



KINGS POINT
LANDSCAPE INSPECTION
June 28, 2017

NEXT INSPECTION
JULY 24, 25, 26 2017 AT 8:00 AM

ATTENDING:
RICK DOWSWELL – FIRST SERVICES RESIDENTIAL
DARRELL FLINT – FIRST SERVICES RESIDENTIAL
SYLVAIN CORRIVEAU - MAINSCAPE
JAY ARTHURS – MAINSCAPE
GARY HAWKINS – MAINSCAPE
PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS: 03/28/17

AREA B

VILLEROY

12. Rear of Unit 954: There is deficiency in the hedgerow.
13. Along Vista Greens Drive frontage: There are dead and declining Arboricola Trinettes.
14. There is windfall and debris in mulched beds.
15. Newpoint Loop frontage berm: There is turf loss from old insect injury and weed infestations.
16. Newpoint Loop and Kings Blvd frontage berm: Soft lines are irregular.

YORKSHIRE

61. There is water stress, dead and declining material in the hedgerow along Vilmont Greens Drive/Newpoint Loop frontage.

NANTUCKET IV

114. 2130 Nantucket Drive: There is pest damage and loss in turf.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS: 05/22/17

AREA A

GLOUCESTER N

129. There are hot spots and turf loss adjacent to Unit 109.
130. North side of Gainesborough Loop adjacent to Gloucester N: There is a dead Oak tree in common lawn.

AREA B

TREMONT I

126. There is Magnolia leaf and fruit drop in entrance beds.

128. There are weeds in beds.

130. Several multi stem Hibiscus are overgrown.

PORTSMITH

87. Across the Vilmont frontage: There are bed weeds.

89. 1915 Sifield: There is turf loss and insect damage.

96. Vilmont Greens / Nottingham Green intersection: There is turf stress, which appears to be due to inoperative irrigation.

97. Portsmouth Village entrance monument: There are bed weeds.

LYNDHURST

62. There are crack weeds.

63. 1300 Block of Kettering: The Oak is over growing and striking the street lamp.

GRANTHAM

16. Adjacent to 2128: There is hog damage.

17. Near 2120: The Ligustrum privets are over growing the garage fronts and sides. Crown reduction pruning may be a suitable way to reduce the overall size.

19. There are crack weeds.

20. Intersection of Grantham Greens and Inverness Green adjacent to 2006: There is turf pressure and turf loss.

CATEGORY II: MAINTENANCE ITEMS

AREA A

KNOLLS III

1. Kinnert parking area: There is windfall and leaf debris in the mulch beds.

2. Across the property: The multi-stem Hibiscus are over grown.

3. Adjacent to Unit 323: The Phoenix palm is unpruned.

4. The wood line growth is growing into mowable areas.

5. In the cul-de-sac turf island, across from 122: There are areas of dead turf that have not

recovered.

6. There are bed weeds.

FAIRFIELD E

7. **There are bed weeds.**
8. **There are crack weeds.**
9. In the Flint Shier cul-de-sac: There is pest damaged and dead turf.

FAIRFIELD F

10. There is suckering growth in the multi-stem Crape Myrtles and standard trees.
11. **There are bed weeds.**
12. **There are crack weeds.**

GLOUCESTER C

13. To the right of 326: There is pest damage turf loss.
14. **There are bed weeds.**
15. **There are crack weeds.**
16. There are grassy turf weeds in the landscape bed areas.

GLOUCESTER N

17. There is a dead Oak in the common area.
18. **There are bed weeds in the common areas and tree wells.**
19. Adjacent to the mailboxes: There is decline in the large Ligustrum tree, it appears to be disease related.
20. There is accumulation of mow duff in the mulch bed areas.
21. There are bed weeds.
22. Near Unit 108: The Scheffleras are striking the roof lines.
23. There are crack weeds.
24. There is suckering growth on the Crape Myrtles.

AREA B

NANTUCKET IV

25. At 2222 Nantucket: There is pest damaged turf loss.
26. Nicene cul-de-sac: Soft edging is irregular, including multiple St. Augustine runners growing into beds.
27. There are bed weeds.
28. 1015 Nicene Court: The Roebelenii palms are unpruned.
29. 2134 Nantucket: The Bermuda runners have grown into the Pittosporum hedge.
30. In the 2100 block of Nantucket: The pond shore are not uniformly maintained with the mowables.

YORKSHIRE

31. There are bed weeds.
32. Soft edging is irregular.
33. There are grassy weeds in the shrubs.
34. There are crack weeds.
35. Along the entrance berm across from 2102 Worthington Greens Drive: There are dead Pittosporum.
36. Across the New Point Loop frontage berm: There is a dead Queen palm.

VILLEROY

37. Soft edging is irregular.
38. There are bed weeds across the frontage berm.
39. There is mow duff accumulation in the turf and bed areas.
40. At 982: There is pest damaged turf loss.
41. At 929: The Crown of Thorn is over grown.
42. The pond shores are not detailed.
43. At the rear of Unit 915: The irrigation for the screen porch construction should be verified.

TREMONT I

44. At the entrance: The Roebelenii palms area ungroomed.
45. There is Magnolia leaf and fruit drop.
46. 813: The Bougainville and Hibiscus are over grown.
47. At Unit 755: The Arboricola Trinettes are unpruned.
48. There are bed weeds.
49. Across the property: The multi-stem Hibiscus are over grown.

AREA C

GRANTHAM

50. Vilmont Greens: There is debris and duff in the frontage berm.
51. The Ligustrum Privets are irregular pruned it appears above 8 feet is not being pruned.
52. The Bird of Paradise are ungroomed.
53. In front of 2111 Grantham: There is a Queen palm with a distorted bud.
54. There are emerging bed weeds in open project bed areas.
55. Building front: The Ligustrum Privets are over growing the carriage lamps, sidewalk, and driveway fronts.
56. At 2038: The Dwarf Firebush is over grown.
57. 2010 Grantham: There is no stair step presentation between the Gold Mound Duranta, Loropetalums, and Arboricola Trinettes.

PORTSMITH

58. At the Nottingham/Sifield intersection: The Flax Lilies are ungroomed.
59. 1920: There are spider mites in the Parsonii Junipers.
60. 1915: There is pest damaged turf loss at the street sign.
61. 2076: There is drought stress in the turf.

LYNDHURST

62. Along Kettering Greens: There is leaf drop in the frontage berm.
63. There is mow duff in the mulch beds.

64. At the Sifield Greens/ Kettering Greens intersection: There are crack weeds at the mailbox.
65. There is suckering growth under 12 feet on the Oak trees.
66. Near 2417 Sifield Greens: The Bottlebrush trees are striking the building sides.
67. To the right of 2452: The hibiscus standard has broken from the staking.
68. To the right of 2448 Sifield: There is a dead Loropetalum.
69. There are bed weeds.
70. There are crack weeds.
71. In the 12000 Block: The Gold Mound Duranta are uniform in height but are still over grown in proportion to the stair step presentation of the frontage beds.
72. Confirm the irrigation on the frontage berm across the lake shore.

PGW:kn

cc:

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