



# Deer Run Community News

Newsletter of the Deer Run Community Organization - January 2018

## DRCO Annual Meeting

Wednesday, May 2nd, 7:00 p.m.  
Poulsbo Library Community Room

Mark your calendar now for this important meeting. It's your chance to make your voice heard and share your ideas, suggestions and concerns. You'll also be updated on the financial and general well-being of our Deer Run Community Organization, planned changes, improvements and budget forecasts.

## Holiday Decorations Contest Winners

Competition this year was intense because so many Deer Run residents showed their holiday spirit with colorful displays. Last year's winners were just as spectacular as the previous year; but they were not eligible to win again. Photos of the winning displays appear on the next page. Each of the following three winning households received a \$50 gift certificate for Central Market in Poulsbo:

**Joe Devita & Judy Lawrence, 2140 Miss Ellis Loop NE**  
**Bill Arsers, Jr., & Lyndee Erickson, 18214 Miss Ellis Loop NE**  
**Manuel & Liz Ponce, 2058 NE Lind Ct.**

## New Fence for Bjorn Bridge

The white wooden fences that span Bjorgen Creek on Bjorn Road have needed constant repair, repainting and replacement because of wood rot, weather and recurring damage. The DRCO Board did the math and concluded that replacing it with an aluminum fence would save money in the long run, in spite of the much higher initial cost. The fences are a required safety measure because of the hazardous slopes at each side of the bridge. The date of replacement will be announced.



## Mutt Mitt waste cans

Trash containers with disposable plastic liners will soon be attached to all four of our Mutt Mitt dog waste stations. We hope this will put a stop to the careless disposal of used poop bags.

## DRCO

### Board of Directors

Candace Peters,  
candacepeters47@gmail.com

Debbie Munroe  
munroe1930@comcast.net

Gene Bullock  
genebullock@comcast.net

## DRCO Officers

Candy Peters, President  
Gene Bullock, Vice President  
Debbie Munroe, Secretary  
Dennis Peters, Treasurer

Gene Bullock - Newsletter Editor:  
360-394-5635; genebullock@comcast.net

## DRCO

PO Box 756  
Poulsbo, WA 98370  
deer.run.co@gmail.com

DRCO website: [www.drco.org](http://www.drco.org)  
Webmaster: Debbie Munroe

## Board Meetings

The next scheduled meeting of the DRCO Board is Tuesday, March 6, 2018, 7:00 p.m., at the home of Dennis and Candace Peters., 2315 NE Bjorn St. Board meetings are open to all DRCO members.

# Holiday Decorations - Contest Winners

*Joe Devita & Judy Lawrence, 2140 Miss Ellis Loop NE - photo top left*

*Bill Arsers, Jr., & Lyndee Erickson, 18214 Miss Ellis Loop NE - photo lower left*

*Manuel & Liz Ponce, 2058 NE Lind Ct. - photo top right.*



*Photo below left: Bill Arsers, Jr., and Lyndee Erickson.*

*Photo below right: Joe Devita and Judy Lawrence.*



# Feeding squirrels bad for them - and us

People who love wildlife are often tempted to feed them. But feeding wild animals is bad for them and can cause serious problems for your neighbors. Feeding squirrels, raccoons and other wild animals turns them into behavior problems; with lethal control sometimes the only sure solution.

Attracted by a ready supply of their favorite foods, squirrels congregate, multiply and build nests nearby. This results in costly

damage to attics, garages and tool sheds. Frustrated and angry homeowners invariably resort to lethal control. Live trapping and relocating problem animals doesn't solve anything if the food source continues, because others quickly take their place.



## Ignoring the rules can be costly

Deer Run homeowners sometimes repaint their homes or make major construction and landscaping alterations without the approval of the DRCO Board. It's a violation of Deer Run Rules & Regulations that can result in costly penalties.

The DRCO Board has overlooked some violations because the results were deemed beneficial and consistent with the character of the community. But don't count on it! The DRCO Board can and will severely penalize violators if the results are judged to be detrimental to Deer Run. The DRCO Board has required individual homeowners to repaint their homes using an approved color, and levied substantial fines for failure to comply. Continued failure to pay fines, annual dues or associated legal expenses can result in costly liens being placed on a property, which must be paid before the property can be sold.

Most neighborhoods built in the last few decades have similar protective Covenants, Conditions and Restrictions (CC&Rs) adopted to maintain minimum standards and protect property values, which represent a substantial portion of most family assets. Deer Run's CC&Rs are fairly typical. Home owners associations also assess annual dues so the cost of maintenance and improvements is shared by all homeowners. The Deer Run Community Organization (DRCO) annual dues of \$75 are lower than most.

### **DRCO Officers unpaid volunteers**

Those who take responsibility for overseeing the management of Deer Run are unpaid volunteers who generously donate their time. Homeowners associations that turn management over to professionals pay considerably more for considerably less.

While CCR's may keep individuals from doing things that serve their own personal interests, the CCR's serve the interests of the whole community. Anyone who doubts the need for protective CC&Rs should visit older neighborhoods that don't have them and see the related decline in standards and property values.

**Removal of street trees requires a permit from the City of Poulso.** You may also be required to replace them. Contact Marla Powers at 360-394-9748 or [mpowers@gmail.com](mailto:mpowers@gmail.com). Removal of Deer Run trees also requires the approval of the DRCO Board.

**Deer Run rentals:** Owners must notify the DRCO Board when they rent their Deer Run properties and provide the renters names and contact information to the DRCO Board. Renters receive the Deer Run newsletter and some notifications.

**Habitual tardiness and repeated failure to pay DRCO annual dues:** Most Deer run homeowners accept their responsibility and obligation to pay annual DRCO dues and share the costs associated with managing and maintaining our community. But a few members habitually ignore statements and deadlines, putting an unfair burden on our unpaid volunteer treasurer. In addition to interest penalties, fines may be levied against those who habitually and repeatedly fail to pay timely dues. Previous Boards have resorted to publishing the addresses of those who are habitually in arrears after suitable warnings. This is being considered by the current Board.

# Deer Run Arborist Report -- Kate Bigelow

Thank you for having me evaluate street trees in your community for risk and health and to determine if pruning is necessary. To assess the trees addressed in this memo I combined my field experience and education with current accepted practices as defined by the American National Standards Institute (ANSI) and the International Society of Arboriculture (ISA).

I completed my site visit on November 11, 2017. Tools I use to make an assessment are limited to mallet, trowel, binoculars, compass and laser pointer unless otherwise noted. A visual tree assessment and other methods are only conclusive for the day of inspection and do not guarantee that conditions will remain the same in the future.

The Deer Run neighborhood was built in stages. As a result, street trees are all young but of different ages ranging between 15-22 years old. Many different species of ornamental trees are planted near the street in yards where roots generally have plenty of room to grow to support mature trees. This is not however the case for trees that grow along the bridge which do not have very wide planting beds to support long term growth.

## **Loop Miss Ellis NE**

Red maple (*Acer rubrum*) are the dominant street tree planted along this entire road. Overall the structures and condition of the trees along this street are in good condition.

Some surface roots have started to lift the sidewalk, particularly in front of homes 2115, 2045 and 2030. In these cases the sidewalk can be painted to warn walkers, ground down to provide a closer grade to the next panel

or in the case of 2030, providing asphalt to match the grade of the next panel.

One red maple tree at 1980 was topped. I recommend that the tree is re-pruned to correct the topping wounds. Pruning may need to occur several times over several years to re-gain a good structure.

One red maple at 2090 has significant girdling roots and its trunk base is perched. Over time girdling roots can cut off food and water supplies to the tree and make the area being girdling prone to snapping. Either carefully monitor the vigor and stability of this tree long term or choose to remove and replace it now while small.

One bigleaf maple (*Acer macrophyllum*) at 2170 has been severely topped and pruned. This is not a good species for trying to manage as a small tree. This tree should be removed and replaced with a different species.

## **NE Bjorn Street**

Although some pine and Western red cedar species are planted at various intersections with this street, Thundercloud plum (*Prunus cerasifera* 'Thundercloud') dominate the plantings. This species is quick growing and very rangy in habit, particularly if poor pruning has occurred. Suckering on the interior of the tree is normal and hard to correct. As they age, some plums may look thinner than normal with areas of less dense foliage. The wet weather during the last few springs has encouraged bacterial and fungal diseases that can cause this appearance. There is no good cultural or spray regime control to encourage healthier or denser growth.

The plums growing along

both sides of the bridge have very little room to support mature tree growth. One tree (tagged with a silver tag numbering 942 on the north side of the trunk) growing as the northeastern most one on the bridge is in poor condition. It is failing in its root zone and should be removed. This group of trees should be closely monitored watching for unusual leans after rain and wind events. Consider removing these trees now and lining the sidewalk with shrubs instead of trees.

Two Lawson cypress (*Chamaecyparis lawsoniana*) grow on the north side of the street at the entrance to the development. Their foliage is more sparse than average. This particular species is susceptible to a disease that can quickly cause the tree to die. Closely monitor the vigor of the trees for dieback from the bottom up, inside out. If the trees die outright, replace them with a different species.

Overall all the trees along Bjorn pose low risk but need to be monitored for leans after a wind event, particular those lining the southwest portion of the street.

## **NE Lind Court**

Very few trees are growing along this street. Most are ornamental cherries in various conditions. These pose low risk to any home, walker or pedestrian. The five cherries growing at the intersection of Lind and Bjorn are in need of light structural pruning to provide sidewalk and road clearance.

There is plenty of room and opportunity to plant new trees along this street.

## **NE Selsund Court**

Very few trees are growing along this street. Those that were

planted include Thundercloud plum and ornamental cherries. These pose low risk to any home, walker or pedestrian.

There is plenty of room and opportunity to plant new trees along this street.

### **Gustaf Street NE**

Red maples again dominate the species planted along this street. At the bend, two ornamental cherries are planted – both have poor structures for long term growth. Monitor these trees over time for leans or broken branches. Right now, no work is needed along this street.

### **Dalarna Court**

There are not many street trees growing along this street. Those that are are in poor condition. In particular the ornamental cherry growing at 18230 has been topped and its roots are lifting the sidewalk. This is a good candidate for removal/replacement.

One Western red cedar (*Thuja plicata*) grows where the street bends to the west. Its foliage is overtaking the sidewalk. I recommend it is structurally pruned to provide sidewalk clearance.

There is plenty of room and opportunity to plant new trees along this street.

### **General notes**

Two species I recommend for replanting throughout the neighborhood include Japanese Hornbeam and Lavalley Hawthorn, both commonly found in nurseries. I do not recommend planting more cherry or Thundercloud plum as they are very susceptible to disease and are difficult to maintain long term.

Some trees here and there had plastic or landscape fabric installed up to their bases. I strongly recommend that this is removed. Both products can deter water from getting into the

soil and in some cases can girdle lower trunks. Both products are ineffective ways of deterring weeds.

In a few years trees may need to be re-evaluated to determine if pruning is needed to maintain road and sidewalk clearance.

Thank you very much for working with me to address your arboricultural concerns. Assumptions, Limiting Conditions and General Waiver

I, Katy Bigelow, certify that: I have personally inspected the tree(s) and or the property referred to in this report; I have no current or prospective financial or other interest in the vegetation or the property which is the subject of this report and have no personal interest or bias in favor of or against any of the involved parties or their respective position(s), if any; The analysis, opinions and conclusions stated herein are the product of my independent professional judgment and based on current scientific procedures and facts, and the foregoing report was prepared according to commercially reasonable and generally accepted arboricultural standards and practices for the Pacific Northwest and Puget Sound areas; The information included in this report covers only those trees that were examined and reflects the condition of the trees as of the time and date of inspection; This report and the opinions expressed herein are not intended, nor should they be construed, as any type of warranty or guarantee regarding the condition of the subject trees in the future; Covenants, Conditions, and Restrictions ("CC&Rs") may restrict the number, type and height of vegetation on the subject property, and I have made no investigation

regarding whether the property is subject to such CC&Rs; and To the best of my knowledge and belief, all statements and information in this report are true and correct and information provided by others is assumed to be true and correct.

I am not an attorney or engineer. This report does not cover these areas of expertise and represents advice only of arboricultural nature. Without limiting the generality of the preceding sentence, it is specifically understood that nothing contained in this report is intended as legal advice, or advice or opinions regarding soil stability or zoning laws, and this report should not be relied upon to take the place of such advice.

*Katy Bigelow Board Master Certified Arborist*

*PNW ISA member # PN-6039B  
PNW Certified Tree Risk Assessor  
# 199*

*Registered Consulting  
Arborist® #490*

Deer Run Community Organization  
P.O. Box 756, Poulsbo WA 98370

FIRST  
CLASS  
POSTAGE



Please provide DRCO with your Email address so we can contact you promptly when necessary with neighborhood alerts and important announcements. Email it to [deer.run.co@gmail.com](mailto:deer.run.co@gmail.com). This information is not shared and remains confidential.

## Holiday decorations - Last Year's winners



*Although last year's winners were not eligible to win again, their displays this year did not disappoint. Displays, from top, by Clifford & Laura O'Brien, 2108 Bjorn St.; Troy & Carrie Harrel, 18130 Miss Ellis Loop; Patrick & Rebekah Musser, 18326 Miss Ellis Loop.*

