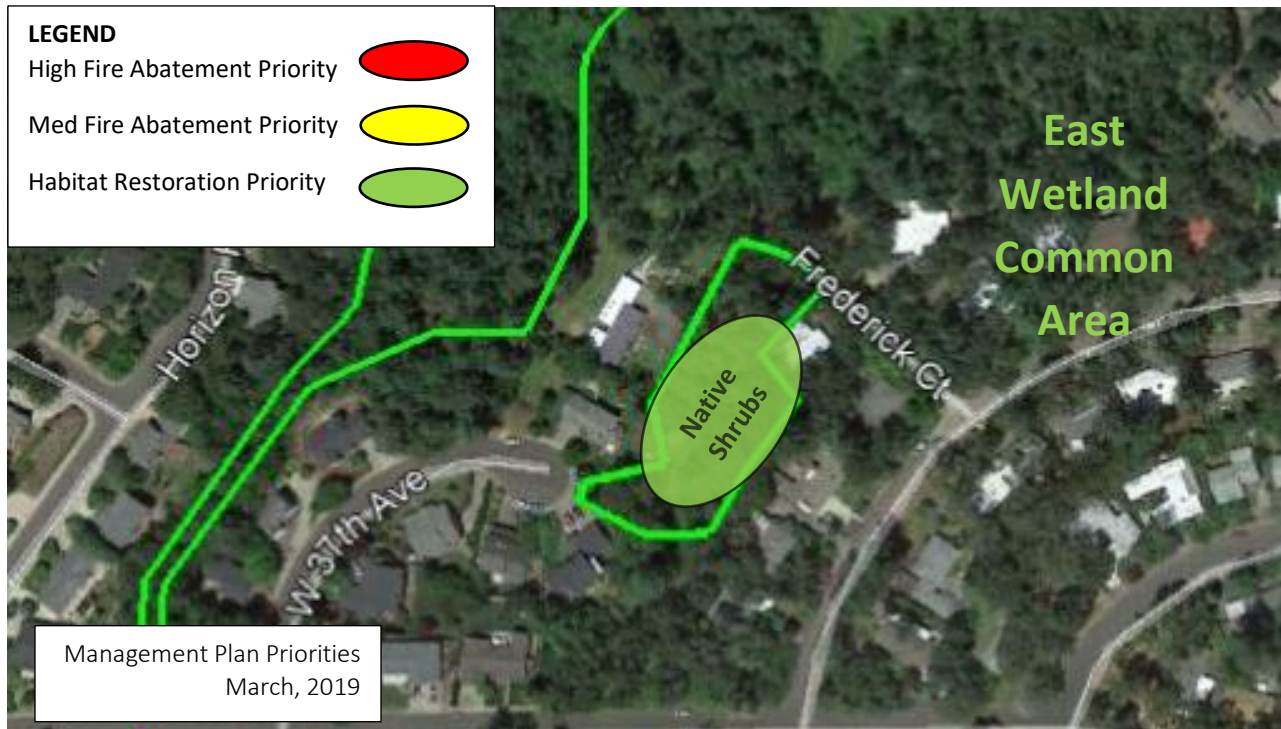


*Dense concentrations of Douglas firs and big leaf maple overtaking native oaks; consider selective timber harvest to help fund fire abatement and oak restoration. Possible access point for selective timber harvest via Mt. Calvary Cemetery private access road.*

## EAST WETLAND COMMON AREA

The East Wetland Common Area includes approximately one-half (1/2) acre surrounding a seasonal creek bed. Eight (8) homes (2 THOA and 6 non-member) are adjacent to this common area. THOA-member volunteers are maintaining a trail through this area and are cutting back invasive blackberries. This common area is being maintained and no significant wildfire hazards were highlighted. WRP recommends continued removal of blackberries and once the invasives have been controlled (2-3 years of effective, continuous removal), revegetate the area with Board-approved native shrubs and forbs. A dozen or two native shrubs would be plenty and native forbs could be seeded in and or planted.

The map below presents our assessment of the Management Plan priorities for the East Wetland Common Area.



**High Fire Abatement Priorities** – None

**Medium Fire Abatement Priorities** – None

**Habitat Restoration Priorities** – Plant Board-approved native shrubs and forbs along creek bed once blackberry infestations have been controlled (2-3 years of effective, continuous removal).



*Dense blackberry thickets removed by THOA volunteers (October, 2018).  
Continued removal/mowing of new blackberry growth over next 2-3 years before  
planting of Board-approved native shrubs.*

## COMMON AREA PROJECTS RECAP

**HIGH PRIORITY**

PROJECT	DESCRIPTION	GOAL	SCOPE	ACTIONS	OTHER
West 1 & 2	Remove heavy brush and downed trees/limbs close to two homes (Zone 1)	Fire Risk Abatement	Small	Homeowners to complete this work	
West 3	Reduce accumulated brush/limbs and remove fire ladders along uphill edge (Zone 2)	Fire Risk Abatement	Large	Volunteer work and hired labor	Paths* needed for access to perform these activities and ongoing maintenance
Dellwood-Lawrence 1, 2 & 3 (north, south & east)	Remove blackberries and heavy accumulations of downed wood close to multiple homes (Zone 1)	Fire Risk Abatement	Medium (Multiple areas, approx. 1 acre)	Volunteer work parties to be organized by THOA in phases	Emphasize recruiting and training adjoining homeowners

**MEDIUM PRIORITY**

PROJECT	DESCRIPTION	GOAL	SCOPE	ACTIONS	OTHER
West 4	Thin dense stands of small diameter trees (Zone 2) and open oak canopy	Fire Risk Abatement & Habitat Restoration	Medium	Volunteer work with professional direction	Paths* needed for access to perform these activities and ongoing maintenance
East Upland 1	Mow dense section of blackberries and ivy to reduce fuel loads downhill from the three homes in this area	Fire Risk Abatement	Medium	Larger equipment operated by professionals needed	Adjoining property owners would also need to commit to this work
East Upland 5	Girdle ivy vines engulfing oak and ash trees	Habitat Restoration	Small	Volunteer work	Paths* needed for access to perform these activities and ongoing maintenance

**LOW PRIORITY**

PROJECT	DESCRIPTION	GOAL	SCOPE	ACTIONS	OTHER
West 5	Thin dense stands of trees, remove fuel and invasives (Zone 3), open oak canopy	Fire Risk Abatement & Habitat Restoration	Large	Required: Professional arborist or forester and city of Eugene tree removal permit	Consider selective harvesting of larger, undesirable trees to fund projects
Dellwood-Lawrence 4 & 5	Remove small diameter trees encroaching on oak and ash tree canopies	Habitat Restoration	Medium	Required: Professional arborist	
East Wetland 1	Plant Board-approved native shrubs and forbs along creek bed once blackberry infestations have been controlled (2-3 years of effective, continuous removal)	Habitat Restoration	Small	Volunteer work with professional direction on species and locations	Pursue options for sourcing plants w/o cost to THOA (adjoining homeowners or agencies)
East Upland 2, 3 & 4	Remove large fir and maple trees encroaching on oak tree canopies	Habitat Restoration	Large (consider doing in phases)	Required: Professional forester or arborist and city of Eugene tree removal permit	Consider selective harvesting of larger, undesirable trees to fund projects

\*Paths to be developed for West and East Upland fire abatement work and ongoing maintenance could eventually be used as "Nature Trails" for use and enjoyment by THOA members and guests.



## MANAGEMENT PLAN STRATEGIES

Completing the projects described herein will require a range of skills, resources and time. Given the types and scopes of projects we will look to accomplish over the coming years, and recognizing the financial commitments needed to support some of these larger efforts, the Board will pursue the following four (4) strategies to enable the execution of this Management Plan:

### 1. Homeowner Engagement/Volunteer Efforts

Many of the tasks associated with the projects outlined in this Management Plan can and should be undertaken by THOA volunteers, under suitable direction from professionals or the Board. In order to enlist homeowners in these projects (mainly West 1-3, Dellwood-Lawrence 1-3, East Wetland 1 and East Upland 5), and to encourage their ongoing engagement with THOA common areas, the Board will commit to:

- Communicating the recently adopted common area rules and guidelines through as many channels as possible to create better awareness and encourage appropriate homeowner actions in sections of common area adjoining their homes.
- Organizing volunteer days focused on specific sections of common area to promote engagement and a stronger sense of community, as well as to train volunteers on proper actions and methods to employ on their own going forward.
- Identifying and developing a group of “stewards” who would join the Common Area Committee. With the Board’s empowerment and encouragement, these stewards would take on active, ongoing roles in managing and maintaining sections of THOA common areas adjacent to their homes.

### 2. Financial Resources

THOA CC&Rs specify that assessments “shall be used exclusively to promote the recreation, health, safety and welfare of the residents of the property and in particular for the improvement, maintenance and operation of the common area and facilities.” (CC&R Article V, Section 2).

Since 2013 members have been assessed \$15 per lot annually. This amount was based on common area maintenance goals and approaches previously adopted by the Board. This previous management focused on maintaining all common areas as natural, minimally disturbed wooded areas and as such limited financial resources were required, primarily to respond to tree safety issues identified by THOA members and non-member neighbors.

Multiple assessments in 2018 have concluded that THOA common areas now present significant wildfire risks due to dense fuels from a combination of debris from storms and stress, dead and dying vegetation due to our warming and drying climate, and unmanaged thickets of overcrowded trees and invasive species. Additionally, the Board now recognizes the prior approaches of maintaining the common areas as “natural, minimally disturbed wooded areas” have degraded the native plant and wildlife habitats in these areas.

Implementing the actions needed to address these issues will require increased financial support from assessments and the allocation of resources will be determined by the Board following all

rules and procedures defined in THOA Bylaws and CC&Rs. As always, THOA's financial obligations are to be shared equally by all members (Bylaws Article VI, Section 1).

**3. Grants and Services from Agencies**

Although wildfire risk reduction and oak habitat restoration are initiatives that have a range of third-party supporters for public woodlands, the Board has found such assistance for private woodlands to be lacking. However, the Board will continue to seek out any possible assistance that may exist for our private common areas in order to fund such projects as those outlined in this Management Plan.

Working with the network of professional advisers we have developed already in this planning process, we will pursue grants and services that may be offered by government and environmental agencies to provide funding assistance and professional resources to accomplish the larger projects included in this Plan (West 4 & 5, Dellwood-Lawrence 4 & 5, East Wetland 1, and East Upland 1-4).

**4. Selective Timber Harvesting**

THOA common areas include dense stands of Douglas firs that are encroaching on native oaks and the woodlands' biodiversity. Thinning such stands by selective harvesting would help reduce wildfire fuels, release stands of suppressed oaks and may partially fund projects outlined in the Management Plan or other THOA initiatives.

Stands in the West and East Upland common areas are far enough away from homeowner lots that their selective removal will not adversely impact sight lines or property values. The Board will pursue discussions with qualified foresters and the City of Eugene regarding the possibility and advisability of selectively logging portions of these common areas.

## CONCLUSIONS AND NEXT STEPS

THOA has an obligation to maintain its nine-plus (9+) acres of common areas in “good, clean, attractive and sanitary condition, order and repair” for the “common use and enjoyment of the members” Despite these clear expectations, THOA has not actively managed its common areas for many years and as a result, it is now faced with addressing conditions that increase its members’ and non-member neighbors’ exposure to wildfire risks, degrades the quality of these unique and valuable habitats, and has left these areas inaccessible for the use and enjoyment for its members. This Board intends to reverse these directions and begin working toward fulfilling its obligations to THOA members and the community.

The Board is committed to a vision of creating THOA common areas that enhance its community’s safety and value, while also improving the health and diversity of this unique natural habitat. We intend to learn from and build upon the successful work that has been done by THOA volunteers in the East Wetland and Blanton Road cul-de-sac common areas and to create more successes like the examples below:



*Private property adjacent to West common area shows good woodland management by its homeowners. These woods lack fire ignitions and are attractive and accessible due to removal of fuel loads/debris, clearing of understory vegetation and thinning of crowded trees.*



*East Wetland Common Area, regularly maintained by THOA volunteers shows safe, scenic trail for “common use and enjoyment” by THOA members, family and guests.*

***The stewardship of these two properties demonstrate the Board’s aspirations for actively managing THOA common areas in order to promote and maintain the long-term safety, health and sustainability of these unique green spaces and to preserve and enhance the value of THOA-member properties.***

The strategies outlined in this Plan provide a roadmap for how the Board believes it can make meaningful progress toward achieving its goals and identifies a series of projects it will strive to complete over the coming years to realize the long-term vision for THOA common areas.

However, as the Board learns from its efforts and as conditions and priorities in THOA common areas continue to evolve, changes and adjustments to this Plan will be necessary in the future. Long-term success will depend upon ongoing feedback from a range of stake holders, an ability to adjust and adapt plans and priorities to respond to evolving conditions, and a willingness to learn from the experience we will gain as we work through this process.

Therefore, in addition to the goals, priorities and strategies endorsed in this Common Area Management Plan, the Board also commits to the following next steps in order to support and enable this strategic, long-term initiative:

- Educate THOA members and adjacent common area neighbors about our wildfire risk and endangered oak habitat, and direct the complimentary actions to mitigate both.
- Establish a Common Area Committee which will have the responsibility, under Board direction, to execute the strategies outlined in this Plan.
- Encourage THOA members and adjacent common area neighbors to be proactive stewards of the common areas, working toward improving their long-term safety, health and sustainability.
- Communicate this Management Plan to all stake holders and solicit ongoing feedback on strategies, priorities and desired outcomes.
- Develop annual and reserve budgets that provide the financial support needed to implement this plan. Adjustments will be made to assessments as needed.
- Create paths through the West and East Uplands Common Areas to enable projects targeted for those areas and to support ongoing maintenance.
- Update this Management Plan at least every two years going forward and potentially more frequently as dictated by actions, new learnings and evolving conditions.

## RESOURCES

### WILDFIRE EXPOSURE & RISKS

Oregon Department of Forestry “Firewise” Assessment of Treehouse Homeowner’s Association (October, 2018) | THOA:  
[http://treehousehoa.weebly.com/uploads/2/8/3/7/28376549/firewise\\_assesment\\_oct-2018.pdf](http://treehousehoa.weebly.com/uploads/2/8/3/7/28376549/firewise_assesment_oct-2018.pdf)

Local Fire Hazard Map (2014) | City of Eugene:  
<https://www.eugene-or.gov/2896/WUI>

Keeping Your Home and Property Safe from Wildfire | OSU Extension Service:  
<https://catalog.extension.oregonstate.edu/sites/catalog/files/project/pdf/em9184.pdf>

Reducing Fire Risk on Your Forest Property, Appendix B. The Effects of Topography, Weather, and Fuel on Fire Behavior | OSU Extension Service:  
<https://catalog.extension.oregonstate.edu/pnw618>

### OAK HABITATS

Walama Restoration Project Assessment of Treehouse Homeowner’s Association (October, 2018) | THOA:  
[http://treehousehoa.weebly.com/uploads/2/8/3/7/28376549/wrp\\_habitat\\_assessment-2018.pdf](http://treehousehoa.weebly.com/uploads/2/8/3/7/28376549/wrp_habitat_assessment-2018.pdf)

Conserving Oak Habitats in the Southern Willamette Valley | Rivers to Ridges:  
[http://rivers2ridges.org/wp-content/uploads/2016/07/R2R-Oak-Flyer-5\\_12\\_2016-web.pdf](http://rivers2ridges.org/wp-content/uploads/2016/07/R2R-Oak-Flyer-5_12_2016-web.pdf)

Oregon Oak Habitat | Walama Restoration Project:  
[http://walamarestoration.org/wp/wp-content/uploaded/oak\\_brochure.pdf](http://walamarestoration.org/wp/wp-content/uploaded/oak_brochure.pdf)

Wildlife On White Oaks Woodlands | Woodland Fish and Wildlife:  
<http://westernforestry.org/WoodlandFishAndWildlife/wp-content/uploads/2015/09/whiteoak.pdf>

Gifts of the Oregon White Oak | Real Gardens Grow Natives:  
<http://www.realgardensgrownatives.com/?p=1897>

### OAK RESTORATION PROJECTS

Hendricks Park Oak Knoll Restoration | Friends of Hendricks Park:  
<https://www.eugene-or.gov/DocumentCenter/Home/View/3444>

Mt. Pisgah | Friends of Buford Park:  
<https://www.bufordpark.org/wp-content/uploads/2012/10/oak-demo-brochure-final.pdf>

Skinner Butte, Eugene | City of Eugene:  
<https://www.eugene-or.gov/3578/Skinner-Butte-Habitat-Enhancement>

Wild Iris Ridge, Eugene | Long Tom Watershed Council:  
<http://www.longtom.org/wp-content/uploads/2012/07/Wild-Iris-Ridge1.pdf>

### TREEHOUSE HOMEOWNER’S ASSOCIATION CC&Rs and BYLAWS

Declaration of Easements, Covenants and Restrictions (CC&Rs) | THOA:  
[http://treehouseTHOA.weebly.com/uploads/2/8/3/7/28376549/treehouse\\_THOA\\_cc\\_rs\\_cleaner\\_copy\\_.pdf](http://treehouseTHOA.weebly.com/uploads/2/8/3/7/28376549/treehouse_THOA_cc_rs_cleaner_copy_.pdf)

Bylaws | THOA:  
[http://treehousehoa.weebly.com/uploads/2/8/3/7/28376549/treehouse\\_bylaws.pdf](http://treehousehoa.weebly.com/uploads/2/8/3/7/28376549/treehouse_bylaws.pdf)