



KINGS POINT
LANDSCAPE INSPECTION
August 23, 2017

NEXT INSPECTION
SEPTEMBER 25, 26, 27, 2017 AT 8:00 AM

ATTENDING:
CHUCK HUFTEN – KINGS POINT
DARRELL FLINT – FIRST SERVICES RESIDENTIAL
STEPHANIE PARKER – MAINSCAPE
PAUL RICHAU – MAINSCAPE
GARY HAWKINS – MAINSCAPE
PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 1/24/2017

AREA B
OXFORD I

95. To the right of 920 Oxford Park Drive: There is turf loss that appears to be from old insect injury.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 3/28/17

AREA B
RADISON II

56. Across from The Club entrance: There is turf loss due to insect damage along frontage berm.

OXFORD I

89. There are turf weeds.
93. Newpoint/Oxford berm and retaining wall: There is turf loss that appears to be irrigation related.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM MAY 2017

AREA A
CAMBRIDGE F

18. Units F3 and F5: There is turf loss that appears to be insect related.

AREA B
ACADIA

3. Unit 2716: White Bird of Paradise is growing onto the building side.

OXFORD I

81. Kings Blvd hedgerow: There are dead shrubs.
85. 1009 Otter Mill Way: There is turf loss that appears insect and disease related.

RADISON II

- 106. There are bed weeds.
- 107. There are dead shrubs between Nantucket Drive and Radison Lake Court.
- 110. There are crack weeds along driveways.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM JULY 2017

AREA A

CAMBRIDGE F

- 126. Adjacent to Units 3 and 5: There is weed infestation in previous areas of turf loss due to insect activity.
- 127. There is viney growth in Yaupon Holly hedgerow adjacent to lift station entrance.

AREA B

RADISON II

- 60. There are bed weeds.
- 61. There are crack weeds in the driveways.

ACADIA I

- 142. Adjacent to 2176: The White Bird of Paradise are over growing the roof line and the spent blooms have not been removed.**

OXFORD I

- 179. East of the Oxford I entrance at McDaniel: There are dead shrubs in the hedge row.
- 181. There are bed and crack weeds.

AREA C

KENSINGTON

- 49. Along the entrance berm: There is decline in the Oleander.
- 52. There are bed weeds.

GRANTHAM

- 56. There are herbicided weeds in the beds.

CATEGORY II: MAINTENANCE ITEMS

AREA A

CAMBRIDGE J

1. There are weeds in rock beds.
2. Foundation shrubs are overgrown and above windowsill height and blocking doorways.
3. There is sucker growth in Crape Myrtles.
4. Soft line edging is irregular.

ANDOVER F

5. There are bed weeds.
6. There is dead plant material near entrance drive adjacent to Unit 121.
7. There are hanging fronds in Queen Palms.
8. Building fronts are overgrown.
9. There are weeds in turf.
10. There is insect activity in Indian Hawthorns and Bougainvillea.
11. Front of Units 138 and 140: There is chlorosis in Dwarf Ixora.

CAMBRIDGE F

- 12. The village monument sign is overgrown.**
13. There is Nutsedge in lawn adjacent to Unit 3.
14. Foundation shrubs are overgrowing windows, house numbers, and building sides.
15. There is sucker growth in Crape Myrtles and Oak trees.
16. The lift station at northeast corner of association is overgrown.
17. Unit 6: Ruellia beds are overgrown.
18. Yaupon Holly hedge at mailbox is overgrown with vines.

GLOUCESTER G

19. There are weeds in beds and turf.
20. Pruning of foundation shrubs is incomplete; shrubs have overgrown windowsills, driveways, and walkways.

HIGHGATE F

21. There is emerging turf fungus near Hungerford Drive and Harefield Circle intersection.
22. There are bed weeds.
23. Bird of Paradise have not been groomed or deadheaded.
24. There are grassy weed infestations in areas of previously declining St. Augustine turf.
25. To the left of 1106 Harefield Circle: Sea Grape is overgrowing roof line.

AREA B RADISON II

26. There are bed weeds.
27. Unit 1249: There is sucker growth on Oak trees.
28. There is sucker growth in Crape Myrtles.
29. Rear of Unit 1251: There are hot spots in turf.
30. 1006 Radison Lake Court: Roebelenii Palm is ungroomed.
31. Rear of 1015 Radison Lake Court: There are declining Viburnum shrubs and bed is infested with weeds.
32. Radison Lake Court and Radison Avenue intersection: Philodendron is overhanging the bed line, resulting in obstructed visibility of crossing traffic.
33. Berm frontage: Area of turf loss has resulted in weed infestations.

VILLEROY

34. South entrance: Turf is stressed.
35. There is reversion growth in Arboricola Trinettes.
36. There are weeds in mixed turf throughout inside berm.
37. There are bed weeds.
38. Roebelenii Palms have not been pruned.
39. Unit 956: Roebelenii Palms are striking building side.
40. Unit 936: Hibiscus have overgrown garage front.
41. Front of Unit 917: There is weed infestation in Asiatic Jasmine bed.

OXFORD I

42. McDaniel Street entrance: Parsonii Junipers are overgrowing fire hydrant.
43. McDaniel Street and Oxford Down Court intersection: There are hanging fronds in Queen Palm.
44. 2421 Oxford Down Court: Roebelenii Palm is striking building side.
45. 2402 Oxford Down Court: There is hot spot damage and Nutsedge in turf.
46. Otter Mill Way: There are snaps and Queen Palms are striking roof lines.
47. Olive Branch Drive frontage: Roebelenii Palms are ungroomed.
48. Weeds have not been removed from beds after herbicide applications.
49. Kings Blvd berm adjacent to 2300 block of Olive Branch Drive: There are dead shrubs.
50. Oxford Park Drive and Olive Branch Drive intersection: There are street tree clearance issues.
51. There is weed infested turf and turf loss near mailbox.

ACADIA

52. Soft line edging is irregular.
53. Common area golf course-side tree wells are unmaintained.
54. There are increasing emerging grassy weeds in St. Augustine turf across golf course side.
55. There are bed weeds.
56. Unit 2147: Ficus tree is overgrowing roof line.
57. Roebelenii Palms are ungroomed.
58. Units 2145 and 2143: Oleander standards and multi stem plants are overgrown.
59. Unit 2149: Emerging Queen Palm growth is distorted.
60. White Birds of Paradise are overgrowing roof lines.
61. Rear of Unit 2155: There is a dead shrub.
62. Unit 2177: Rubber tree is striking roof line.
63. There are crack weeds.

AREA C
GRANTHAM

64. Ligustrum Privet pruning is incomplete.
65. There are weeds in newly installed planting areas.
66. There are bed weeds.
67. Loropetalum hedgerows are not stair-stepped with foundation shrub planting beds.
68. Weeds remain in the cleared, but unplanted bed areas.
69. Unit 2053: Old turf pest damage has been replaced with grassy weeds.
70. Unit 2038: Firebush is overgrowing bed lines.
71. There is turf duff accumulation in mulched beds near Inverness Greens Drive intersection.

RICHMOND

72. There is herbicide overspray damage in Junipers throughout frontage beds.
73. There are turf duff accumulations in tree wells.
74. 2528 Sapphire Greens Lane: There appears to be a mower-damaged valve box cover.
75. Frontage: Queen Palms are unpruned.

KENSINGTON

76. Oleander adjacent to entrance monument is declining.
77. Herbicide treated weeds have not been removed.
78. There are bed weeds.
79. Rear of Unit 2406: Jatropha is growing into the soffit.
80. Roebelenii Palms are ungroomed.
81. Gold Mound Duranta is being grown and pruned at the same height as foundation shrubs with no stair-step presentation.
82. Unit 2430: There is a Pothos volunteer in Roebelenii Palm.
83. Front of Unit 2435: There are hot spots and turf loss.
84. 2400 block: There is drought stress in new plantings.

85. Irrigation coverage should be verified to make sure it is not striking notice board at mailbox adjacent to Chelsea Greens Court intersection.
86. Adjacent to Unit 2477: There are hot spot and turf loss.
87. 2400 block: Netafim patterns should be inspected.

KINGS POINT INSPECTION

INSPECTION DATE: AUGUST 23, 2017

ADMINSTRATOR NOTES

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

1. No warranty sod has been installed per Gary Hawkins of Mainscape.

CATEGORY V: NOTES TO CONTRACTOR

NONE

PGW:ml

cc:

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