

DEVELOPER TREE PLANTING PROGRAM

Introduction

Walton is pleased to provide a residential tree planting program in Cornerstone. This program is offered by the community developer, Walton Development and Management L.P. (Walton), and consists of one tree planted in your front yard, as selected by Walton and the City of Calgary Parks Department. The trees selected have been chosen as native species to Southern Alberta and are more likely to thrive in this climate. Unfortunately, homeowners are not able to choose the species of tree on their lot.

In accordance with the Architectural Guidelines outlined for Cornerstone all single family homes must have a minimum of one tree planted in the front yard. This program is also designed to ensure the community meets the requirements of the Development Agreement between the Developer and the City of Calgary.

At the time of signing your Purchase Agreement with your homebuilder, you have agreed to abide by the Cornerstone Homeowners Association (HOA) Bylaws, which includes adhering to the Architectural and Landscape Guidelines. These Bylaws are registered by way of a caveat on your property's Land Title, and transfers over automatically to the new owners if and when the property is sold to another party.

Process

There is no need to contact the Developer to schedule the installation of your tree, as installation on your lot will be automatically scheduled once we reach 80% occupancy of single family homes in the current phase.

Utility locates will be completed by Alberta One-Call and the landscape contractor will place a wooden stake in your yard to avoid any conflicts with underground utilities (power, water lines, sewer lines, etc.). The stake/tree location is selected, because it is the best possible location to allow for the long-term growth of the tree, **DO NOT MOVE THE STAKE**. If the stake is moved, underground utilities could be struck during installation, and the contractor and your household's safety could be compromised.

Once your yard has been 'staked' as noted above, our landscape contractor is scheduled to plant the tree within the next five days, weather permitting. During that time, please ensure all vehicles are removed from the street to ensure access is available for the landscape contractor's equipment. Trees can be planted before or after sod installation; however sod must be installed for more than a minimum of two weeks to avoid being damaged. The landscape contractor will not access your property if they deem that your sod has been recently installed. Therefore, if utility locates have been done on your yard, please wait until after the tree is installed to place sod.

Tree Care

For the first year after your tree is planted, the landscape contractor will water and maintain your tree in order to ensure successful growth and warranty.

Following this first year, it will then be the homeowner's responsibility to maintain and take care of your tree. Our landscape contractor recommends the following fertilizer applications be completed starting in year two after planting:

Late spring or early summer is the best time to feed your trees. That's when they're actively growing and able to use the nutrients most effectively. Theoretically, trees can be fertilized up to eight weeks before leaf drop in the fall, but applications made late in the season may stimulate new growth that won't have a chance to harden off before freeze-up. This late growth inevitably dies back over the winter, leaving the tree susceptible to disease and insect infestation.

To be most effective, fertilizer must come into contact with a tree's small "feeder roots," which are located at the drip line and extend out at least one meter beyond its perimeter, but just 15 to 45 centimeters below the soil surface. While deep, woody roots provide stability, only the feeder roots are capable of taking up water and nutrients.

For More Information

If you have any questions about the Developer Tree Program in Cornerstone, please contact us at info@waltondm.com or (403) 750-5500.