



KINGS POINT B

LANDSCAPE INSPECTION

January 26, 2016

ATTENDING

CHUCK HUFTEN – KINGS POINT

MIKE BURDELL – KINGS POINT

RICK DOWSWELL – FIRSTSERVICE RESIDENTIAL

STEPHANIE BLEDSOE – MAINSCAPE

GARY HAWKINS - MAINSCAPE

PAUL WOODS – OLM, INC.

NEXT INSPECTION
February 24, 2016 AT 8:00 AM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 11-2015

TREMONT II

- 7. Unit 601: There is increasing and progressive disease in Ilex.**

VILLEROY

12. Unit 973: The small Queen Palm is in decline.

MANCHESTER II

23. There are turf weeds.

- 25 . There are turf weeds.

- 28 . Unit 721 Masterpiece: There is disease in Plumbago.

OXFORD I

- 54 . There are turf weeds.

OXFORD II

57. At the rear of 1124: The area where the wall was re-built is un-sodded.

NANTUCKET II

- 68 . 1916 Nantucket: There is turf decline.

NANTUCKET I

- 72. 2403 Nantucket Glen: There is turf loss in front of unit.**

PRINCETON

- 86. In the entrance drive: There are Camphor volunteers in the Juniper beds.**

SOUTH HAMPTON II

94 . 710 Teaberry Court: There is mower damaged Liriope.

CATEGORY II: MAINTENANCE ITEMS

ACADIA

1. 2133: There is decline in St Augustine turf.
1. Unit 2159: There is declining turf.
2. Unit 2249: There is dead turf.
3. There is turf weed in the 2100 block of Acadia Greens Drive.

ACADIA II

4. Rear of 2112 and 2114: There is declining St Augustine turf near the rear of the units.
5. There is dead and declining St Augustine to the right of 2106.
6. 2043: There is dead turf in front lawn.
7. There is dead turf to the left of 1009 Bristol Greens.
8. Rear of 1009 Bristol Greens: Mulch is incomplete.
9. Bristol Greens cul-de-sac: Oak limbs are low along driveway and street side.
10. Across the 2100 block, north side fairway lawns: There are intermittent areas of turf disease and decline. This is non-frost related injury.

BROOKFIELD

11. Rear of 2339: There is a dead Philodendron at the base of the Sabal Palm.
12. 2328 Brookfield: The Lantana is in decline.
13. In the vicinity of 2316: There is turf disease.
14. Behind the mailbox at 2306: There is declining Indian Hawthorn.
15. Adjacent to unit 2155: The Oak tree is overgrowing the street lamp.
16. To the left of drive at 2253: There is old disease damage.
17. To the front left of 2231: There is decline in the St Augustine turf.
18. There are dead and declining Philodendron in the mulch bed across the front of Brookfield.

CORINTH

19. There are dead Indian Hawthorn along the entrance hedge row at the Acadia Greens entrance to Corinth.
20. There are turf weeds.

DEVONSHIRE

21. There are areas of turf disease at 1113 Corinth Greens.
22. Mailbox at Corinth Greens: There is Pothos vine growing up the Oak tree.
23. 1156 Corinth Greens: There is declining turf in the front lawn.

MANCHESTER I

24. There are areas of grassy turf weed infestation.
25. There are weeds in the Wedelia bed in the common lawn area adjacent to 642 Masterpiece Place.
26. There are bed weeds to the left of the unit at 662 Masterpiece Place.

MANCHESTER II

27. There is dead plant material in beds.
28. 720 Masterpiece: The Roebelenii Palm is improperly braced.
29. Soft edging is irregular.
30. To the right of 759: There is Pothos vine growing on the building side.
31. Along the west perimeter lawns at McDaniel Street, adjacent to the Fairway: There are broadleaf turf weeds.
32. Rear of unit 747: There is dead and declining St Augustine turf at the center back of unit.
33. There is leaf debris in the rock bed at 703 Masterpiece.
34. 707 Masterpiece: There is disease in Ilex Schillings.
35. 714 Masterpiece: There is dead turf to the left of the driveway.
36. 734 McDaniel: There is heavy accumulation of duff in the rock bed.
37. Unit 748 McDaniel: There is broadleaf turf weed adjacent to the front door.
38. 749 McDaniel: There is turf disease to the right of the residence.

39. 759 McDaniel: There is declining turf and appearance of disease.

MANCHESTER III

40. 753 McCallister: There is debris in bedlines.
41. McCallister/Manchester Woods intersection: Wedelia is overgrown.
42. Unit 709 Manchester Woods: The Magnolia tree is striking the roofline.
43. In the vicinity of 813 Manchester Woods Drive: There is insect activity in Downy Jasmine.

MANCHESTER IV

44. There is wind fall and storm debris in the large common area in the rears of 829.
45. To the right of 816 McCalister: There is declining turf.
46. There is Asiatic Scale on the King Sago at 2203 Mayfield Oaks.
47. 825 Manchester Woods Drive: There is a declining King Sago.
48. 753 McCalister: There is a dead Podocarpus to the left of the driveway.

OXFORD I

49. Edging along the asphalt is irregular and runners are persisting into roadways.
50. Common lawn adjacent to 2207 Olive Branch Drive: There are weeds in turf.
51. Right rear of 2213 Olive Branch Drive: There are areas of turf loss.
52. 2231 Olive Branch Drive: There are diseased Liriope plants.
53. 2306 Olive Branch Drive: There is declining St. Augustine turf and an outbreak of Carpetgrass.
54. Between Olive Branch Drive and McDaniel Street: There is dead material in Pittosporum hedgerow.
55. 1000 block of McDaniel Street: Sabal Palms are not pruned.
56. Front of Unit 1027: There is dead turf.

OXFORD II

57. 1124 McDaniel Street: The area of wall construction remains un-sodded.
58. 1146 McDaniel Street: There is a stub overhanging the driveway where the homeowner pruned the tree.

59. Along Oxford Park frontages: The Bermuda grass is overgrown and weedy.

NANTUCKET I

60. Nantucket Green Court: There is declining turf due to disease.

NANTUCKET II

61. Front of 1626 Nantucket Drive: There is disease in turf.

62. Unit 1916: There is diseased and dead turf.

NANTUCKET III

63. 2017 Nantucket Drive: St. Augustine turf is declining.

64. Entrance to Fall River Court: There is declining Red Fountain Grass.

65. 2437 New Haven Circle: St. Augustine turf is declining.

66. 2301 New Orchard Court: The Oak tree is growing down to the roof line.

67. Front of 2435 Nantucket Harbor Loop: There is dead turf.

NANTUCKET IV

68. Nicene Court: Roebelenii Palms are striking roof lines.

69. Front of 2116 Nantucket Drive: There are dead Indian Hawthorns.

70. 2112 Nantucket Drive: There is disease in turf.

NANTUCKET V

71. Nightcap Court cul-de-sac: There are weeds in hot spot damaged turf.

72. 2207 Nantucket Drive: There is dead turf to the left of driveway.

RADISON I

73. There is declining turf between driveway at Unit 2339.

74. To the left of Unit 2406: There is dead turf.

75. Nantucket Drive entrance: There are declining Firecracker plants.

RADISON II

76. 1118 Radison Drive: There is declining turf.

77. Radisson Lake Court and Radisson Drive intersection: There are weeds in turf.

78. 1206 Radisson Drive: There is declining Philodendron at entrance.
79. Left rear of 1210 Radisson Drive: There is diseased and declining turf.
80. Radisson Lake Court cul-de-sac: There are small unserviceable grass strips.

PRINCETON

81. There is chlorosis in the Ixora at unit 511.
82. There are Queen Palm fronds hanging on the roof at unit 520.
83. Across the community: Dianella has not been deadheaded.
84. There is disease in the Viburnum at cul-de-sac.
85. Throughout the cul-de-sac: Soft edges are being buffed with line trimmer.
86. There is turf weed in the cul-de-sac.

SOUTH HAMPTON I

87. There is turf weed in the recently sprigged St. Augustine.
88. In the common area of the south lawn: There is leaf debris in the Loquat bed.
89. Crinum Lilies in the center beds have not been deadheaded and there is seedling growth throughout beds.
90. There are areas of Nutsedge in the side lawn of 1018.
91. There is disease in Ilex Schilling.
92. There is evidence of mow turn and rutting in the saturated soils.
93. Soft edges are irregular.
94. At the electrical transformers at 808 Staffordshire: The Viburnum are approximately 2 feet above the transformer and per the Association is to be 1 foot above.

SOUTH HAMPTON II

95. 710 Teabury Court: There is mower damage in the Liriope.
96. Along Teabury/New Windsor Bottlebrush hedge row, there is Spanish Moss in the trees.
97. Teabury/New Windsor Loop street sign: The Magnolia tree is obscuring the street sign.
98. Throughout common areas: There is Spanish moss.
99. 1110 Staffordshire: The Ilex Schillings are diseased.

100. 1122 Staffordshire: The Viburnum at the transformer are 2 feet above the transformer and it was requested they be only 1 feet above transformer.

101. 1128 Staffordshire: There is chlorosis in the Gardenias.

TREMONT I

102. Unit 807: The Australian Pine is growing close to the building.

TREMONT II

103. There is disease in Ilex Schilling.

104. Adjacent to the mailbox: There is accumulation of Magnolia leaf drop.

VILLEROY

105. Roof repair in the vicinity of unit 905 has trucks and materials stacked up on the lawn areas which may result in damage or discoloration.

106. There are loose boots on the Queen Palms in the vicinity of 921.

107. There is chlorosis in Lorepetalum at unit 938 and 940.

108. Unit 969: There is turf loss to the left of the driveway.

109. To the right of the driveway at unit 975: There is turf loss.

WORTHINGTON

110. Across the Vilmont Greens frontage: There are areas of declining turf.

111. There are turf weeds.

112. 2251 Worthington: There is dead and declining St Augustine in front lawn.

113. Front of 2249: There is dead St Augustine turf.

114. In the golf course fairway lawns behind the 2200 block: Sabal Palms are not pruned and appear to have been skipped during a previous pruning.

YORKSHIRE

115. Roebellin Palms are not detailed.

116. There are turf weeds.

PGW:lg

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