Waxwing Tree Specialists
(360)-515-4225
waxwingtreespecialists@gmail.com
Waxwingtreespecialists.com

Prepared For: Sunwood Lakes, C/O Jeanine Reeves

Prepared By: Amanda Hancock, Certified Master Arborist TX4155AU

Subject Property: Identified Open Spaces in The Sunwood Lakes Neighborhood

Dates of Assessment: 3/17/2026-3/20/2026

Level 1 Tree Risk Assessment

The following Risk Assessment has been developed in accordance with The International Society of Arboriculture Tree Risk Assessment Best Practices by a Qualified Tree Risk Assessor.

Site and Project Description

At the request of Jeanine Reeves, a Level 1 Tree Risk Assessment was performed to evaluate the health and structural condition of trees within open space tracts of the Sunwood Lakes neighborhood. These areas consist of HOA-owned greenbelt parcels bordered by private residences and neighborhood streets. Forest composition is dominated by mature Douglas fir and red alder, with varying species composition throughout the neighborhood.

Trees recommended for removal were field marked with numbered pink flagging.

Property boundaries were not always readily apparent in the field. Aerial imagery, approximate property boundary data, and visible fence lines were used where possible to estimate property limits. Trees were assessed from accessible vantage points including trails, roadways, fence lines, and other easily navigable open areas. See the Methodology section for additional details regarding the scope and limitations of this assessment.

Weather conditions during the assessment were variably overcast, sunny, and rainy with low wind speeds

.Findings

Eighteen trees were assigned a High Risk rating and are recommended for mitigation within three months. Thirty-nine trees were assigned a Moderate Risk rating and are recommended for mitigation within one year.

Twelve areas were identified as locations with possible or probable disease pressure. Management recommendations for these areas are provided in the table within the condition and recommendation descriptions for the nearest inventoried trees. These areas include stands of red alders showing symptoms consistent with Phytophthora root disease, or areas where Douglas firs appear to be affected by Laminated root rot or other root pathogens.

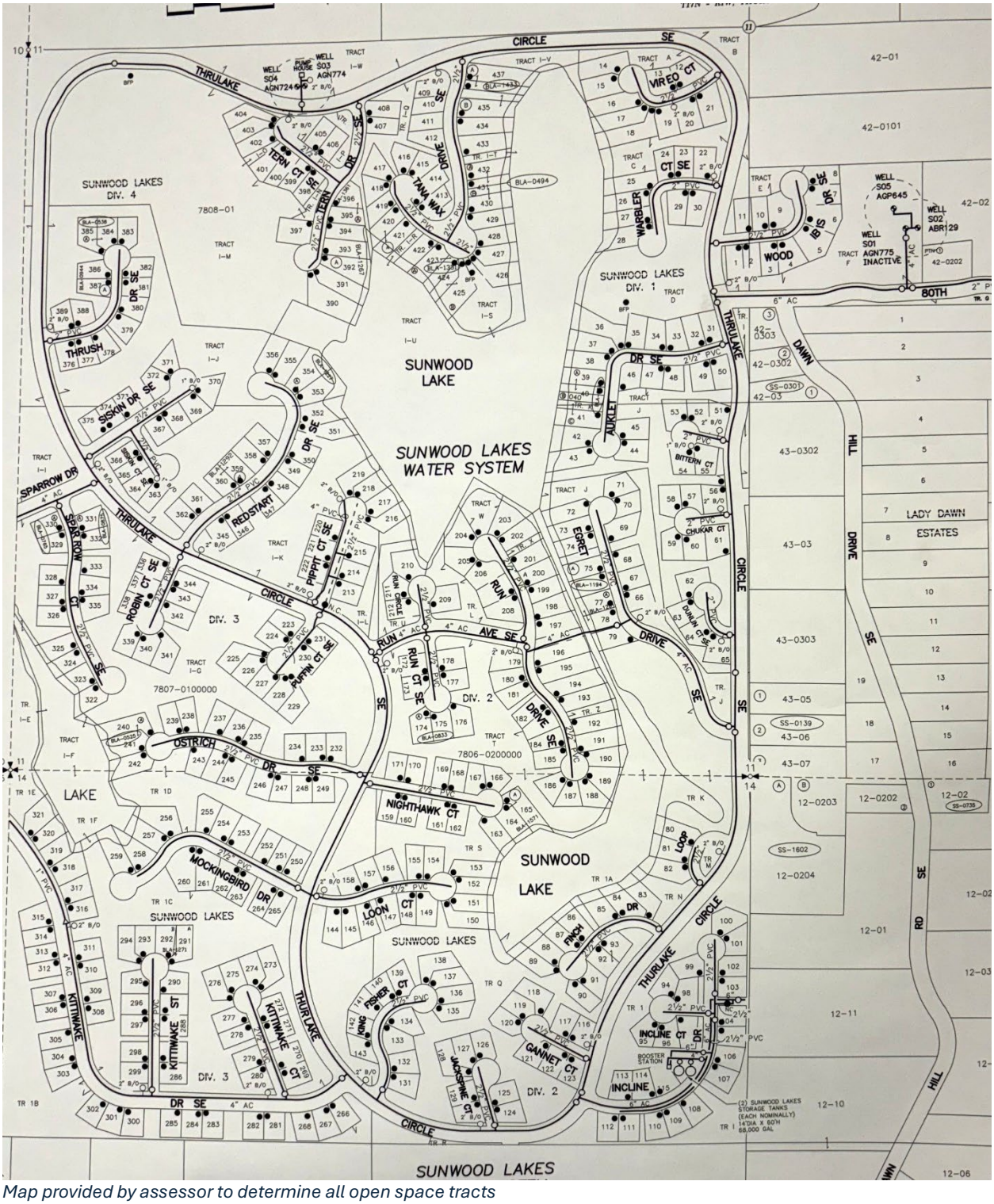
These areas should be periodically monitored. Declining alder and Douglas fir should be removed as conditions warrant. Retained Douglas fir trees in these areas may warrant additional evaluation using diagnostic tools such as Resistograph testing, combined with monitoring for disease symptoms to help identify potential pathogen spread. Laminated root rot can result in basal failure with few or no visible symptoms.

The remaining identified trees exhibited minor defects, a lower consequence of failure, or lower likelihood of striking targets. Mitigation for these trees may be prioritized as budgets and priorities allow.

Standing dead or declining trees located within natural areas that were assessed as unlikely to strike residences, structures, or roadway targets were intentionally left untagged to retain wildlife habitat where feasible.

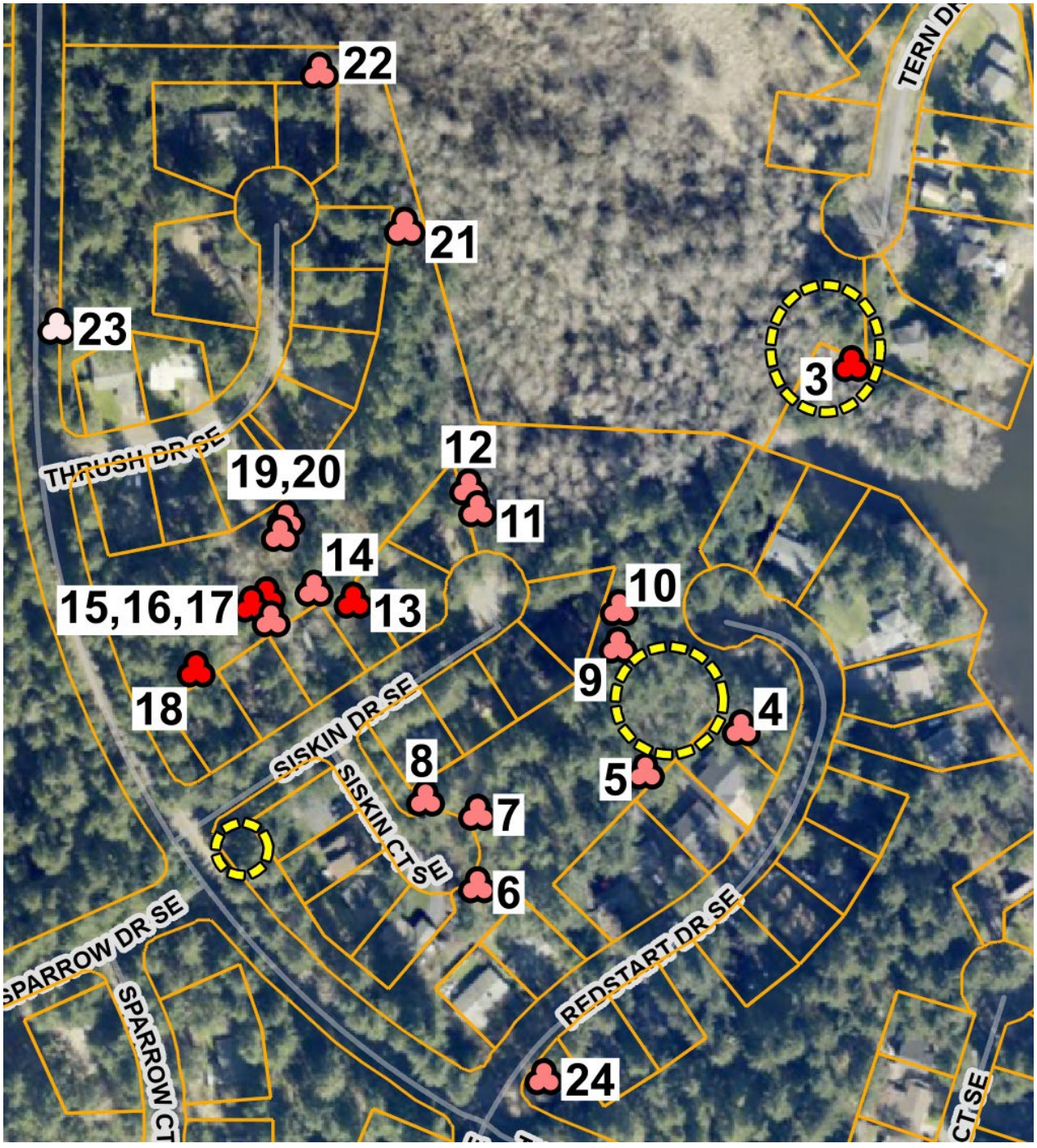
Where hazard tree removal is required, consideration should be given to retaining portions of tree trunks as wildlife snags by reducing tree height to a level that would not pose a risk to adjacent residences or infrastructure in the event of failure.

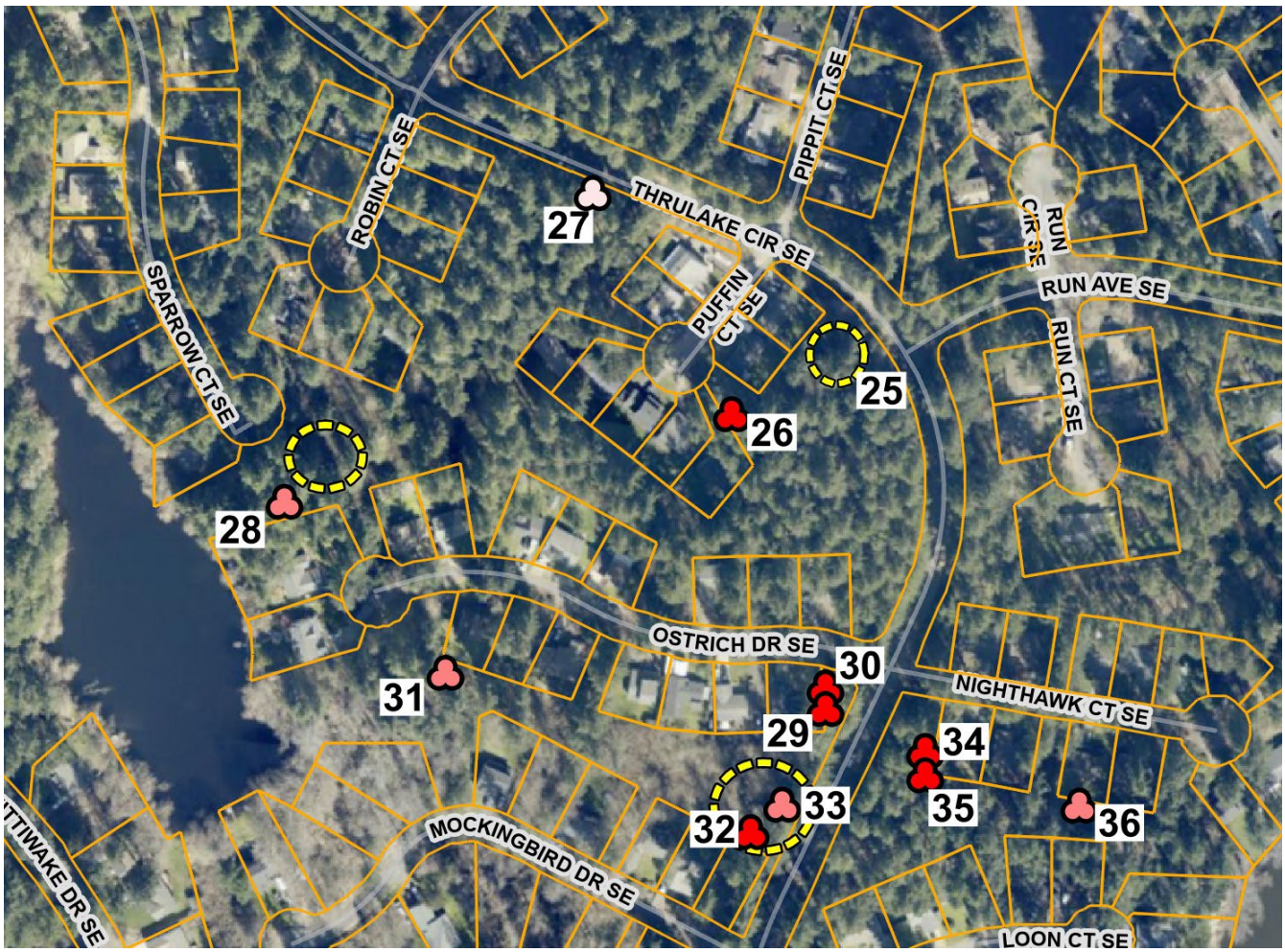
Maps of Assessed Tracts



Map provided by assessor to determine all open space tracts

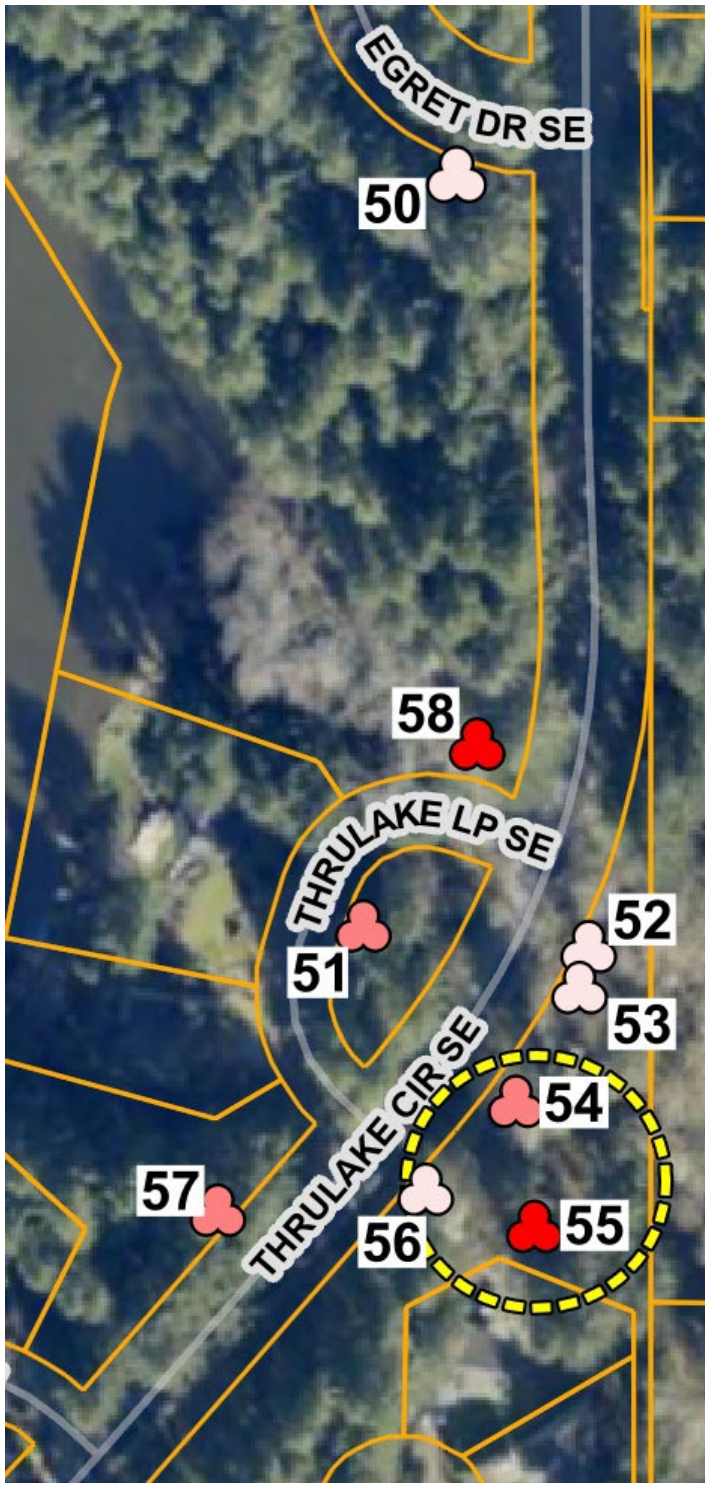
White = Low risk recommendations. Light red =moderate risk removal. Dark red =high risk removal yellow circle = potential disease center

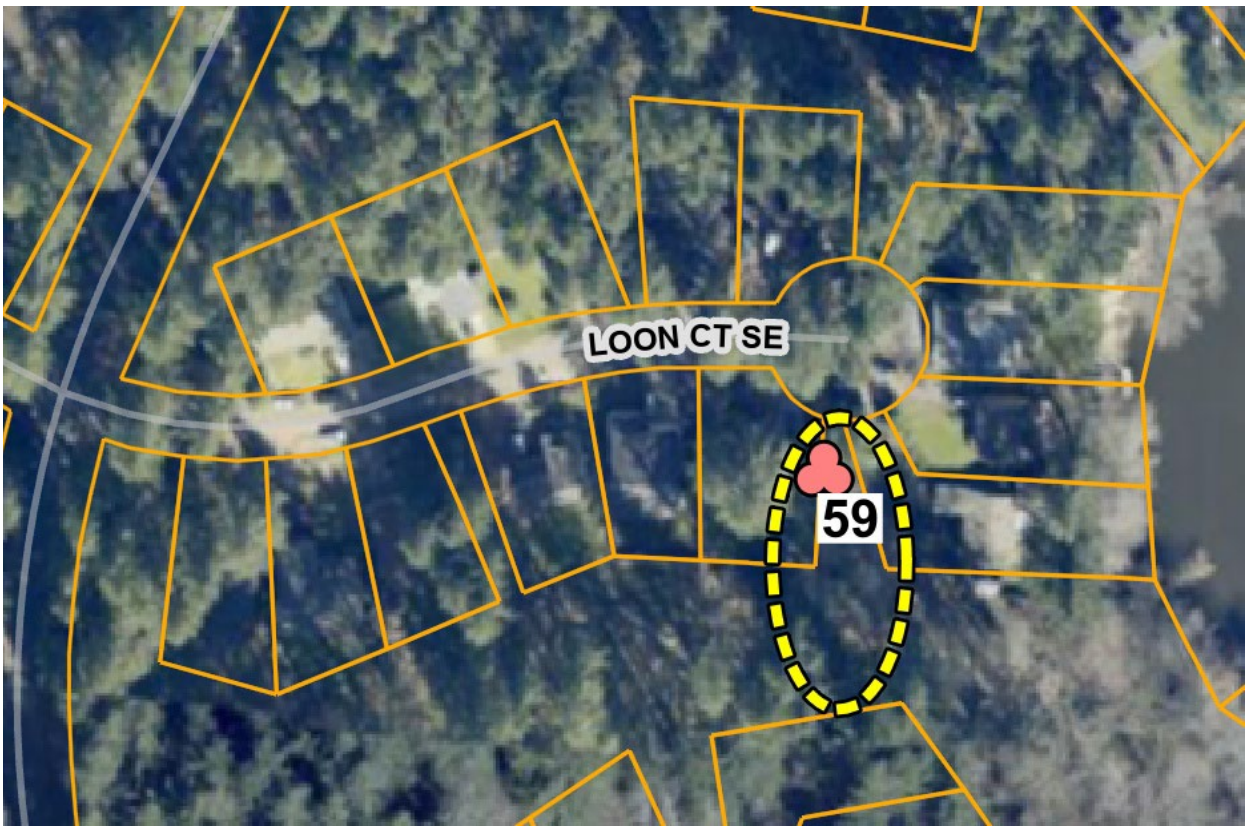

22
21
23
3
THRUSH DR SE
19,20
12
11
14
15,16,17
13
10
9
4
18
SISKIN DR SE
8
SISKIN CT SE
7
5
6
SPARROW DR SE
SPARROW CT
REDSTART DR SE
24

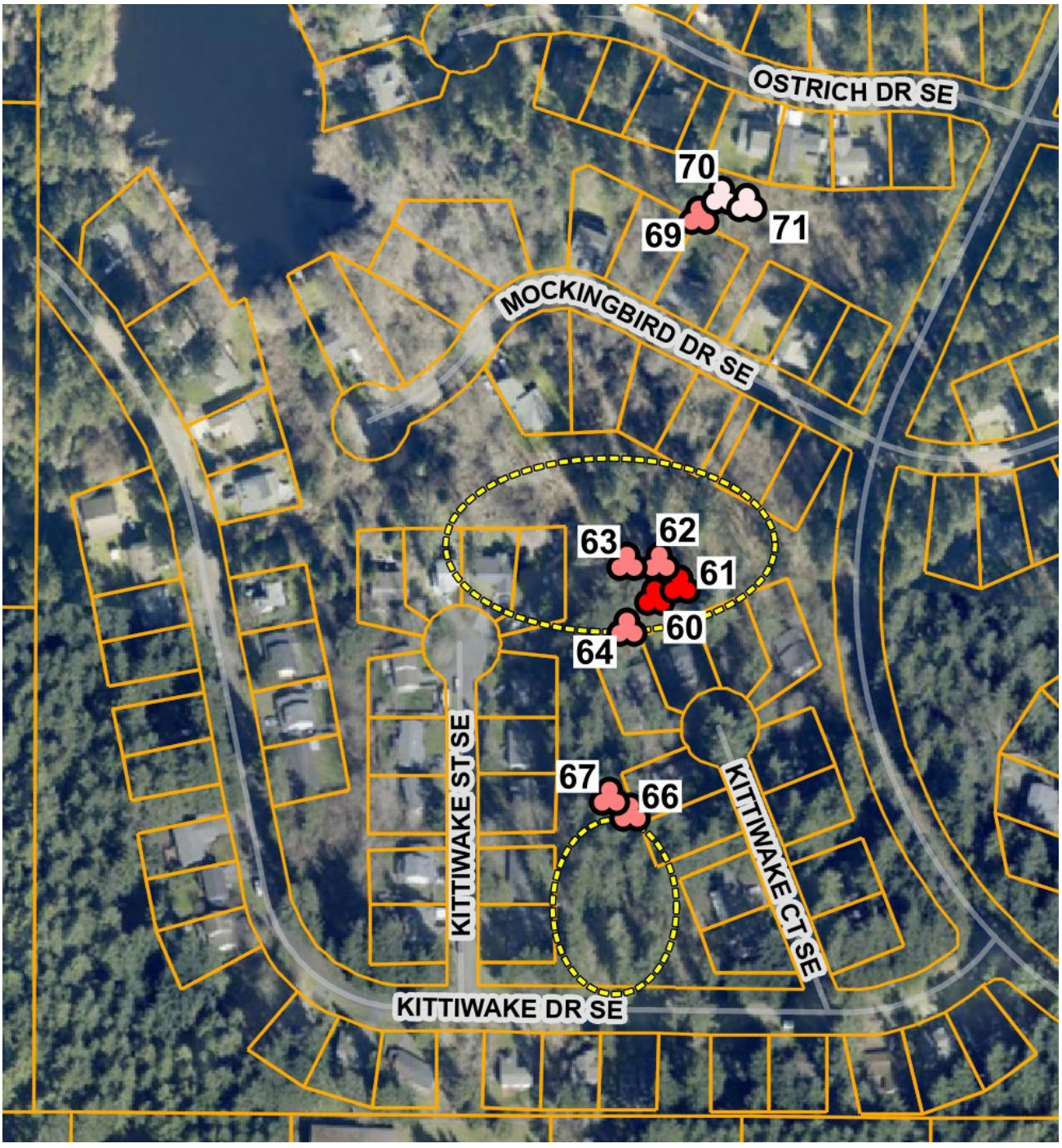

ROBIN CT SE
PIPPIT CT SE
THRULAKE CIR SE
RUN CIR SE
RUN AVE SE
SPARROW CT SE
PUFFIN CT SE
RUN CT SE
27
25
26
28
OSTRICH DR SE
30
NIGHTHAWK CT SE
31
29
34
35
36
33
32
MOCKINGBIRD DR SE
LOON CT SE


40,41,42
WARBLER CT SE
43
WOOD IBIS DR SE
THRU


THRULAKE CIR SE
AUKLET DR SE
44
45
48
46
47
BITTERN CT SE
49


EGRET DR SE
50
58
THRULAKE LP SE
51
52
53
THRULAKE CIR SE
54
57
56
55


LOON CT SE
59


OSTRICH DR SE
70
71
69
MOCKINGBIRD DR SE
63
62
61
60
64
KITTIWAKE ST SE
67
66
KITTIWAKE CT SE
KITTIWAKE DR SE

Table

Tree ID #	Species	Diameter at Breast Height (in)	Height (ft)	Condition	Conditions of concern	Risk[1]	targets	Recommendations
1	Black cottonwood (Populus trichocarpa)	24	80	Dead	Standing dead tree	Moderate	Shed, house, fence	Remove tree
2	Willow (Salix sp)	12+18	45	Very poor	Declining; trunk decay	Moderate	Camper	Remove tree
3	Red alder (Alnus rubra)	14	80	Very poor	Phytophthora; trunk decay	High	House	Remove tree. -monitor adjacent alders and remove as condition declines
4	Douglas fir (pseudotsuga menziesii)	8	60	Dead	Standing dead tree	Moderate	House	Remove tree. -monitor area and Lvl 3 to evaluate for potential root disease center. (include area across from Sparrow Dr SE)
5	Red alder (Alnus rubra)	18	90	Poor	Declining; basal decay	Moderate	House	Remove tree
6	Red alder (Alnus rubra)	21	75	Poor	Phytophthora; declining	Moderate	Parked vehicles	Remove tree
7	Red alder (Alnus rubra)	10	55	Very poor	Phytophthora; declining	Moderate	Parked vehicles	Remove tree
8	Red alder (Alnus rubra)	20	65	Very poor	Broken trunk/hanging in adj tree	Moderate	Parked vehicles	Remove tree
9	Douglas fir (pseudotsuga menziesii)	10	85	Dead	Standing dead tree	Moderate	House	Remove tree

[1] [1] Risk ratings are assessed using a time frame for likelihood of tree or tree part failure within 1 year. Review the ISA Basic Tree Risk Assessment Form Guide for more methodology details.

10	Douglas fir (pseudotsuga menziesii)	8	85	Dead	Standing dead tree	Moderate	House	Remove tree
11	Red alder (Alnus rubra)	10	75	Dead	Standing dead tree	Moderate	House	Remove tree
12	Red alder (Alnus rubra)	12	75	Poor	Lean towards house; trunk decay	Moderate	House	Remove tree
13	Red alder (Alnus rubra)	14	65	Very poor	Very low vigor	High	House	Remove tree
14	Red alder (Alnus rubra)	20	80	Very poor	Phytophthora; trunk decay	Moderate	House	Remove tree
15	Red alder (Alnus rubra)	20	80	Very poor	Phytophthora; trunk decay	Moderate	House	Remove tree
16	Red alder (Alnus rubra)	24	80	Very poor	Phytophthora; trunk decay	Moderate	House	Remove tree
17	Douglas fir (pseudotsuga menziesii)	30	120	Fair	Possible trunk decay	Low	House	Lvl 3 assessment for further evaluation
18	Red alder (Alnus rubra)	14	75	Dead	Standing dead tree	High	House	Remove tree
19	Red alder (Alnus rubra)	12	65	Poor	Phytophthora	Moderate	House	Remove tree
20	Red alder (Alnus rubra)	18	65	Poor	Phytophthora; trunk decay	Moderate	House	Remove tree
21	Red alder (Alnus rubra)	18	65	Poor	Phytophthora; basal decay	Moderate	House	Remove tree
22	Red alder (Alnus rubra)	16	65	Poor	Phytophthora; trunk decay	Moderate	House	Remove tree
23	Red alder (Alnus rubra)	14	75	Dead	Standing dead tree	Low	Road	Remove tree
24	Red alder (Alnus rubra)	14	70	Very poor	Phytophthora; trunk decay	Moderate	House, Road	Remove tree
25	Douglas fir (pseudotsuga menziesii)	Various	Various	Fair	Low vigor	Moderate	House	Remove Ivy; -Lvl 3 assessment for further evaluation
26	Douglas fir (pseudotsuga menziesii)	12	65	Dead	Standing dead tree	High	House	Remove tree f
27	Douglas fir (pseudotsuga menziesii)	12	75	Dead	Standing dead tree	Low	Road, yard	Remove tree
28	Douglas fir (pseudotsuga menziesii)	15	90	Dead	Standing dead tree. Thinning canopies and past removals in area.	Moderate	Sheds, play area	Remove tree. - Lvl 3 assessment of Douglas firs in area to evaluate for potential root disease.

29	Douglas fir (pseudotsuga menziesii)	20	120	Very poor	Very low vigor	High	House	Remove tree f
30	Douglas fir (pseudotsuga menziesii)	15	100	Very poor	Very low vigor	High	House	Remove tree f
31	Douglas fir (pseudotsuga menziesii)	36	120	Poor	Low vigor	Moderate	House	Remove tree f
32	Douglas fir (pseudotsuga menziesii)	22	120	Very poor	Very low vigor. Thinning canopies and past removals in area.	High	House	Remove tree. - Lvl 3 assess retained Douglas firs to evaluate for potential root disease in area.
33	Douglas fir (pseudotsuga menziesii)	18	100	Very poor	Very low vigor	Low	Road	Remove tree f
34	Bigleaf maple (Acer macrophyllum)	12	45	Very poor	Basal decay, low vigor	High	House	Remove tree
35	Bigleaf maple (Acer macrophyllum)	14	55	Very poor	Basal decay, low vigor	High	House	Remove tree
36	Douglas fir (pseudotsuga menziesii)	12	80	Dead	Standing dead tree	Moderate	House	Remove tree f
37	Red alder (Alnus rubra)	28	45	Very poor	Very low vigor; basal decay	High	Parking	Remove tree
38	Bigleaf maple (Acer macrophyllum)	28	50	Poor	Extensive trunk decay	Moderate	House	Remove tree
39	Red alder (Alnus rubra)	Various	Various	Fair to poor	Phytophthora, declining canopies	Moderate	Houses, yards, road	Remove 3 flagged alders - monitor remaining alders and remove or reduce as condition declines
40	Douglas fir (pseudotsuga menziesii)	14	90	Dead	Standing dead tree	Low	Road	Remove tree f
41	Douglas fir (pseudotsuga menziesii)	8	75	Dead	Standing dead tree	Low	Road	Remove tree f
42	Douglas fir (pseudotsuga menziesii)	8	75	Dead	Standing dead tree	Low	Road	Remove tree f
43	Douglas fir (pseudotsuga menziesii)	10	65	Very poor	Very low vigor	Moderate	House/yard	Remove tree f
44	Western redcedar (Thuja plicata)	32	100	Very poor	Dead top; trunk decay	Moderate	Road, houses in neighboring community	Remove tree
45	Red alder (Alnus rubra)	14	50	Very poor	Dead top; phytophthora	Moderate	Road, house/yard	Remove tree
46	Red alder (Alnus rubra)	18	50	Very poor	Dead top; phytophthora	Moderate	Mailboxes	Remove tree

47	Red alder (Alnus rubra)	16	50	Very poor	Dead top; phytophthora	Low	Road	Remove tree
48	Red alder (Alnus rubra)	18	50	Very poor	Dead top; phytophthora	High	House	Remove tree
49	Douglas fir (pseudotsuga menziesii)	15	100	Dead	Standing dead tree	High	House	Remove tree f
50	Douglas fir (pseudotsuga menziesii)	15	100	Fair	Dead top	Low	Road	Prune dead top
51	Red alder (Alnus rubra)	14	50	Dead	Standing dead tree	Moderate	Parking	Remove tree
52	Red alder (Alnus rubra)	8	40	Very poor	Very low vigor	Low	Road	Remove tree
53	Red alder (Alnus rubra)	8	40	Very poor	Very low vigor	Low	Road	Remove tree
54	Douglas fir (pseudotsuga menziesii)	20	90	Very poor	Very low vigor	Moderate	Parking, road	Remove tree. - Remove/snag adjacent standing dead trees to reduce likelihood of failure onto roadway.
55	Douglas fir (pseudotsuga menziesii)	18	100	Dead	Standing dead tree – probable root disease center.	High	House	Remove tree. -Remove/snag adjacent standing dead trees to reduce likelihood of failure onto roadway. -Lvl 3 Assess of retained Douglas firs in this area
56	Douglas fir (pseudotsuga menziesii)	16	80	Dead	Standing dead tree	Low	Road	Remove tree
57	Douglas fir (pseudotsuga menziesii)	10	90	Dead	Standing dead tree	Moderate	House	Remove tree
58	Black cottonwood (Populus trichocarpa)	16	90	Very poor	Extensive trunk decay	High	House	Remove tree
59	Red alder (Alnus rubra)	18	65	Poor	Phytophthora.(Adjacent Douglas fir trees appear vigorous and healthy with dead tops – possible past beetle infestation.)	Moderate	Parking, houses	Remove tree. - Lvl 3 assessment recommended for adjacent standing Douglas firs.
60	Douglas fir (pseudotsuga menziesii)	26	100	Poor	Declining; Adj. to windthrown trees and confirmed laminated root rot on stump in area.	High	House	Remove tree. - Lvl 3 assessment recommended for adjacent standing Douglas firs.

61	Douglas fir (pseudotsuga menziesii)	18	90	Poor	Declining; Adj. to windthrown trees and confirmed laminated root rot on stump in area.	High	House	Remove tree. - Lvl 3 assessment recommended for adjacent standing Douglas firs.
62	Douglas fir (pseudotsuga menziesii)	30	100	Poor	Declining; Adj. to windthrown trees and confirmed laminated root rot on stump in area.	Moderate	House	Remove tree. - Lvl 3 assessment recommended for adjacent standing Douglas firs.
63	Douglas fir (pseudotsuga menziesii)	30	100	Poor	Declining; Adj. to windthrown trees and confirmed laminated root rot on stump in area.	Moderate	House	Remove tree. - Lvl 3 assessment recommended for adjacent standing Douglas firs.
64	Douglas fir (pseudotsuga menziesii)	14	100	Poor	Declining; Adj. to windthrown trees and confirmed laminated root rot on stump in area.	Moderate	House	Remove tree. - Lvl 3 assessment recommended for adjacent standing Douglas firs.
65	Douglas fir (pseudotsuga menziesii)	10	60	Dead	Standing dead tree	Moderate	House	Remove tree. - Lvl 3 assessment recommended for adjacent standing Douglas firs.
66	Douglas fir (pseudotsuga menziesii)	25	100	Poor	Extensive basal/trunk wound = decay from dmg caused by felled adj. tree	Moderate	House	Remove tree
67	Douglas fir (pseudotsuga menziesii)	28	100	Poor	Extensive basal/trunk wound = decay from dmg caused by felled adj. tree	Moderate	House	Remove tree
68	Douglas fir (pseudotsuga menziesii)	15	100	Poor	Partially failed, leaning on adj. tree. (may be on adj. prop)	Moderate	Road, parking	Remove tree
69	Douglas fir (pseudotsuga menziesii)	24	80	Very poor	Very low vigor	Moderate	House	Remove tree
70	Douglas fir (pseudotsuga menziesii)	15	65	Dead	Standing dead tree	Low	Yards	Remove tree
71	Douglas fir (pseudotsuga menziesii)	12	40	Dead	Standing dead tree	Low	Yards	Remove tree

Methodology

The methodology used for this report was developed by the International Society of Arboriculture as described in the publication “Tree Risk Assessment Best Management Practices, 2nd Edition” (ISA, 2017) and its companion guide, The American National Standards Institute A300, Part 9.

The ANSI A300 – Part 9 standard for risk assessment and ISA’s Best Management Practices: Tree Risk Assessment (ISA, 2017) defines three levels of tree risk assessment:

A Level 1 (Limited Visual) Tree Risk Assessment is a ground-based walk-through inspection conducted from limited vantage points that may not allow a full 360° close-range view of each tree. This type of assessment is typically used in heavily forested areas, when a large number of trees must be evaluated efficiently, or where site access restricts closer inspection. The purpose is to identify obvious defects, declining trees, or other visible conditions that may warrant management or a more detailed assessment. Detailed measurements, climbing inspections, or specialized diagnostic tools are not used, and less apparent defects may not be detected.

A Level 2 (Basic) Tree Risk Assessment is a thorough, systematic visual inspection of an individual tree or group of trees conducted from the ground and from multiple vantage points. The assessor evaluates the roots, trunk, scaffold branches, and crown for defects, decay indicators, and health conditions that may affect the likelihood of failure and impact to targets.

A Level 3 (Advanced) Tree Risk Assessment is an advanced assessment. This level may include aerial inspection, decay detection equipment, root crown excavation, load calculations, or other diagnostic methods. The scope and tools used are determined by the specific conditions of the tree and site.

A Level 2 (Basic) Tree Risk Assessment is a thorough, systematic visual inspection of an individual tree or group of trees conducted from the ground and from multiple vantage points. The assessor evaluates the roots, trunk, scaffold branches, and crown for defects, decay indicators, and health conditions that may affect the likelihood of failure and impact to targets.

A Level 3 (Advanced) Tree Risk Assessment is an advanced assessment. This level may include aerial inspection, decay detection equipment, root crown excavation, load calculations, or other diagnostic methods. The scope and tools used are determined by the specific conditions of the tree and site.

Tree risk is evaluated by determining:

• Likelihood of Failure – the chance a tree or tree part will fail within a specified timeframe.

- Improbable: Failure is not expected under normal or extreme weather conditions within the assessment timeframe.
- Possible: Failure is unlikely during normal weather, but could occur during extreme weather events.
- Probable: Failure is likely during typical weather conditions for the site and timeframe.
- Imminent: Failure is actively occurring or is expected very soon, even without additional loading.

• Likelihood of Impact – the chance a failure will strike a specified target, based on target use, direction of lean, wind exposure, distance, and other site-specific factors.

These are combined to produce a Likelihood of Failure and Impact rating, which is then assessed in conjunction with the consequences of failure to determine the overall Risk Rating using the standardized matrices below:

Matrix 1. Likelihood of Failure

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Unlikely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk Rating

Likelihood of Failure and Impact	Consequences of Failure			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Unless otherwise noted, mitigation timelines correspond to the assigned risk ratings as follows:

Low Risk: Mitigation recommended proactively or as feasible within normal budget and maintenance priorities.

Moderate Risk: Mitigation recommended within approximately 3 to 6 months, or before winter storm season if possible.

High Risk: Mitigation recommended within 4 to 6 weeks, or as soon as reasonably possible, particularly prior to or during the winter storm season.

Extreme Risk: Mitigation recommended immediately. Any potential targets within the tree's potential failure path should be restricted or removed, and the situation treated as an emergency.

This report also utilizes components of the tree appraisal guidelines described by Purdue University Extension in their article "Tree Appraisal and the Value of Trees" (2019) to determine a tree condition rating. A tree condition rating is a subjective rating that can be helpful in summarizing the overall health, stability, form, and vigor of an assessed tree to provide context to management recommendations. Tree condition ratings are decided by assessing the full tree and choosing a condition rating based on the lowest rating observed when reviewing structure, health, and form. Other conditions may factor into this rating.

.

Condition Rating	Tree Structure *Consider root condition/formation, trunk condition, and branch assembly and arrangement.*	Tree Health *Consider crown indicators — including vigor, density, leaf size, quality, and stem shoot extensions.*	Tree Form *Consider the general shape and overall form.*
Excellent	Root plate undisturbed and clear of any obstructions. Trunk flare has normal development. No visible trunk defects or cavities. Branch spacing/structure and attachments are free of any defects.	Perfect specimen with excellent form and vigor, along with a well-balanced crown. Trunk is sound and solid. No apparent pest problems. Normal to exceeding shoot length on new growth. Normal leaf size and color. Exceptional life expectancy for the species.	Ideal tree for that species, including shape and canopy symmetry, health, and density. Outstanding function on the site or location.
Good	Root plate appears normal, with only minor damage. Possible signs of root dysfunction around trunk flare. Minor trunk defects from previous injury, with good closure and less than 25% of bark section missing. Good branch habit; minor dieback with some signs of previous pruning. Co- dominant stem formation may be present, requiring minor corrections.	Imperfect canopy density in 10% or less of the tree. Lacks natural symmetry. Less than half the normal growth rate and minor deficiency in leaf development. Few pest issues or damage, and controllable if present. Normal branch and stem development with healthy growth. Typical life expectancy for the species.	Nearly ideal tree for that species, including shape and canopy symmetry, health, and density. Functions well on the site or location.
Fair	Root plate reveals previous damage or disturbance. Dysfunctional roots may be visible around the main stem. Evidence of trunk damage or cavities, with decay or defects present and less than 30% of bark sections missing on trunk. Co-dominant stems are present. Branching habit and attachments indicate poor pruning or damage, which requires moderate corrections.	Crown decline and dieback up to 30% of the canopy. Poor overall symmetry. Leaf size smaller and color somewhat chlorotic. Shoot extensions indicate some stunting and stressed growing conditions. Obvious signs of pest problems contribute to a lesser condition. Some decay areas found in the main stem and branches. Below-average life expectancy for the species.	Acceptable tree for that species. Tree shape and symmetry are adequate, with some substantial asymmetry in shape and canopy form. May have considerable concerns for its use and function on the site or location.
Poor	Root plate disturbance and defects indicate major damage, with girdling roots around the trunk flare. Trunk reveals more than 50% of bark section missing. Branch structure has poor attachments, with several structurally important branches dead or broken. Canopy reveals signs of damage or previous topping or lion-tailing, with major corrective action required.	Lacking a full crown, with more than 50% decline and dieback that especially affects larger branches. Stunting obvious, with little evidence of growth on smaller stems. Leaf size and color reveals overall stress in the plant. Insect or disease infestation may be severe. Extensive decay or hollow characteristics. Low life expectancy for the species.	Poor tree for that species. Highly irregular canopy shape and undesirable form make it unattractive and dysfunctional on the site or location.
Very Poor	Severe damage within the root plate and root collar exhibits major defects that could lead to tree death or failure. A majority of the bark or trunk is affected, either decayed or missing. Branching is extremely poor or severely topped, with severe dieback in canopy. Little or no opportunity for mitigation of any tree parts.	More than 70% of the canopy is in severe decline or dead. Canopy density is extremely low, with chlorotic and necrotic tissue dominating the canopy. Severe decay in the trunk and major branches. Root plate damage with a majority of roots damaged, diseased or missing. Very low life expectancy for the species.	Disagreeable tree for that species, with highly diminished function and aesthetic appeal on the site or location.
Dead			

Assumptions and Limitations

Arborists are tree care professionals who apply their education, training, experience, and current research to assess trees and recommend measures to enhance their health, safety, and appearance. While every effort is made to identify observable defects and conditions, no guarantee of absolute safety or longevity can be provided for any tree. Trees are living organisms subject to natural forces, environmental stress, decay, disease, and unpredictable events. Even structurally sound trees can fail under certain conditions, particularly during severe weather. Arborists cannot predict such acts of nature or other unforeseeable circumstances that may result in failure. The findings and recommendations in this report are based on conditions observed at the time of inspection and reflect the level of assessment (Level 1, 2, or 3) agreed upon, consistent with ANSI A300 (Part 9) and the ISA Tree Risk Assessment Best Management Practices. Only trees identified in the stated scope of work were assessed. Conditions not visible or detectable such as internal decay, root defects, or subsurface issues were beyond the scope of this assessment. Arborists reasonably rely on the accuracy and completeness of information provided by the client and are not responsible for undisclosed site conditions, ownership disputes, or boundary determinations. Waxwing Tree Specialists, LLC assumes no liability for tree failures, damage, injury, or loss occurring after the date of inspection. To live near trees is to accept some degree of inherent risk. References to time frames in this report are professional judgments, not guarantees of tree performance or stability. Waxwing Tree Specialists shall not be required to provide testimony, attend court proceedings, or otherwise engage in litigation related to this report. Alteration or partial reproduction of this document invalidates the entire report.

Please don’t hesitate to contact me if you have any questions.

Amanda Hancock
Certified Arborist, TX4155AU, Qualified Tree Risk Assessor
Waxwing Tree Specialists, LLC
360-515-4225