

Report on the condition of trees and shrubs in
“The Courts and Ridges of Ashburn”

Open Space Committee report
on the condition of trees and shrubs
in the Courts and Ridges of Ashburn

May 2006

Report on the condition of trees and shrubs in “The Courts and Ridges of Ashburn”

This report was produced by the members of the Courts and Ridges Open Space Committee based on a walk through of the community conducted during the month of May, 2006. This report was not produced by arborists, rather this is a report by laymen providing an observation of the condition of trees and shrubs in the Courts and Ridges of Ashburn.

This report is a working document for the Association’s Open Space Committee. This report is being provided to the Courts and Ridges Board of Trustees for their information. This report is also being provided to the Property Management Company as a working document that can be used to plan for the removal or replacement of trees and shrubs in the Courts and Ridges of Ashburn.

This report acknowledges that most trees requiring replacement or removal are in high visibility areas rather than in the heavily forested areas of the community such as those behind the homes on Raleigh Place or behind the homes on Baseline Terrace. The main focus of this report is on the trees in high visibility areas rather than heavily forested areas.

This report used the following criteria to assess the number of community trees and shrubs requiring replacement or removal in high visibility areas:

- I. Low – percentage of trees/shrubs requiring replacement or removal is less than five percent of the total number of trees/shrubs in the area (i.e. less than 5 out of 100).
- II. Medium – percentage of trees/shrubs requiring replacement or removal is more than five percent but less than 11 percent of the total number of trees/shrubs in the area. (i.e. between 6 to 10 out of 100)
- III. High – percentage of trees/shrubs requiring replacement or removal is more than 10 percent but less than 20 percent of the total number of trees/shrubs in the area (i.e. between 11 to 20 out of 100).
- IV. Very High – percentage of trees/shrubs requiring replacement or removal is more than 20 percent of the total number of trees/shrubs in the area (i.e. over 20 out of every 100).

This report also identifies the general condition of trees in sections of the community. This report used the following criteria to assess the condition of community trees and shrubs in high visibility areas:

- I. Very good – less than five percent of the trees/shrubs in the “high visibility locations within the area show signs of distress; wilting

- leaves, multiple branches without any foliage, dead limbs (i.e. less than 5 out of 100).
- II. Good – less than eleven percent but more than five percent of the trees/shrubs in the “high visibility locations within the area show signs of distress; wilting leaves, multiple branches without any foliage, dead limbs (i.e. between 11 to 20 out of 100).
 - III. Poor – more than twenty percent of the trees/shrubs in the “high visibility locations within the area show signs of distress; wilting leaves, multiple branches without any foliage, dead limbs (i.e. between 11 to 20 out of 100).

The Courts and Ridges of Ashburn have an extremely large number of trees and shrubs in the common areas of the community. To ensure that the community continues to maintain its appearance, ensure property values and continually replace trees rather than wait for a single, major and costly tree/shrub replacement program, there are trees and shrubs that need to be replaced or removed.

It is difficult to determine if all trees in the common area were originally planted by the developer. There are trees that appear to have been planted by homeowners in common area. This report does not identify for replacement any trees that appear to have been planted by homeowners in common areas.

This report divides the community into five sections. The sections are:

- I. Courts Section: the entire Courts part of the Courts and Ridges of Ashburn
- II. Ridges/Kenilworth Section: bounded by Gloucester Parkway, Deerview Drive, Claiborne Parkway and Belmont Greens community.
- III. Ridges/Raleigh Section: bounded by Ashburn Road, Gloucester Parkway, Deerview Drive and a neighboring community
- IV. Ridges/Snowpoint Section: bounded by Ashburn Road, Laurel Ridge Drive and Gloucester Parkway
- V. Ridges/Sprucegrove Section: bounded by Ashburn Road, Laurel Ridge Drive, Gloucester Parkway, Claiborne Parkway and the Tool Brothers property

The list below describes each section of the Courts and Ridges and the specific areas where a tree or shrub has died or is dying. This report also identifies areas where a tree or shrub may have been removed and no attempt was made to reseed the area.

I. Courts Section

The condition of the trees and shrubs in the Courts Section of the community is:

Replacement/Removal:	Low
Condition:	Very good.

1) There are three dead or dying trees in the storm water detention pond behind homes on Championship Place. Specifically, these trees are behind the following homes:

43933 through 43941 Championship Place.

It is the Open Space Committee's opinion that if these trees are dying due to excessive moisture in the ground. If these trees were to be replaced, it would be best to replace them with Weeping Willows.

2) There is a dead tree on the berm that runs next to Ashburn road and adjacent to 43901 Backhand Terrace

3) There are two dead shrubs along the walking path adjacent to Ashburn Road and next to the Tennis courts. The closest home to these dead shrubs is 43901 Championship Place.

4) There is a dead tree next to the walking path adjacent to Ashburn Road. The dead tree is behind the home at 20381 French Open Court.

II. Ridges/Kenilworth Section

The condition of the trees and shrubs in the Kenilworth Section of the community is:

Replacement/Removal:	Medium
Condition:	Poor

1) There is a dead tree on the berm that runs next to Gloucester Parkway and behind the home at 20374 Watch Hill Terrace.

2) There is a dead tree on the berm that runs next to Gloucester Parkway and behind the home at 20350 Boldstream Terrace

3) There is a dead shrub on the berm that runs next to Claiborne Parkway and is in front of the home at 20350 Boldstream Terrace.

4) There is a dead shrub on the berm that runs next to Claiborne Parkway and is in front of the home at 43707 Shadyside Terrace.

5) There is a dead shrub on the berm that runs next to Claiborne Parkway and is in front of the home at 43703 Shadyside Terrace.

6) There is a dead shrub on the berm that runs next to Claiborne Parkway and is in front of the home at 43693 Shadyside Terrace.

7) Grass seed needs to be put down on a dirt patch in the common area to the side of 43710 Cadbury Terrace.

8) There is a dead tree in on the side of 43710 Cadbury Terrace.

9) There is a missing tree along Kenilworth Terrace next to the storm water detention pond and across from 43710 Cadbury Terrace.

10) There is a dead shrub along Deerview Drive and across from 43710 Cadbury Terrace.

11) There is a dead shrub along Deerview Drive and across from 43714 Cadbury Terrace.

12) There is a dead tree along Deerview Drive and across from 43734 Cadbury Terrace.

13) There is a dead tree at the intersection of Deerview Drive and Floral Valley Terrace.

14) There is a dead shrub across from 20401 Cadbury Terrace

15) There is a dead shrub on the berm of Gloucester Parkway and next to 20388 Radcliff Terrace.

16) There two dead shrubs at the intersection of Deerview Drive and Gloucester Parkway and in front of 20401 Cadbury Terrace.

17) There is a dead tree on the berm that runs next to Gloucester Parkway and behind the home at 20363 Boldstream Terrace. This appears to be a tree planted by Blade Runners.

18) There is a dead tree on the berm that runs next to Gloucester Parkway and behind the home at 20350 Boldstream Terrace. This appears to be a tree planted by Blade Runners.

19) There are two dead trees at the intersection of Deerview Drive and Gloucester Parkway and in front of 20401 Cadbury Terrace. These trees both appear to be planted by Blade Runners.

III. Ridges/Raleigh Section

The condition of the trees and shrubs in the Raleigh Section of the community is:

Replacement/Removal:	Medium
Condition:	Very Good

1) There are three dead shrubs in the berm that runs next to Gloucester Parkway behind 20422 Stonehill Court.

2) There are twelve dead shrubs in the berm that runs next to Gloucester Parkway behind 20430 Stonehill Court.

3) There is a dead tree in the berm that runs next to Gloucester Parkway behind 20430 Stonehill Court.

4) There is a dying tree in the berm that runs next to Gloucester Parkway behind 20430 Stonehill Court.

5) There is a dead tree in the berm that runs next to Gloucester Parkway behind 43764 Raleigh Place.

6) There are three dead shrubs in the berm that runs next to Gloucester Parkway behind 43764 Raleigh Place.

7) There are three dead shrubs in the flower bed near the Ashburn Ridges sign behind the home at 43765 Raleigh Place.

8) There are three missing shrubs (looks like Crape Myrtles were there previously) in front of one arm of the Ashburn Ridges sign. As you face the sign the arm is on the left hand side of the sign.

IV. Ridges/Snowpoint Section

The condition of the trees and shrubs in the Snowpoint Section of the community is:

Replacement/Removal:	Low
Condition:	Good

1) There is an area requiring reseeding near the storm water inlet for the stormwater pond behind the homes on Merryoak Way.

- 2) There are three dead trees in the forested area of the community at the intersection of Ashburn Road and Gloucester Parkway. This forested area is behind the home at 20379 Snowpoint Place.
- 3) There is an area requiring reseeding next to the three dead trees described in item "2".
- 4) There are multiple Black Pines along Gloucester Parkway that may or may not be salvageable. They require a landscaping company or arborist to assess their condition. The Black Pines are generally behind 20375 Snowpoint Place, 20371 Snowpoint Place and 20367 Snowpoint Place.
- 5) There is an entire hedge behind the home at 20363 Snowpoint Place that has died and is in need of replacement.

V. Ridges/Sprucegrove Section

The condition of the trees and shrubs in the Sprucegrove Section of the community is:

Replacement/Removal:	Low
Condition:	Very Good

- 1) There is a dead tree on the berm that runs next to Ashburn Road and behind the home at 20310 Baymeadow Court.
- 2) There are multiple dead shrubs on the berm that runs next to Ashburn Road and behind the homes at 20310 Baymeadow Court and 20306 Baymeadow Court.
- 3) There is a mound of dirt behind 20302 Baymeadow Court. This mound of dirt is where a tree used to be. This mound of dirt needs to be leveled and grass seed put down.
- 4) There is a dead tree behind the homes at 20302 Baymeadow Court and 20307 Baymeadow Court.
- 5) There is a dead pine tree next to the home at 20278 Millstead Drive. The tree needs to be removed and grass seed put down.
- 6) There is a dead tree next to the home at 43775 Sunset Terrace.
- 7) There is a dead tree next to the home at 43778 Brookline Terrace.
- 8) There is a dead tree next to Susan Leslie Drive on the side of 43775 Brookline Terrace.

9) There is a dead tree across from the Community clubhouse behind 43820 Laurel Ridge Drive.

10) There is a dead tree next to Susan Leslie Drive on the side of 43775 Brookline Terrace. This appears to be a tree planted by Blade Runners.

11) There is a dead tree on the berm below the pool adjacent to Gloucester Parkway. This appears to be a tree planted by Blade Runners.

12) There is a dead tree across from the Community clubhouse behind 43820 Laurel Ridge Drive. This appears to be a tree planted by Blade Runners.

Steep Slope addendum to the
Report on the condition of trees and shrubs in
“The Courts and Ridges of Ashburn”

Open Space Committee report
on the condition of steep slopes in
the Courts and Ridges of Ashburn

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Steep Slope addendum to the Report on the condition of trees and shrubs in
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This Steep Slope addendum identifies areas of the Courts and Ridges open space that requires the attention of the community. The primary reason these areas are identified is evident erosion of the top soil and the potential that additional erosion will occur.

There are many locations in the community that have steep slopes. This report identifies four areas in the community that meet the definition of either a moderately steep slope or a very steep slope and have erosion of the top soil.

In Loudoun County, Virginia a moderately steep slope is defined as an area with a slope from 15% to 25%. A very steep slope is defined as an area with a slope greater than 25%.

The town of Bedford, New York has a better definition for a steep slope. The Town of Bedford defines a steep slope as having a minimum slope of 25% for a minimum horizontal distance of at least ten (10) feet.

Four areas of the Courts and Ridges of Ashburn have steep slopes that are eroding and require attention. These areas are:

- I. The slope from the Community clubhouse to Gloucester Parkway.
- II. The slope from the townhomes on Sprucegrove Square that is located at the intersection of Claiborne Parkway and Susan Leslie Drive.
- III. The slope between the townhomes on Glenrobin Terrace and the townhomes on Sprucegrove Square.
- IV. The berm in front of the homes on Shadyside Terrace that slopes down to Claiborne Parkway. This area may require discussions with the Virginia Department of Transportation since this slope is the newest in the community and started deteriorating almost immediately after the slope was completed and sod installed.