



March 16, 2011

Residents of Village of Oak Park

I wanted to bring to your attention a few issues that have been coming up more and more and hopefully this newsletter will provide you with good information.

### **TREES**

As everyone knows, Pulte's choice of a landscaper must have been chosen from the Jacks of All Trades Company (and masters of NONE). First, our subdivision is called what? Village of **OAK** Park. The street names have the word **OAK**. So it makes perfect sense for Junior\* to stick a **BRADFORD PEAR** in front of every yard. His brother Bubba\* thought it would be a great idea to plant trees 3-5 feet from the corner of the front of every house- never considering the trees will actually grow into the home and require much pruning. Then of course cousin Cletus\* had the brilliant idea of planting groups of 4 trees within a foot of each other along Bedford Road and Reliance Parkway. (\*names have been changed to protect the "innocent" ☺). So 10 years later, as fate would have it, these trees **have** grown and there are concerns from residents that these trees planted so close to their home might cause foundation issues. That determination of course would have to be left up to an authorized building inspector. I have seen MUCH larger trees that were planted closer to properties without any foundation issues. I have seen trees planted MUCH further away cause all sorts of foundation issues. Every property is different. Suffice to say if you have any questions of what the city code is and permits required for tree removal, replacement, please see:

[http://www.ci.bedford.tx.us/codes/files/090318\\_subreg.pdf](http://www.ci.bedford.tx.us/codes/files/090318_subreg.pdf) section 7.1 - 7.4

## FENCE ISSUES

(For residents whose homes border Stone Court development and Oak Leaf/Burr Oak Ct/Oak Hollow)

The fence bordering Oak Leaf Lane, Burr Oak Ct. and Oak Hollow and Stone Court subdivision is actually the responsibility of Stone Court. It was here a **2** years **before** our subdivision came to be. They have incorrectly stated the fence is VOP's responsibility, but we have documented evidence from the city and recent survey showing that the fence along Oak Leaf and Burr Oak Ct. is all theirs. I have seen a neighbor on Burr Oak build a nice new fence INSIDE the existing old fence. Most everyone's fence is at least 10 years old and will need to be replaced soon. Stone Court should have the opportunity to replace the fence themselves, as they originally built it and might want to do it a certain way. Again, you could do what the homeowner did on Burr Oak Ct. and just build your own fence within your property line. **Metal poles are now required.** If this affects your situation and you would like to see about the possibility of splitting the cost of the fence since it is shared, see <http://www.ci.bedford.tx.us/Departments/homeowner.htm> and contact the president of Stone Court HOA.

## NEW NEIGHBORS

We have many new residents moving into the area. Please do the neighborly thing and introduce yourselves to them and make them feel welcome. Tell them to sign up for a newsletter at [www.vophoa.com](http://www.vophoa.com) and to contact me at [riv63@att.net](mailto:riv63@att.net) with their email so I can get them on the VOP distribution list for announcements.

On behalf of the board, we thank you for allowing us the opportunity to serve you!

Best regards

Jeff Allred  
President  
Village of Oak Park  
[www.vophoa.com](http://www.vophoa.com)

