



KINGS POINT

LANDSCAPE INSPECTION

October 25, 2017

ATTENDING:

CHUCK HUFTEN – KINGS POINT FEDERATION

DARRYL FLINT – FIRSTSERVICE RESIDENTIAL

BRANDON WHALEY – MAINSCAPE

PAUL RICHAU – MAINSCAPE

PAUL WOODS – OLM, INC.

NEXT INSPECTION
NOVEMBER 27, 28, 29, 2017
AT 8:00 AM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

AREA A

ANDOVER B

1. There is mow duff in mulched beds.
2. There are crack weeds throughout carports.
3. Foundation shrubs at several units are striking building sides or overgrowing jalousie windows.

CAMBRIDGE A

4. There are bed weeds.
5. There are turf weeds.
6. Soft line edging is irregular.

CANTON COURT

7. To the left of Unit 84: Schefflera is growing onto building side.
8. Dumpster enclosure: Hibiscus are overgrown and irregular.
9. **There are bed weeds.**
10. Unit 83 front foundation: There are 2 dead Ligustrum.
11. There are turf weeds.

GLOUCESTER L

12. There are weeds in beds and pavement cracks.
13. 2303 Grantham Court: There is chlorosis in Gardenia.
14. Rear of 2304 Grantham Court: There is an improperly pruned winged Elm that is in severe decline. Other trees in the vicinity are unpruned.
15. 2301 Grantham Court: Firebush is overgrowing street lamp.

IDLEWOOD

16. There is windfall and storm debris remaining in mulched beds.
17. **There are bed weeds.**
18. Unit 1306: There is turf loss.
19. Adjacent to 2210 Ivan Court: Staking on Maple tree needs to be adjusted.
20. Kings Blvd/Idlewood Drive: Frontage hedgerow is unpruned.
21. Courtyard between Ivan Court and 1300 block of Idlewood Drive: Verify roof line clearance. Confirm Oak trees appear to be within 5 feet of roof lines.
22. Rear of 1327 Idlewood Drive: King Sago Palm has Asiatic Cycad Scale.
23. There are dead and declining Ligustrums to the left of 1406 Idlewood.
24. Idlewood Drive and Ingram Drive intersection: Juniper beds are overgrown and soft lines are undefined.
25. 1524 Ingram Drive: There is pest damage and turf loss.
26. 1430 Ingram Drive: There is a dead Ligustrum in driveway center.
27. Inwood Drive and Kings Blvd intersection: Viburnum hedgerow is obstructing visibility.
28. Kings Blvd frontage south of Inwood Drive: There is pest damage and turf loss.
29. There are crack weeds along sidewalks.

AREA B

MANCHESTER III

30. There is Asiatic Cycad Scale in King Sago Palms.
31. Throughout: There weeds in beds and pavement cracks.
32. Mayfield Oaks Place commons: Ilex 'Schillings' are overgrown.

33. 2200 block of Manchester Woods Drive: Wedelia has overgrown Flax Lily beds.
34. 2230 Mayfield Palms Lane: There are hanging fronds in Queen Palms.
35. There are turf weeds.

NANTUCKET IV

36. There is fungal decline in Ilex 'Schillings'.
37. Soft line edging is irregular.
38. Throughout: There are dead Xanadu Philodendron stalks.
39. There are turf weeds.

OXFORD I

40. There are herbicided weeds remaining in beds.
41. Oxford Park Drive cul-de-sac: There is dieback in Indian Hawthorn.
42. Roebelenii Palms are ungroomed.
43. Throughout Olive Branch Drive commons: There are weeds in turf, including grassy weeds in St. Augustine.
44. There is a dead Viburnum shrub to the right of 2306 Otter Mill Way.
- 45. Viburnum hedgerow between Oxford Park Drive and Otter Mill Way is irregular and inconsistent with pruning throughout the community.**
46. 1036 McDaniel Street: There is downward growth in Oak tree striking roof line.
47. Kings Blvd entrance monument: There are grassy weeds in Asiatic Jasmine bed.

ACADIA II

48. Adjacent to mailboxes: There is turf stress.
49. Near Corinth Greens Drive and Acadia Greens Drive intersection: There are broadleaf and grassy weeds in mixed turf.
50. Adjacent to Unit 2029: Areas of turf loss have been replaced with Crabgrass.
51. Left side of 2009 Acadia Greens Drive: Foundation shrubs are growing into soffits.

AREA C

FAIRBOURNE

52. There are dead Drift Roses at village monument.
53. 1251 Fairway Greens Drive: There are weeds in Jasmine beds.
54. 1333 Fairway Greens Drive, driveway island: Jasmine is overgrown with Spurge.
55. There are turf weeds.

OAKLEY GREEN

56. Manhole cover adjacent to 1421 Nottingham Greens Drive is overgrown.
57. Soft line edging is irregular.
58. There are bed weeds.
59. Japanese Blueberries are growing into roof lines.
60. Common area Oak trees adjacent to fairway are unpruned.
61. 2400 block of Nottingham Greens Drive: Loropetalum have overgrown Viburnum hedgerows and are not in a stair-step presentation.
62. Common between 2440 and 2438 Nottingham Greens Drive: There are weeds in Asiatic Jasmine planting.
63. Rear of 2438 Nottingham Greens Drive: There is failed St. Augustine sod.
64. There are Aphids on Podocarpus.
65. 2300 block of Oakley Green Drive: Oak and Maple trees are unpruned, with low limbs creating obstructions.
66. 2234 Oakley Green Drive: There is turf pest injury.
67. Village monument sign: Oleander are leggy.
68. Exit side of monument sign: Visibility is obstructed by the low-growing Ligustrum.

LYNDHURST

69. Across from 1308 Kettering Greens Drive: Oak tree is overgrowing street lamp.
70. There is Magnolia leaf and fruit drop in mulched beds.
71. Sifield Greens Way commons: Bottlebrush trees are growing into building sides and roof lines.

72. 2452 Sifield Greens Way: Queen Palm bud is distorted.
73. Topiaries are overgrown.
74. **There are bed weeds.**

PGW:ml

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