



KINGS POINT - AREA A

LANDSCAPE INSPECTION

March 27, 2017

**NEXT INSPECTION
APRIL 26, 2016 AT 8:00 AM**

ATTENDING:

MIKE BARDELL - KINGS POINT FEDERATION
CHUCK HUFFTON - KINGS POINT FEDERATION
RICK DOWSWELL - FIRST SERVICES
BRANDON WHALEY - MAINSCAPE
GARY HAWKINS - MAINSCAPE
ZANE STONEMAN - MAINSCAPE
PAUL WOODS - OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM NOVEMBER 28, 2016

ANDOVER G

20. There are turf weeds.

ANDOVER I

23. There are turf weeds.

LANCASTER I

153. Langley entrance Loropetalum is chlorotic.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM JANUARY 23, 2017

BEDFORD A

11. In front of Unit 11: The Canary Island Date Palm is unpruned.

BEDFORD B

14. Common area in front of Unit 39: the small oak is unpruned.

BEDFORD C

16. Near Unit 56: There are turf weeds in the mixed turf stands.

FAIRFIELD A

29. Behind the Falkirk Ct. commons: There is a declining Spanish Bayonet.

FAIRFIELD H

39. Unit 502: there is Nutsedge in the lawn area.

DORCHESTER A

43. There is recurring areas of turf fungus in the newly sodded lawns.

KNOLLS I

88. Entrance Berm: There are broadleaf turf weeds in mixed turf stands.

KNOLLS II

93. Throughout the mulch beds: there is accumulation of leaf litter and debris.

IDLEWOOD

161. There is a dead shrub at the A/C unit at 1319 Idlewood.

163. 1401 Idelwood there is turf decline.

165. Turf loss is apparent at 1522 Idlewood.

QUAIL PASS

171. 938 There are bed weeds.

174. 936 There are bed weeds.

178. There are broadleaf turf weed in the common lawn across the rear of the units.

179. 910 There are turf weeds.

LANCASTER I

182. There is accumulation of oak leaf litter in mulch bed areas.

183. The Queen Palms are un pruned.

191. 2509 Lancaster. There is turf fungal damage.

195. 2507 Larkin: There is turf fungal damage.

LANCASTER III

198. There is accumulation of oak leaf litter in mulch bed areas.

203. Irrigation coverage needs to be verified at the entrance monument bed.

CATEGORY II: MAINTENANCE ITEMS

ANDOVER A

1. Between the sidewalk and the parking lot across from the dumpsters: There is turf loss

in the right-of-way strip; this appears to be insect related.

2. **Adjacent to Unit 6: There is decline and discoloration in the Canary Island Date Palms.**

3. Unit 24: The Canary Palm is declining.

ANDOVER B

NO ITEMS

ANDOVER C

4. Adjacent to corner lawn at Unit 49: There is Nutsedge in turf.

ANDOVER D

5. There are weeds in turf.

ANDOVER E

6. Unit 98: Schefflera is growing into the screen lanai.

ANDOVER F

7. There are turf weeds.

ANDOVER G

8. There are turf weeds.

ANDOVER H

9. There are turf weeds.

ANDOVER I

10. There are turf weeds.

BEDFORD A

11. There windfall and leaf accumulations in the storage areas between Florida Rooms.

BEDFORD B

12. Unit 37: Canary Island Date Palm is unpruned.

BEDFORD C

13. 70 block: There are weeds in mixed turf.

BEDFORD D

14. North entrance: The Canna Lilies are untrimmed.
15. Adjacent to Unit 87: There is sucker growth in Oak tree.

BEDFORD E

16. There are weeds in turf.
17. Unit 110: The Schefflera is growing into the building front.
18. Unit 97: The Adonidia Palm is growing into the screened lanai.

BEDFORD F

19. Unit 136: There are weeds in the mixed turf.

BEDFORD G

20. Common area across from 158 Bedford G: There is a declining Queen Palm.

BEDFORD H

21. There are weeds in turf.
22. Unit 224: White Bird of Paradise is overgrowing the front of building.
23. Front of Unit 192: Phoenix Palm is unpruned.
24. Front of Unit 187: There is a dead shrub.
25. Unit 173: There is decline in the Canary Island Date Palm.

BEDFORD J

26. There are turf weeds in the irrigated turf stands at the rear of units.

DORCHESTER A

27. **Front of Unit 1: There is recurring disease in the common lawn area.**
28. Near Unit 15: It appears that line trimmers are buffing soft edges and not using metal blade edgers to define soft edges.

DORCHESTER B

29. Rear of Unit 25: There are dead shrubs along building foundation.

DORCHESTER C

30. The dumpster side Viburnum hedgerow has not been pocket pruned.

31. There are weeds in irrigated common lawn areas.

32. Southwest corner: Turf color is inconsistent.

DORCHESTER D

NO ITEMS

FAIRFIELD A

33. At the base of the monument sign: There is an accumulation of weeds.

34. Rear of 500 Falkirk Court: There are dead stems and decline in the Spanish Bayonet.

35. Foxglove Circle: **There are excessive weeds in turf.**

FAIRFIELD B

36. 511 Feltham Trail: There are weeds in turf.

37. 507B Feltham Trail: There are weeds in turf.

FAIRFIELD C

NO ITEMS

FAIRFIELD D

38. Flanborough Trail: There are weeds in turf.

FAIRFIELD E

39. 500 block of Finsbury Circle: Butia Palms are unpruned.

FAIRFIELD F

NO ITEMS

FAIRFIELD G

40. 410 Faraday Trail: Schefflera is overgrowing building front.

FAIRFIELD H

41. 506 Fallow Court: Juniper is screening street numbers.

42. Fallow Court: There are weeds in turf.

43. Unit 502A: St. Augustine turf fertility is inconsistent.
44. Dumpster enclosure: Viburnum is overgrown.
45. Units 1807 and 1809: Schefflera and Rubber trees are overgrowing building sides.

LANCASTER I

46. Langley Drive entrance: There is chronic Chlorosis in Loropetalums.
47. Rear of 2521 Larkin Drive: Bottlebrush tree is overgrowing the roof line.
48. 2500 block of Larkin Drive: Queen Palms are unpruned.
49. Rear of 2500 Lancaster Drive: Turf is declining; this appears to be disease and irrigation related.
50. To the right of 2420 Lancaster Drive: The Oak tree is unpruned.
51. 2418 Lancaster Drive: The Oak tree is unpruned.
52. Lancaster entrance: Loropetalums are chlorotic.
53. Across from 2311 Lancaster Drive: The Flax Lilies are dead.
54. 2321 and 2329 Lancaster Drive: There is fungal damage and decline in St. Augustine turf.
55. Across from 2720 Lancaster Drive: There is turf loss in the Yaupon berm.
56. 2600 block of Lancaster Drive, behind the Lambdin Drive residences: There appears to be irrigation drought in the berm.
57. Across from 2509 Lambdin Drive: There is turf loss that appears to be old insect activity in the Magnolia berm.
58. The multi-stem Yaupons are unpruned into privet forms.

LANCASTER II

59. Hammersmith Drive frontage: The turf color is irregular.
60. Adjacent to 1412 Leyland Drive: There is a stub in the Pine tree.
61. 1600 block of Leyland Drive: The pine straw and leaf litter is excessive in the bed areas.
62. Across from 1618 Leyland Drive: It appears Azaleas have declined due to irrigation stress.

63. Intersection of Layton Court and Lantham Lane: There is turf loss adjacent to Philodendron and Viburnum beds.

LANCASTER III

64. Kings Point entrance berm: There are dead/declining Gold Mound Duranta and Ligustrum.
65. Kings Blvd entrance: There is disease in Liriope.
66. Throughout: There are accumulations of windfall in mulch and rock beds.
67. Rear of 2611 Locksley Street: There is a dead Roebelenii Palm.
- 68. Along the Kings Blvd, 2500 block of Lonigan Place: There is loss of Ligustrum hedgerows due to irrigation outage.**
69. Front of 2516 Locksley Street: There is an unpruned large stub in the Oak tree.
70. 2601 Locksley Street: The Butia Palm is unpruned.
71. To the right of 2524 Locksley Street: There is disease in turf.
72. 2408 Locksley Street: The turf seems stressed, due to irrigation.

LANCASTER IV

73. 1607 Laughton Place: There is fungal damage in turf.
74. Lynx entrance at Hammersmith Drive: Duranta and Flax Lilies are ungroomed.
75. Hammersmith Drive frontage berm: The multi stem Oleander are overgrown.
76. Hammersmith Drive entrance sign: Dwarf Allamanda is declining.

HIGHGATE II

77. Butia Palms are unpruned.
78. 2001 Hadrian Court: There is dead wood and decline in Loquat tree.
79. 2001 Hadrian Court: Rubber tree is overgrowing building front.
80. Cul-de-sac bed: There is turf loss that appears to be disease related.

HIGHGATE III

81. Hammersmith Drive and Hullhouse Drive intersection: The shrub heights, including around dumpster enclosure, are obscuring the visibility of crossing traffic.

82. **There is a heavy leaf buildup in the beds, driveways, and turf.**
83. 2011 Halidom Way: Ivy is not being maintained off trees and is overgrowing other plant material.
84. Hawkhurst Circle entrance: There is Chinchbug damage in turf.
85. Along Hawkhurst Circle: There are crack weeds.
86. There are weeds in beds.
87. Hammersmith Drive frontage berm adjacent to Halmrock Place: There is turf loss.

HIGHGATE IV

88. Rear of 2219 Hartlebury Way: The Coconut Palm is unpruned.
89. Along building foundations: There are leaf accumulations in rock beds.
90. There are weeds in beds.
91. 2102 Hendry: There is a dead Roebelenii Palm.
92. 2102 Hendry: Bird of Paradise are ungroomed.
93. Halcyon Drive and Hereford Drive intersection: There is turf stress due to old turf disease.
94. 2119 Hereford Drive: There is a dead Queen palm.

HIGHGATE A

95. To the left of Unit 2202 Highclere: The Acacia tree is overgrowing the building side.

HIGHGATE B

NO ITEMS

HIGHGATE C

96. 2109 Holyhead Way: There is a significant amount of damage from the concrete work and there is debris in beds.

HIGHGATE D

97. Adjacent to mailboxes: There is turf loss in the frontage berm.
98. Rear of 2201 Hayling Place: Ficus tree is overgrowing roof line.

HIGHGATE E

99. Inside Hammersmith Drive berm: The berm side irrigation along Halton Court seems deficient.
100. Hungerford Drive and Hailsham Circle: The irrigation seems deficient, resulting in turf loss.

HIGHGATE F

101. 1000 block of Harefield Circle: There is turf stress; it appears irrigation is deficient.

KNOLLS I

102. Bloom Court: There is turf loss due to insect activity at the mailbox.
103. Unit 104 Bloom: The Spanish Bayonets are extending into the driveway.
104. Knoll Point frontage berm between the telephone cabinet and the Knolls II: There is turf loss and hot spotting.
105. The Roebelenii Palms are unpruned.
106. 407-413 frontages: There is turf loss.
107. Adjacent to the Anise hedge row at Lake Point: There is turf loss.

KNOLLS II

108. By Unit 140: There is a dead Azalea near the park bench near the canal side.
109. There is accumulation of Oak leaf litter.

KNOLLS III

110. There are turf weeds in the St. Augustine turf stands.
111. There is volunteer Ruellia in the Ilex Schelling hedge row.

CAMBRIDGE A

112. Unit 23: There is turf hot spotting.
113. Unit 12: The Hibiscus is over growing the window sills.
114. In front of Unit 5: There is turf hot spotting and turf loss.

CAMBRIDGE B

- 115. **At the monument sign: There is turf stress in the St. Augustine as it appears un or under irrigated.**
- 116. In front of Unit 7 and 10: There is turf stress which may be irrigation related.
- 117. Adjacent to Unit 12: The Oak is unpruned.
- 118. In front of Unit 24: There is irrigation stress in the turf.

CAMBRIDGE C

- 119. At the base of the sign: There is hot spotting and drought stress.
- 120. Behind Unit 61: There is a dead palm.

CAMBRIDGE D (CANTON CT.)

- 121. **Near Unit 75: The irrigation appears in operative.**

CAMBRIDGE E

- 122. To the right rear of E 1: There is a dead shrub.
- 123. To the left of E12: The irrigation appears malfunctioned.

CAMBRIDGE F

- 124. To the right of E7: There is a dead palm.
- 125. Adjacent to the mailbox: There are dead and declining Yaupon tree that need to be removed.
- 126. Near the vicinity 19: There are turf weeds.
- 127. Near Unit 19: There are turf weed.

CAMBRIDGE H

- 128. Front of Unit 178: There is a dead shrub.
- 129. Parking side of Unit 173: There is turf loss.
- 130. Unit 173: Dracaena is growing into the building front.
- 131. Commons behind the buildings: There are broadleaf weeds in mixed Bermuda turf. This area may be effected by irrigation.

CAMBRIDGE I

No items to report

CAMBRIDGE J

132. Front of Unit 217: Irrigation coverage seems incomplete.

CAMBRIDGE K

133. **Throughout the area: There is excessive turf weeds in the mixed turf stands.**

134. At Unit 2: There is turf stress.

CAMBRIDGE L

135. At the island: There is low hanging Queen palm fronds.

CAMBRIDGE M

136. There are broadleaf turf weeds in the mixed turf stands.

GLOUCESTER A

137. At 2248: There is hot spotting in the turf.

138. The Butia palm is unpruned.

GLOUCESTER B

139. 2203: The Canary palm is distressed.

GLOUCESTER C

140. 308 Grayson: There is chlorosis in the Ixora Grayston.

GLOUCESTER D

141. To the left of 424 Gladstone: There is turf loss between the driveways.

142. There are crack weeds in the carports.

143. To the left of Unit 403 Gladstone: The irrigation coverage appears irregular.

GLOUCESTER E

NO ITEMS

GLOUCESTER F

NO ITEMS

GLOUCESTER G

144. There is irrigation related turf stress.

GLOUCESTER H

- 145. Rear of 2240 Green Haven: There is turf stress in the common lawn.
- 146. 2235 to the front left: Verify the irrigation coverage. Turf has failed between bed and curb due to irrigation outage.
- 147. Mow patterns along the building foundation are resulting in repetitive rut injury.

GLOUCESTER J

NO ITEMS

GLOUCESTER K

NO ITEMS

GLOUCESTER L

- 148. Gloucester/Gainesborough intersection: There is excessive drought stress in the turf areas.
- 149. Unit 221: There are bed weeds.

GLOUCESTER N

NO ITEMS

GLOUCESTER M

- 150. Unit 2323: There is turf stress in the Zoysia panels.
- 151. There are crack weeds in the carports.
- 152. Glenmoore entrance: The Croton is over grown.

GLOUCESTER P

- 153. Adjacent to 2336: There is severe turf stress and dead turf.

IDLEWOOD

- 154. Kings Blvd. north entrance frontage: There is drought stress.
- 155. 1303 Inwood: There is chlorosis in the Dwarf Ixora.
- 156. There are bed weeds.
- 157. In front of 2217 Ivan Court: There is drought stress.

158. 2212 & 2210 Ivan Court: The Birds of Paradise are ungroomed.
159. 1402 Ingram: The Dracaena is growing into the building side.
160. To the right of 1416 Ingram: There is chlorosis in the Gardenia.
161. To the left of 1419 Ingram: There is a dead shrub.
162. **The irrigation coverage across the Ingram commons is irregular, including turf loss in the vicinity of 1522.**
163. 1508 Ingram: The Nora Grant Ixora are not uniform.

QUAIL PASS

164. 946: There is drought stress in the Bermuda turf.
165. Adjacent to 946: Oak leaf litter is matting in the lawn areas.
166. To the left of 946: There are areas of turf stress that appear to system limitations and coverage pattern issues from the rear of units to the out-of-bounds to the unused golf course.
167. Common lawn area to the right of Unit 936: There are broadleaf turf weeds including Dandelion.
168. There are excessive bed weeds. (Example: 910 along foundation and at lanai screen.)
169. There is accumulation of Oak leaf litter in the rock mulch beds. There remains windfall and debris in bed and hedgerows following services.
170. In several areas, the Roebelenii palms are growing into the building sides and Lania screens. Due to the location of the plants this may result in somewhat of a flattened appearance when pruned.
171. Along McDaniel intersection at the north end of the project: The turf zone appears inoperative.
172. There is accumulation of Magnolia fruit and leaf drop.
173. Adjacent to Unit 902: Oak leaf litter is matted on the turf areas.
174. In front of 908: The mower turning has resulted in rutting and tears.
175. To the left of Unit 940: The turf rotor out of plumb and is in need of repair as spray pattern is affected resulting in dry turf between driveway and hedgerow.