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Tree Assessment – 1701 Bouldercrest Road, Atlanta (Gates at Bouldercrest)

December 11, 2023

Lindsay Carmack

Via Email: [Lcarmack@beaconmanagementservices.com](mailto:Lcarmack@beaconmanagementservices.com)

Dear Gates of Bouldercrest HOA:

Thank you for the opportunity to see and walk this great property. I am so excited to follow along with you all as you make this property even more amazing.

Please see the notes section on the spreadsheet for the individual tree notes and suggestions. One suggestion for the whole site is to expand most of the mulch areas, trees shade turf as they get bigger and the surface roots get bigger, so the lawnmowers are running over the roots causing decay. Also, uncovered soil erodes and compacts, causing trees to suffer over time. Your current landscaper should be able to assist with this quote.

The backyard areas of the entire complex have a lot of invasive species. The longer these stay, the more seeds are made, and the worse the condition gets. It can cause problems going forward.

Any bad trees found in the common areas have been identified by photo, and “bad” trees that are requiring removal are also marked in Pink and Black tape.

Any crape myrtle not identified individually will be considered in “good” condition. Some were assessed, then I stopped as they are all basically the same.

I suggest that you budget for and install a bunch of new trees, and please do not repeat any tree species currently found here. I recommend Bald Cypress for full sun, dry areas. White Oak and Black Gum for large areas with room to grow. In the park area in the center, please add some understory trees/shrubs like Redbud, improved cultivars of Dogwood and mix in the Kousa (Japanese Dogwood) for different bloom times, and some native Azaleas.

Please do not remove any more trees for grass. Turf can be grown in 3 weeks and provides no benefits to the environment. Trees provide MANY benefits, and all efforts should be made to keep them on the site.

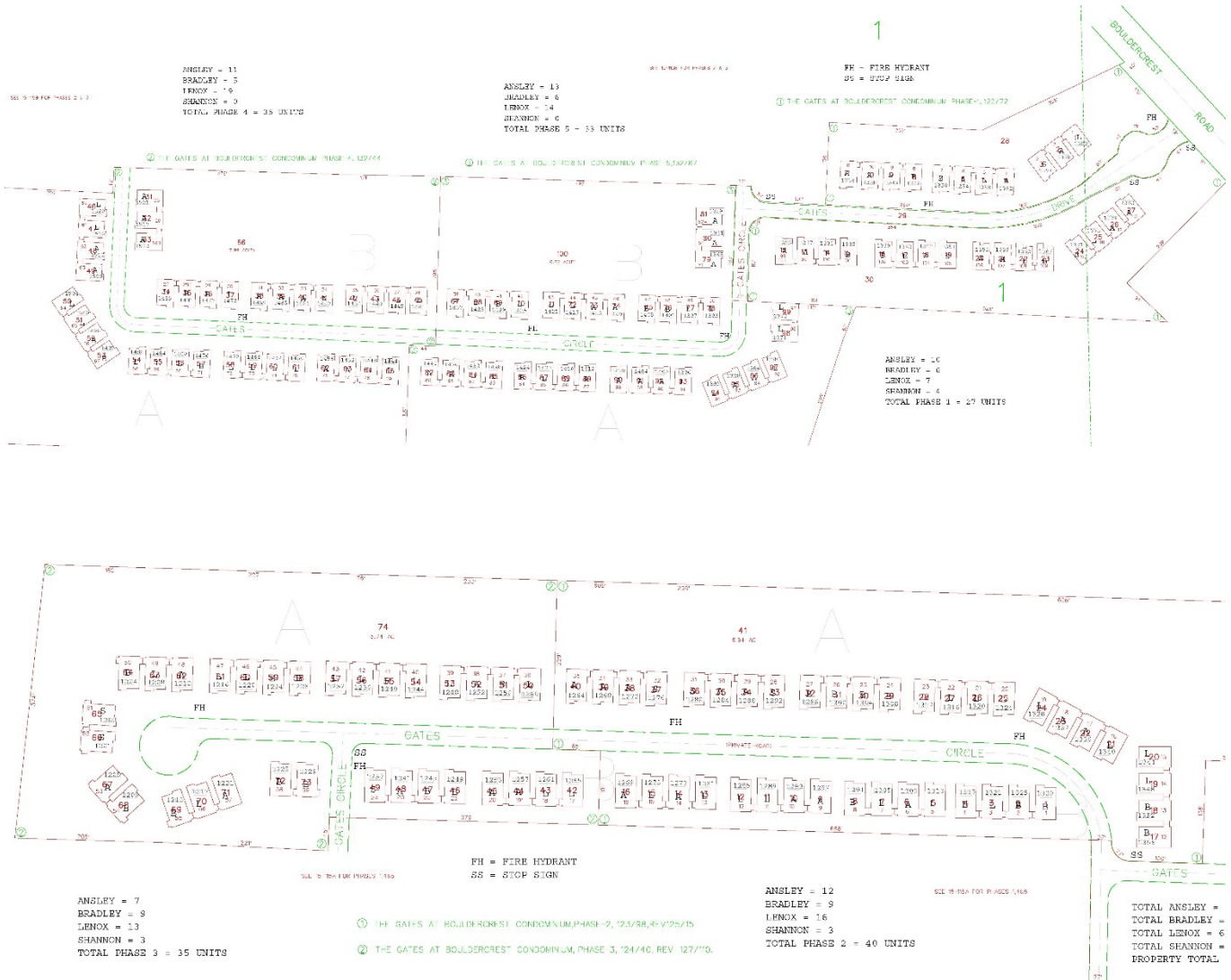
Please stop any Topping of Crape Myrtles, it is bad practice and a violation of the tree ordinance.

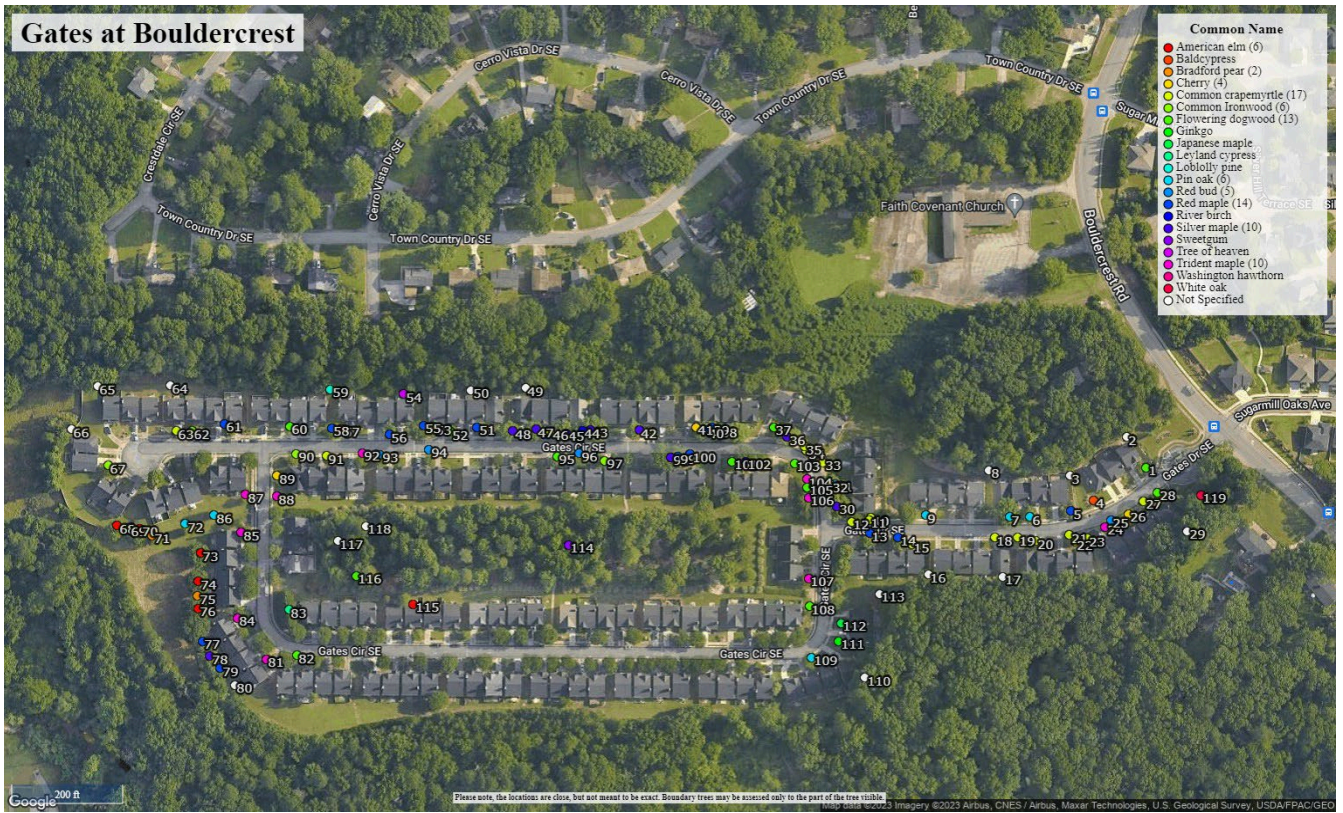
The advice given here is limited to the scope of the requested work. Trees live outside in uncontrolled environments, and as such any change in condition or tree failure is not covered by this report.

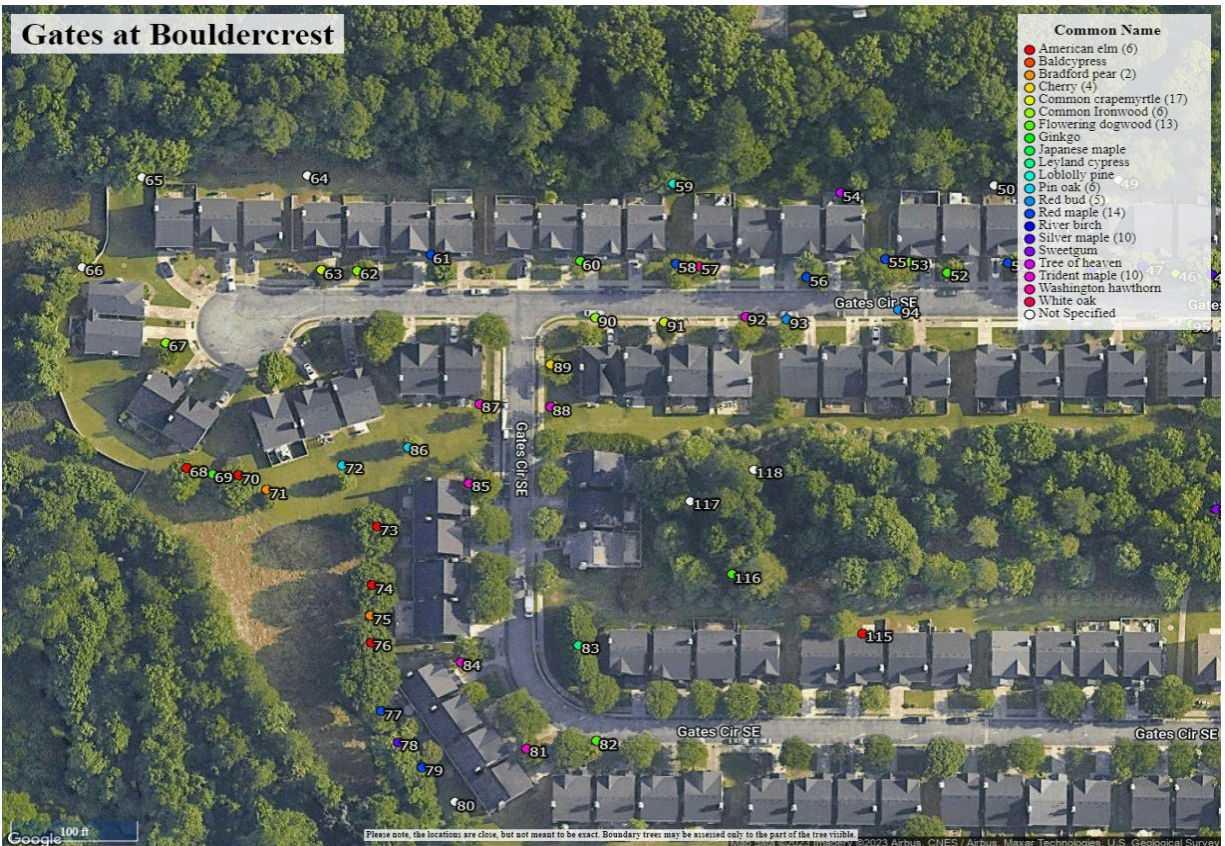
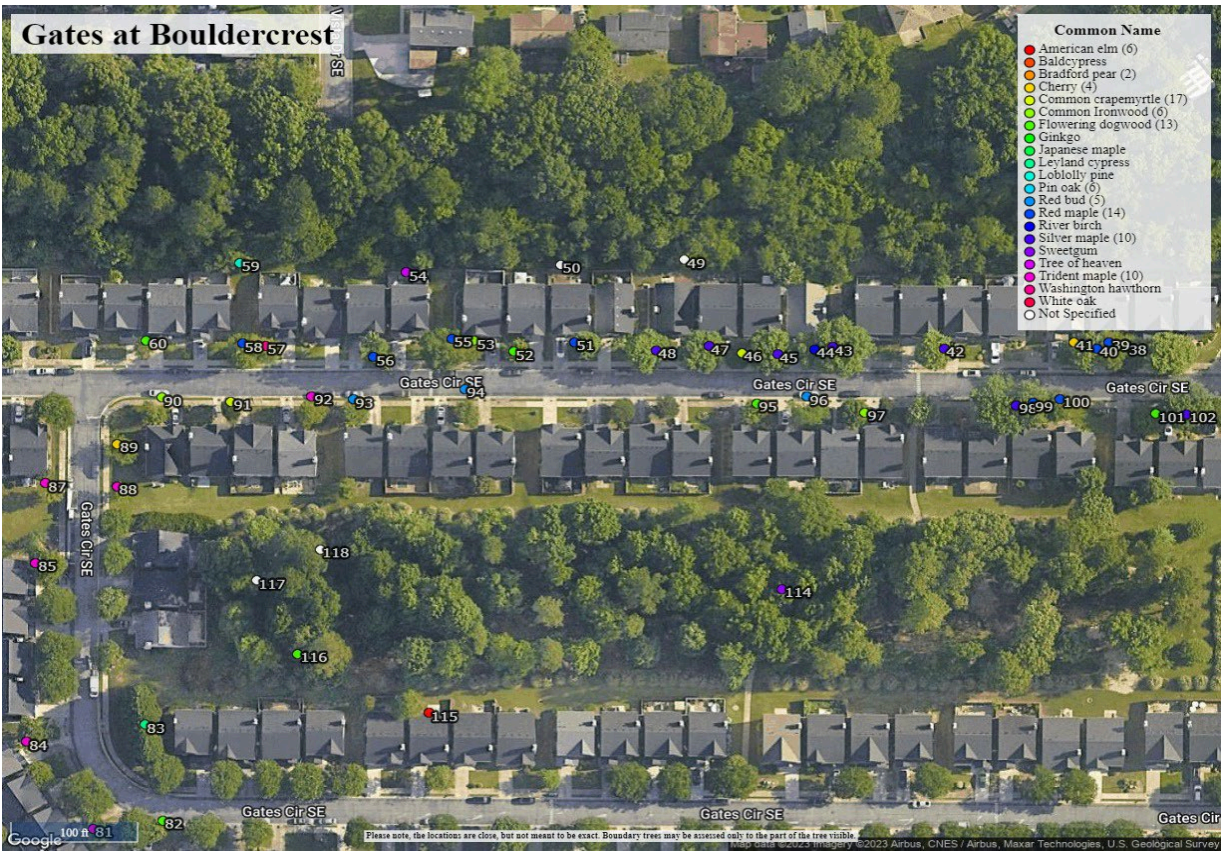
Please reinspect every 2 years.

Based on the site plans and site maps below, I completed a Level 2 Tree Assessment of the trees onsite.

Please note that standing dead trees are not counted; boundary trees are not counted or assessed unless we have permission to assess.







Tree Id	Common Name	Scientific Name	Family	Condition	DBH	DBH Stem 1	DBH Stem 2	DBH Stem 3	DBH Stem 4	DBH Stem 5	DBH Stem 6	Crown Spread	Latitude	Longitude	Notes	Overall Monetary Benefit (\$)	Air Quality Monetary Benefit (\$)
1	Flowering dogwood	Cornus florida	Cornaceae	Good	11							1519.76	33.707989	-84.32976444	Measured below split. Some shading of grass causing erosion. Expand mulch area to cover bare soil.	3.63	0.67
2													33.70814776	-84.32988708	Back of 1st 4 units. Remove invasive species. No bad trees spotted.		
3													33.70794782	-84.33023361	Clean up invasive species. Can't access trees, but no dead trees or suspect trees detected from either side or group of units		
4	Baldypress	Taxodium distichum	Cupressaceae										33.70781987	-84.33008674	Plant a tree!!		
5	Red maple	Acer rubrum	Sapindaceae	Fair	6							452.16	33.70775436	-84.33022588	Evidence of insects. Add mulch. Expand mulch area.	1.67	0.28
6	Pin oak	Quercus palustris	Fagaceae	Good	18							4069.44	33.70773238	-84.33047807	Tree needs a thinning prune, while dormant.	8.97	2.82
7	Pin oak	Quercus palustris	Fagaceae	Good	28							9847.04	33.70773287	-84.33060539	Needs thinning prune now to stop future structure flaws.	15.67	5.86
8													33.70797753	-84.33073029	Remove the china berry. Invasive. Will need permit. Great place to plant large trees. Magnolias would do well here.		
9	Pin oak	Quercus palustris	Fagaceae	Fair	22							6079.04	33.70774119	-84.33112106	Some cankers, watch list, every 2 years.	10.09	3.47
10	Common crapemyrtle	Lagerstroemia spp		Good	12.21	7	8	6				1872.436296	33.70772801	-84.331454	Mulch is needed.	3.5	0.4
11	Common crapemyrtle	Lagerstroemia spp		Good	6.4	5	4					514.4576	33.70771683	-84.33146976	Prune from roof	1.53	0.15
12	Common crapemyrtle	Lagerstroemia spp		Good	14.36	10	9	5				2586.3866	33.70770347	-84.3315749	Prune from building	3.25	0.5
13	Red maple	Acer rubrum	Sapindaceae	Fair	16							3215.36	33.70764787	-84.33146399	Expand mulch area to cover bare soil.	6.88	1.72
14	Red maple	Acer rubrum	Sapindaceae	Good	15							2826	33.70762523	-84.33128767	Expand bed area to cover bare roots and soil.	7.26	1.77
15	Common crapemyrtle	Lagerstroemia spp		Good	7.94	3	4	3	4	3	2	791.827616	33.70759074	-84.33120437		2.02	0.2
16													33.70743606	-84.33110471	Remove invasive. No defective trees detected.		
17													33.70742224	-84.33064515	No defective trees found. Remove invasive.		
18	Common crapemyrtle	Lagerstroemia spp		Good	7	3	2	6				615.44	33.70762719	-84.33069713		1.72	0.17
19	Common crapemyrtle	Lagerstroemia spp		Good	7.81	4	3	2	4	4		766.111016	33.70762682	-84.33055758		1.98	0.2
20	Common crapemyrtle	Lagerstroemia spp		Good	8.49	6	6					905.326056	33.70760803	-84.33044514		2.21	0.23
21	Common crapemyrtle	Lagerstroemia spp		Good	11.05	3	6	4	5	6		1533.6074	33.7076396	-84.33023824		3.13	0.34
22	Common crapemyrtle	Lagerstroemia spp		Good	6.78	2	2	3	2	4	3	577.363104	33.7076401	-84.33020299		1.65	0.16
23	Common crapemyrtle	Lagerstroemia spp		Good	6.56		3	5	3			540.502016	33.70762138	-84.33012727		1.58	0.15
24	Trident maple	Acer buergerianum		Good	13							2122.64	33.70768192	-84.33001803	Expand both bed areas and add mulch for uncovered soil.	5.7	1.73
25	Red bud			Poor	16							3215.36	33.70771781	-84.32998272	Girdling roots, some dieback. This is an old redbud. Consider removal and replacement with small tree.		
26	Cherry	Prunus species		Fair	26							8490.56	33.7074911	-84.32987617	Old tree for species, girdling roots. Expect decline.		
27	Common crapemyrtle	Lagerstroemia spp		Good	7.55	4	4	3	4			715.9514	33.7078156	-84.32978198		1.89	0.19
28	Flowering dogwood	Cornus florida	Cornaceae	Good	9							1017.36	33.70785979	-84.32969636	Expand mulch area.	2.76	0.47
29													33.70765897	-84.32951418	No bad trees detected. Clean up invasive.		
30	Silver maple	Acer saccharinum	Sapindaceae	Fair	26							8490.56	33.70778995	-84.33166341	This species is short lived here. It is beginning to decline. Some water spirits and die back shows this. 5 more years, probably, it will be needing removal.	9.7	3.04
31	Red bud			Fair	12							1808.64	33.70790445	-84.33167657	Girdling roots. Root rot mushrooms present.		
32	Cherry	Prunus species		Fair	20							5024	33.70790293	-84.33170694			
33	Common crapemyrtle	Lagerstroemia spp		Good	6.16	3	4	3	2			476.596796	33.70801673	-84.33174955		1.46	0.14
34	Common crapemyrtle	Lagerstroemia spp		Good	5	3	4					314	33.70807624	-84.33185216		1.12	0.11
35	Common crapemyrtle	Lagerstroemia spp		Good	6.16	2	3	3	4			476.596796	33.70809901	-84.33186698		1.26	0.13
36	Silver maple	Acer saccharinum	Sapindaceae	Poor	18							4069.44	33.70814837	-84.33197139	Decline.	4.83	1.44
37	Flowering dogwood	Cornus florida	Cornaceae	Good	3							113.04	33.70819968	-84.33025309		0.71	0.09
38	Common Ironwood			Good	12							1808.64	33.70818885	-84.33238755			
39	Red maple	Acer rubrum	Sapindaceae	Fair	13							2122.64	33.70819945	-84.33243448		5.14	1.24
40	Red maple	Acer rubrum	Sapindaceae	Fair	18							4069.44	33.70818327	-84.33246667		8.09	2.04
41	Cherry	Prunus species		Fair	12							1808.64	33.70819945	-84.3325297	Please mulch the area under the tree and consider adding more area of mulch.		
42	Silver maple	Acer saccharinum	Sapindaceae	Fair	17							3629.84	33.70818351	-84.33287876	Expand mulch bed to prevent running over roots with lawn mowers. Needs mulch.	5.92	1.69
43	Silver maple	Acer saccharinum	Sapindaceae	Good	25							7850	33.70818686	-84.33317917		10.69	3.28
44	River birch	Betula nigra	Betulaceae	Good	14.42	8	12					2611.681184	33.70818128	-84.33322745		7.57	1.96
45	Silver maple	Acer saccharinum	Sapindaceae	Good	20							5024	33.70816901	-84.33332669		8.25	2.41
46	Common crapemyrtle	Lagerstroemia spp		Good	7.07	3	5	4				627.810344	33.70817236	-84.33342325		1.74	0.17
47	Silver maple	Acer saccharinum	Sapindaceae	Good	22							6079.04	33.70818909	-84.33351176	Please add mulch to bed area. It has none	9.22	2.75
48	Silver maple	Acer saccharinum	Sapindaceae	Fair	17							3629.84	33.70817905	-84.33365392		5.92	1.69
49													33.70840359	-84.33367703	No danger or threats from trees.		
50													33.70839079	-84.33391197	No bad trees found back side of houses		
51	Red maple	Acer rubrum	Sapindaceae	Fair	16							3215.36	33.70819892	-84.33387346	Please expand mulch area to cover bare dirt. Grey rocks will cook roots and not provide nutrients. Please consider removing and replacing with mulch..	6.88	1.72
52	Flowering dogwood	Cornus florida	Cornaceae	Fair	11							1519.76	33.70817522	-84.33403766	Please consider removing the black rubber mulch that will not cook roots and will break down and provide nutrients. Some decay in the trunk.	3.14	0.59
53	Common Ironwood			Fair	8							803.84	33.70820218	-84.33414363	Grey rocks over the roots are not good. See last trees notes.		
54	Tree of heaven	Allanthus altissima	Simaroubaeae	Good	7							615.44	33.70837206	-84.33432558	Invasive species. Consider removing. All the rest of the back is good.	2.76	0.5
55	Red maple	Acer rubrum	Sapindaceae	Fair	16							3215.36	33.70820844	-84.33420355	Mulch and expand area to prevent running over roots with lawnmower	6.88	1.72
56	Red maple	Acer rubrum	Sapindaceae	Fair	14							2461.76	33.70816255	-84.33441477		5.71	1.41
57	Washington hawthorn	Crataegus phaenopyrum	Rosaceae	Good	7							615.44	33.70819004	-84.33470593		1.72	0.21

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58	Red maple	Acer rubrum	Sapindaceae	Good	15							2826	33.70813591	-84.33476767	Expand bed to prevent roots being run over by a lawnmower.	7.26	1.77
59	Loblolly pine	Pinus taeda	Pinaceae	Poor	9							1017.36	33.70839545	-84.3347757	Odd twist in the trunk with reaction wood. Under 12" no permit required. Clean up downed tree left of this tree.	1.52	0.43
60	Flowering dogwood	Cornus florida	Cornaceae	Fair	8.77	6	4	3	4			966.026024	33.70820313	-84.33602596	It has no mulch.	2.31	0.4
61	Red maple	Acer rubrum	Sapindaceae	Fair	11							1519.76	33.70821799	-84.33642789	Please expand bed area. Large roots are being run over by a lawnmower.	4.02	0.92
62	Common Ironwood			Good	12							1808.64	33.70817953	-84.33652598	Prune for structure. Remove crossing and conflicting branches.		
63	Common crapemyrtle	Lagerstroemia spp		Good	7.07	5	3	4				627.810944	33.70818059	-84.33672186		1.74	0.17
64													33.70841593	-84.33675902	Back area clear of bad trees, but has lots of invasives. Suggest clean up. No bad trees detected. Please get ivy from the trees.		
65													33.70841116	-84.33620428	Remove invasives		
66													33.7081881	-84.33636504	Clean up detention fence.		
67	Common Ironwood			Good	10							1256	33.70800075	-84.33614032	Prune for structure.		
68	American elm	Ulmus americana	Ulmaceae	Good	12							1808.64	33.70768918	-84.33608415	Prune for structure and expand bed area	4.09	1.12
69	Flowering dogwood	Cornus florida	Cornaceae	Fair	8.37	3	4	2	4	4	3	879.914664	33.70767467	-84.33601599	Prune to remove dead wood	2.17	0.37
70	American elm	Ulmus americana	Ulmaceae	Good	13							2122.64	33.70767211	-84.33694394	Prune for structure and expand bed to prevent running over roots	5.26	1.42
71	Bradford pear	Pyrus Calleryana 'Bradford'		Fair	11							1519.76	33.70763643	-84.33686872	Evil invasive trees. Consider removing. Also, trunk defect.		
72	Pin oak	Quercus palustris	Fagaceae	Fair	8							803.84	33.70769695	-84.33666571	Remove branch with mistletoe and prune for structure.	2.93	0.68
73	American elm	Ulmus americana	Ulmaceae	Fair	17							3629.84	33.70754502	-84.33657151	Expand bed area. Stop running over roots. Prune for structure and to remove mistletoe	6.43	1.63
74	American elm	Ulmus americana	Ulmaceae	Fair	18							4069.44	33.70739929	-84.336585	Expand bed area and prune for structure	6.86	1.67
75	Bradford pear	Pyrus Calleryana 'Bradford'		Fair	12							1808.64	33.70732351	-84.33659079	Evil invasive.		
76	American elm	Ulmus americana	Ulmaceae	Fair	16							3215.36	33.70725734	-84.33658876	Expand bed area. Prune for structure.	5.98	1.57
77	Red maple	Acer rubrum	Sapindaceae	Good	12							1808.64	33.7070877	-84.33656129	Expand bed area. Stop running over roots.	5.28	1.22
78	Silver maple	Acer saccharinum	Sapindaceae	Fair	19							4594.16	33.70701012	-84.33651697	Expand bed area.	6.74	1.97
79	Red maple	Acer rubrum	Sapindaceae	Good	9							1017.36	33.70694752	-84.33645066	Expand bed areas.	3.46	0.71
80													33.70686152	-84.33636386	No bad Trees. Cleanup suggested.		
81	Trident maple	Acer buergerianum		Good	11							1519.76	33.70699402	-84.33616961		4.99	1.34
82	Flowering dogwood	Cornus florida	Cornaceae	Good	13							2122.64	33.70701392	-84.33498197		4.16	0.88
83	Leyland cypress	X Cupressocypariss leylandii		Good									33.70725155	-84.33603025	A tad bit of disease starting, prob from end of summer drought. Monitor for red needles in spring.		
84	Trident maple	Acer buergerianum		Good	12							1808.64	33.7072091	-84.33634751		5.61	1.54
85	Trident maple	Acer buergerianum		Good	12							1808.64	33.70765252	-84.33632409	Expand bed area	5.61	1.54
86	Pin oak	Quercus palustris	Fagaceae	Good	9							1017.36	33.70774171	-84.33648948	Expand bed and prune for structure	3.91	0.95
87	Trident maple	Acer buergerianum		Good	6							452.16	33.70784963	-84.33629688		2.18	0.45
88	Trident maple	Acer buergerianum		Fair	8							803.84	33.70784147	-84.33610542	Some odd trunk reaction. Watch.	2.8	0.68
89	Cherry	Prunus species		Poor	13							2122.64	33.70794712	-84.33610403	Bad condition due to age, trunk decay and many dead branches.		
90	Common Ironwood			Poor	10							1256	33.70806195	-84.33498431	Many areas of decay. Prune heavily or remove and replant.		
91	Common crapemyrtle	Lagerstroemia spp		Good	9							1017.36	33.70805127	-84.33479861		2.38	0.25
92	Trident maple	Acer buergerianum		Good	11							1519.76	33.70806515	-84.33458021		4.99	1.34
93	Red bud			Fair	10							1256	33.70805761	-84.33446967	Tree has cracked and sealed over. Needs pruning and more mulch area. Lots of roots being run over.		
94	Red bud			Fair	6.71	6	3					565.502696	33.70809349	-84.33416902	It has root rot. It will not get better. It can't do anything either. Remove and replace or let hang out. Up to you.		
95	Flowering dogwood	Cornus florida	Cornaceae	Fair	10.49	7	6	5				1382.103656	33.70804748	-84.33383773		2.95	0.55
96	Red bud			Good	17							3629.84	33.70806412	-84.33394729			
97	Common Ironwood			Good	14							2461.76	33.70802507	-84.33309172	Prune for structure		
98	Silver maple	Acer saccharinum	Sapindaceae	Good	23							6644.24	33.70804316	-84.33268361		9.7	2.92
99	Red maple	Acer rubrum	Sapindaceae	Fair	17							3629.84	33.70804865	-84.33264002	Expand bed area	7.48	1.87
100	Red maple	Acer rubrum	Sapindaceae	Fair	15							2826	33.70805859	-84.33256608	Needs mulch	6.29	1.56
101	Flowering dogwood	Cornus florida	Cornaceae	Good	15.91	12	3	6	8			9179.288936	33.70802171	-84.33230659	Expand bed area.	3.96	1.2
102	Silver maple	Acer saccharinum	Sapindaceae	Fair	19							4594.16	33.7080206	-84.33222544	Expand bed areas.	6.74	1.97
103	Flowering dogwood	Cornus florida	Cornaceae	Good	11.27	5	3	4	4	5	6	1535.282024	33.70801279	-84.33192471	Expand bed area.	3.75	0.7
104	Trident maple	Acer buergerianum		Fair	8							803.84	33.70792947	-84.33184926	Expand mulch area.	2.8	0.68
105	Flowering dogwood	Cornus florida	Cornaceae	Fair	5.48	2	2	3	2	3		377.181824	33.70788645	-84.33184801	Expand area.	1.25	0.18
106	Trident maple	Acer buergerianum		Good	15							2826	33.70783441	-84.33183789	Expand area of mulch	5.56	2.07
107	Trident maple	Acer buergerianum		Poor	10							1256	33.70741445	-84.33183808	Decay in trunk. Remove or let fall.	2.91	0.8
108	Flowering dogwood	Cornus florida	Cornaceae	Fair	10.54	5		4	5	6	3	1395.310495	33.70727018	-84.33183438		2.96	0.55
109	Pin oak	Quercus palustris	Fagaceae	Fair	12							1808.64	33.70700345	-84.33181907	Expand bed area and prune for structure.	4.79	1.34
110													33.70689982	-84.33149211	No bad trees. Please get rid of invasives		
111	Ginkgo	Ginkgo biloba	Ginkgoaceae	Good	4							200.96	33.70708943	-84.33165435	Remove rocks and mulch with mulch. Remove rocks and lay a natural material that will break down and help trees rocks are bad.	0.56	0.17
112	Japanese maple	Acer palmatum	Sapindaceae	Good	8.89	7	1	5	2			992.643176	33.70718301	-84.33164018		1.93	0.48
113													33.70733504	-84.3314052	Back area clear of bad trees.		
114	Sweetgum	Liquidambar styraciflua	Altingiaceae	Dead	18							4069.44	33.70758813	-84.33331444		0	0
115	American elm	Ulmus americana	Ulmaceae	Fair	12.04	9	8					1820.717696	33.70728047	-84.33426565	Girdling roots, included bark, growing in fence. Consider removal.	4.11	1.13
116	Flowering dogwood	Cornus florida	Cornaceae	Poor	2.83	2	2					100.591784	33.70742676	-84.33461805	1/2 dead. Replace.	0.43	0.06
117													33.70760845	-84.33472955	Remove privet thicket.		
118													33.70768582	-84.33455846	Consider leaving the leaves and getting rid of turf except in the middle. Add in about 10 understory and 5 overstory tree in the areas		
119	White oak	Quercus alba	Fagaceae	Dead	20							5024	33.70794806	-84.332943055	Dead	0	0





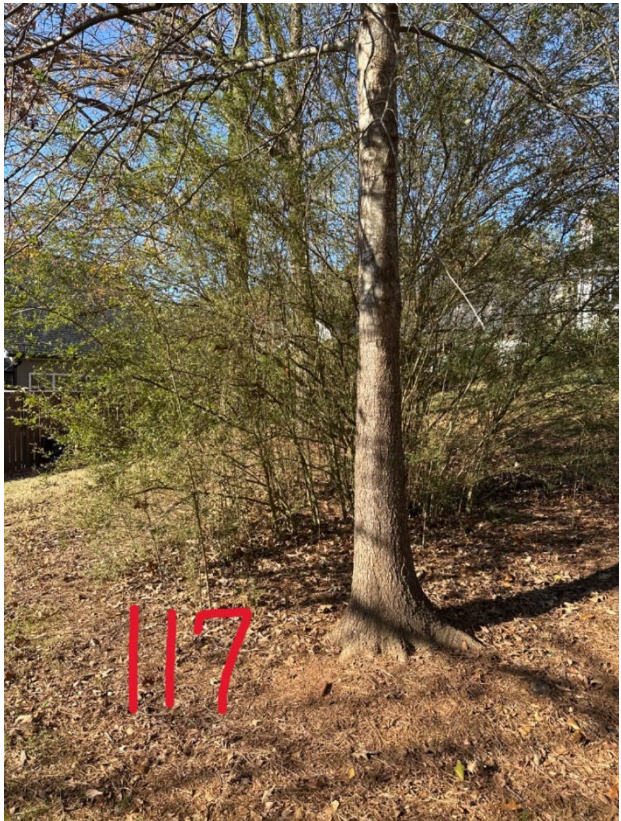














If you have any questions or concerns, please feel free to contact me on 770.823.5374.

Sincerely,

Handwritten signature of Christie Bryant in blue ink.

Christie Bryant  
ISA Arborist SO 6310 A  
TRAC Certified