



## KINGS POINT SECTION A

LANDSCAPE INSPECTION

September 25, 2017

ATTENDING:

CHUCK HUFTEN – KINGS POINT FEDERATION

BRANDON WHALEN – MAINSCAPE

PAUL RICHAU – MAINSCAPE

SCOTT MURRELL-MAINSCAPE

PAUL WOODS – OLM, INC.

**NEXT INSPECTION**  
**October 25, 2016 AT 8:00 AM**

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### CATEGORY I: MAINTENANCE CARRYOVER ITEMS May 22, 2017

#### DORCHESTER A

43. Rear of Unit 22: There are 2 dead Ficus at building foundation.

#### ANDOVER I

98. There are crack weeds.
99. Adjacent to Kings Blvd and Andover Street intersection: There is turf loss due to pest injury immediately behind Andover I sign.

#### LANCASTER I

139. To the right of 2424 Lancaster Drive: There is turf loss due to insect and disease activity.
145. Berm across from 2535 Lancaster Drive: There is turf loss due that appears to be insect related.
147. Vicinity of 2519 Larkin Drive: Bird of Paradise are ungroomed.
154. Berm across from Unit 2623: There is turf loss that appears to be irrigation related.

#### HIGHGATE B

206. Nonmowable areas have not been detailed.

#### QUAIL PASS

226. There are crack weeds along driveways and sidewalks.
228. Roebelenii Palms have not been groomed.

### CATEGORY I: MAINTENANCE CARRYOVER ITEMS July 24, 2017

#### ANDOVER A

1. Village monument: There is volunteer Purple Queen in unpruned Ilex 'Schillings'.
2. There are bed weeds.

ANDOVER B

7. There are bed weeds.

ANDOVER H

21. Bird of Paradise have not been groomed.

KNOLLS I

30. Bloom Court: Sidewalks are overgrown.

KNOLLS II

35. There are bed weeds and crack weeds.
36. Kinneret Way cul-de-sac: There is turf loss from turf pests.

KNOLLS III

38. At the well station: There are bed weeds.
42. Across from Unit 319: The pop up sprinkler in parking lot island is above grade.

BEDFORD A

43. Wood lines are over growing mowable areas.

BEDFORD F

49. There are weeds in turf.
50. There are bed weeds.

BEDFORD H

55. Along canal side: Wood line is overgrowth is extending into mowable areas and line trimming is incomplete to maintain a neatened appearance.

FAIRFIELD A

60. Viburnum along dumpster enclosure are overgrown.

QUAIL PASS

78. Soft line edging is irregular.
79. There are bed weeds.
83. Unit 908: There are crack weeds.

86. Southeast corner of Unit 916: There are insects in turf and turf loss due to insect activity.

#### DORCHESTER A

100. Soft line of Perennial Peanut bed is irregular and Perennial Peanut is growing into Variegated Bougainvillea.
102. Near park benches: Yellow Ixora is overgrown. There is Oak Camphor and Balsam Apple weeds throughout Ixora planting.

#### CAMBRIDGE B

118. Roebelenii Palms are overgrown.

#### CAMBRIDGE E

122. There are weeds throughout foundation plantings.
123. There are bed weeds.

#### CAMBRIDGE H

**128. There are bed weeds.**

129. Soft edging is irregular and there are mowing skips where line trimmers did not detail after mowing.

#### CAMBRIDGE J

134. There are bed weeds.

#### CAMBRIDGE M

141. There are bed weeds and crack weeds.

#### LANCASTER I

151. Loropetalum hedgerows are overgrown and visibility to signage is obscured.
152. There are bed weeds.
153. North entrance: Viburnum hedgerow is obstructing visibility of crossing traffic.
154. There is disease in turf near 2422 Lancaster Drive.
155. Common lawn adjacent to 2505 Lancaster Drive: Areas of old fungal damage in turf now have broadleaf and grassy weeds.
156. Soft line edging is irregular.

- 157. Along building foundations: Soft line and hard line edging is irregular.
- 158. Frontage berm along Kings Blvd: There are bed weeds.
- 163. Common hedgerow to the right of 2509 Lambdin Drive: There is Brazilian Pepper.

#### LANCASTER II

- 178. Frontage berm: There is turf loss.
- 179. Hammersmith Drive berm: There are dead plants.

#### LANCASTER IV

- 194. Gold Mound Duranta have not been pruned.
- 198. Lynx Road cul-de-sac: There are bed weeds.
- 200. 1607 Laughton Place: Old fungal pressure in St. Augustine turf has resulted in bare soil.

#### HIGHGATE II

- 206. Hammersmith Drive frontage adjacent to Halmrock Place: There is turf loss due to old pest injury.

#### HIGHGATE III

- 211. Halidom Way and Hullhouse Drive intersection: There is insect activity in turf and turf loss.

#### HIGHGATE A

- 223. Kings Blvd and Hungerford Drive intersection: Sod replacement has failed.

#### HIGHGATE B

- 224. Front of 1231 Haddington Circle: There is disease in turf and turf loss.

#### GLOUCESTER A

- 235. There are bed weeds.

#### GLOUCESTER C

- 239. There are weeds in foundation beds.

#### GLOUCESTER K

- 248. Unit 2215: Indian Rosewood tree is growing down into travel lane.

249. There are bed weeds.

GLOUCESTER L

254. There are bed weeds.

GLOUCESTER M

258. There are bed weeds.

GLOUCESTER N

264. There are bed weeds.

GLOUCESTER P

268. There are bed weeds.

270. Common lawn at the rear of Unit 2308: Landscape bed is overgrown with weeds.

**CATEGORY I: MAINTENANCE CARRYOVER ITEMS August 23, 2017**

ANDOVER F

5. There are bed weeds.

CAMBRIDGE F

12. The village monument sign is overgrown.

16. The lift station at northeast corner of association is overgrown.

GLOUCESTER G

19. There are weeds in beds and turf.

HIGHGATE F

24. There are grassy weed infestations in areas of previously declining St. Augustine turf.

**CATEGORY II: MAINTENANCE ITEMS**

CAMBRIDGE A

1. The foundation shrubs are overgrown.

CAMBRIDGE B

1. The foundation shrubs are overgrown.

CAMBRIDGE C

2. There is mow duff in the turf and mulch beds.

#### CAMBRIDGE D (Canton Court)

3. The foundation shrubs are overgrown.
4. In front of Unit 82: There are dead shrubs.

#### CAMBRIDGE E

5. The foundation shrubs are overgrown.
6. There are bed weeds.
7. There is mow duff.

#### CAMBRIDGE F

8. The village monument sign is overgrown.

#### CAMBRIDGE H

9. Adjacent to Unit 186: There are Broadleaf turf weeds.
10. At Unit 181: The Star Jasmine is overgrowing the sidewalk.
11. At the rear of Unit 173: There is a volunteer Oak growing into the roof soffit line.
12. There is herbicide damaged turf (overspray) at the base of the mailbox.

#### CAMBRIDGE I

13. Adjacent to Unit 198: There is a Sabal palm growing into the soffit.

#### CAMBRIDGE J

14. There is mow duff throughout the mulched beds and turf areas.

#### CAMBRIDGE K

15. There are bed weeds.
16. Near Unit 20: There are turf weeds in the mixed turf stands.

#### CAMBRIDGE L

17. At Campton Court/ Gloucester intersection the Queen palm is overgrowing the road.
18. There is mow duff.

## CAMBRIDGE M

19. There is mow duff.
20. The foundation shrubs are overgrowing the building sides.

## DORCHESTER A

21. There are areas of turf disease on the common lawns.
22. There are turf and bed weeds.
23. There is not a defined soft edge on the Perennial Peanut and Blue Daze planting.
24. The Ixora and Bougainville are unpruned.
25. There is mow duff in the mulch beds and turf areas.
26. Along the concrete edges: There is excessive line trimming which has resulted in increased turf weeds.
27. Adjacent to Unit 11: The Camper tree is within 5 feet of the roof line.
28. Adjacent to Unit 9: There is active Asiatic Cycad Scale.
29. Throughout the community: The Viburnum hedge rows have overgrown the window sills.
30. The Roebelenii palms are ungroomed.
31. At Unit 3 and 2: The roof line clearance from the large Oaks is within 5 feet.
32. At Unit 17: The Hibiscus is overgrowing the Roebelenii palm.

## DORCHESTER B

33. The sod warranties are incomplete.
34. At the Dorchester and Dandridge intersection: There is Dollarweed and Broadleaf weeds.

## DORCHESTER C

35. Shrubs are overgrown.
36. There are bed weeds.

## DORCHESTER D

37. The foundation shrubs are overgrown.

ANDOVER A

38. Shrubs are overgrown.

39. There are bed weeds along the northern boundary in the pine tree stand.

ANDOVER B

40. There are bed weeds.

41. There are crack weeds.

42. There is suckering growth on the Ligustrums.

ANDOVER C

43. There are bed weeds.

44. At Unit 57: There are vines growing in the Canary Island Date Palm.

ANDOVER D

No items

ANDOVER E

45. There are crack weeds.

46. There are beds weeds.

ANDOVER F

47. There are bed weeds.

48. Adjacent to Unit 136: There is disease in the turf.

ANDOVER G

49. At Unit 58: The Confederate Jasmine is overgrowing the carriage lamp.

ANDOVER H

50. There are turf weeds.

51. There are crack weeds.

52. At Unit 408a Faraday: There is a dead Holly.

53. There are bed weeds.

54. In the common areas: There are small piles of debris in the beds.



55. Near Unit 184: The Olive trees are not staked.

ANDOVER I

56. There are turf weeds.

57. There are bed weeds.

BEDFORD A

58. At the front of Unit 14: There is a storm damaged Bottlebrush tree.

BEDFORD B

59. Adjacent to Unit 27: There is windfall and debris from the Magnolia.

BEDFORD C

60. There are bed weeds.

61. There are crack weeds in the carports.

BEDFORD D

62. There are bed weeds.

63. Adjacent to carport #78: The Oak limbs are within 5 feet of the roof line.

64. There are grassy turf weeds.

65. At Unit 96: The Firebush is overgrowing the roof line.

BEDFORD E

66. There are bed weeds.

BEDFORD F

NO ITEMS

BEDFORD G

67. There are bed weeds.

BEDFORD H

68. At Unit 183: There is a declining palm.

69. There are bed weeds.

## BEDFORD J

- 70. There are bed weeds.
- 71. At Unit 217: There are hanging seed pods in the Canary palm.
- 72. At the east end of the association: There is wood line overgrowth extending into the mowable areas.

## FAIRFIELD A

- 73. Adjacent to 1828a Fox Glove drive: The low Oak limb is obstructing visibility to the street sign.
- 74. At Fallkirk: There are Broadleaf turf weeds in the roundabout.

## FAIRFIELD B

- 75. At Unit 515 Flintshire: There is pest damage in the turf.
- 76. Adjacent to 502 Flintshire: There is turf disease in the common lawns.
- 77. At Flintshire Court: There are turf weeds in the cul-de-sac.

## FAIRFIELD C

- 78. At the mailbox at Finchley Court: The Juniper is in decline.

## FAIRFIELD D

NO ITEMS

## FAIRFIELD E

NO ITEMS

## FAIRFIELD F

NO ITEMS

## FAIRFIELD G

NO ITEMS

## FAIRFIELD H

- 79. At Unit 502 Fallow Ct.: There is Nutsedge in the turf stands.
- 80. At Unit 502 Fallow Ct.: There is turf decline and pest damage resulting in loss in the cul-

de-sac.

81. Along the east perimeter at the creek: The wood line is overgrowing the mowable areas.

#### GLOUCESTER A

82. At Unit 2236: There is a declining Canary palm.
83. There is mow duff.
84. At the intersection of Gloucester and Grenadier: There is a dead Geiger tree.
85. At Unit 2228: The Queen palm has a distorted bud.

#### GLOUCESTER B

86. At the rear Unit 209: The Schefflera is growing into the roof line.

#### GLOUCESTER C

87. At Unit 319: The Schefflera is growing into the roof line.
88. At Unit 314, 315, 305, 303: The palms are growing into the roof line.

#### GLOUCESTER D

89. Soft edging is irregular.
90. At Unit 426: There is turf loss due to pest injury.
91. The foundation shrubs are overgrown.
92. At Unit 412: There is turf pest injury and loss.
93. At Unit 407 and 409: The tree is striking the roof line.

#### GLOUCESTER E

94. There is mow duff.
95. The foundation shrubs are overgrowing the window sills.
96. At Unit 2220: There is failed sod.

#### GLOUCESTER F

97. At Unit 2201 Greenwich: There is disease in the Ilex Schilling.
98. In front of Unit 2215: There is volunteer Brazilian Pepper.

#### GLOUCESTER G

99. The soft edging is irregular.

100. There is mow duff in the turf and beds.

GLOUCESTER H

NO ITEMS

GLOUCESTER J

NO ITEMS

GLOUCESTER K

NO ITEMS

GLOUCESTER L

101. There is mow duff.

102. There are bed weeds.

GLOUCESTER M

103. The entrance planting is overgrown.

104. The foundation shrubs are overgrowing the window sills.

105. There is mow duff.

106. At Unit 2307: There is turf disease.

GLOUCESTER N

107. There is mow duff.

108. At Unit 110: The Philodendron is striking the building side.

109. There are crack weeds.

110. There are foundation bed weeds.

111. At the exit side near the dumpster: The crossing traffic visibility is obstructed.

GLOUCESTER P

112. There are bed weeds.

113. The foundation shrubs are over grown.

- 114. At Unit 2317: There is a dead Podocarpus.
- 115. Soft edges are undefined.
- 116. In front of Unit 2326: There is pest damage and turf loss.
- 117. At Unit 2334, 2336, and 2338: There is turf pest loss and weed infestation.

#### KNOLLS I

- 118. There are bed weeds.
- 119. There are crack weeds.
- 120. At Lake Point entrance berm: There is turf decline.
- 121. At Unit 409: There is turf loss from pests.
- 122. At Unit 416: The Ficus tree is over growing the roof line.

#### KNOLLS II

- 123. In the parking lot island across from Unit 320 Kelsey: The popup sprinkler is above grade.
- 124. At Knottwood: There is windfall and debris in the center median island.

#### KNOLLS III

- 125. There are bed weeds.
- 126. In front of Unit 120: There are 2 dead Poinsettia plants.

#### QUAIL PASS

- 127. Adjacent to Unit 109: There is windfall and debris.
- 128. There are foundation bed weeds.
- 129. There are turf weeds.
- 130. At Unit 914: There is a volunteer Wax Myrtle growing into the Canary palms trunk.
- 131. There are grassy turf weeds in the common lawns.
- 132. At the rear of Unit 920: The Loquat tree is grow on the roof line.
- 133. Adjacent to Unit 926: There is pruning debris in the common areas.
- 134. Near Unit 936: The Roebelenii palms are ungroomed.

135. To the left of Unit 924: There is a dead shrub.
136. There are crack weeds.
137. At Unit 906: The bud spear in the Queen palm is damaged.

#### IDLEWOOD

138. There are bed and crack weeds.
139. At Unit 1305 Inwood: There is chlorosis in the Ixora.
140. At Unit 1335 Idlewood: The popup sprinkler at the driveway is not functioning.
141. At Unit 1508 Inwood: Verify the irrigation coverage.
142. In the Ingram 600 Block: There grassy turf weeds in the common lawn areas.
143. At 1524 and 1522 Ingram: There is turf loss and weed infestation.
144. At 1430 Ingram: There are 2 dead Pittosporums.
145. At the Kings Blvd. / Inwood intersection: The Viburnum hedge row is obstructing the traffic views.
146. The soft edges are irregular.

#### LANCASTER I

147. There is windfall and leaf debris in the mulch beds.
148. At 2503 Lancaster Drive: The Pothos vine is overgrowing the shrubs.
149. At the Langley / Lancaster intersection: The area of turf disease is now weed infested.
150. At the Kings / Lingley entrance: There is Dollarweed in the turf stands.
151. At the stop sign at Lingley / Kings: The Crape Myrtle is striking the stop sign.
152. There are bed weeds.
153. Adjacent to 2424 Lancaster: There is hot spot damage and weed infestation in the turf.
154. At the rear of 2421: There is turf loss and pest damage.
155. To the right rear of 2423 Lancaster: There is a dead shrub.
156. To the left of 2425: There is decline in the Arboricola Trinette.
157. Soft edging is irregular.
158. At 2525 Larkin: The storm damaged tree is striking the roof line.

159. At 2519 Larkin: The multi-stem Hibiscus is overgrowing the building side.
160. Throughout all the intersections: The Viburnum hedge rows have over grown obstructing crossing traffic.

#### LANCASTER II

161. Across the Kings frontage: There are turf weeds and hot spotting in the turf.
162. Along the Hammersmith frontage: There is turf loss due to pest injury.
163. At the Hammersmith / Lathom entrance: There is pest injury and turf loss in the frontage berm.
164. At 1438 Lathom: There is declining Ixora.
165. At 1430: The carriage lamp is overgrown.
166. There are bed weeds.
167. Soft edging in irregular.
168. Adjacent to 1415: There are dead Azaleas.
169. At the Leyland entrance: The Ligustrum hedge rows are overgrowing the monument sign.

#### LANCASTER III

170. Across the Kings Blvd. frontage: Across the There is Nutsedge and turf loss.
171. There are crack weeds in the sidewalks.
172. In the 2500 Block: There are dead Ligustrums along the frontage berm.
173. At the Locksley Village entrance: There is pest damage in the turf.
174. In the 2500 Block of Lonigan: There is a dead Ligustrum.
175. At the 2519 Locksley frontage: There is a dead Roebelenii palm.

#### LANCASTER IV

176. There are bed weeds.
177. At the Lynx entrance: The Queen palms are chlorotic.
178. At the Lynx/Hammersmith intersection: The Gold Mound Duranta is overgrown.
179. There are crack weeds in the Miami curbs.

180. Lenham Court: The bed on the Queen palm is storm damaged.
181. At the rear of Unit 1208: There is a dead Viburnum shrub.
182. At the Hammersmith / Lenham intersection: The Viburnum hedge row is obstructing the visibility of crossing traffic.
183. At the Litchfield: The Gold Mound Duranta are over grown.
184. At 1201 Litchfield: There is turf loss and decline.

#### HIGHGATE A

185. At Unit 2215 Highclere: The Roebelenii palms are ungroomed.
186. The Rosewood tree is striking the stop sign.
187. At 909 and 905 Holford: There is turf loss and hot spotting.
188. 907 Holford: There is a dead shrub.

#### HIGHGATE B

189. The Roebelenii palms are ungroomed.
190. There is Crabgrass and Carpet Grass throughout the common turf areas.
191. At Haddington Circle: There is hot spotting and turf stress in the center commons.
192. There is mow duff in the common mowables.
193. Soft edging is not apparent.
194. At 1226: The client reports that the block around the carriage lamp has been by mowers.
195. In the common lawn areas between Fairway and Haddington: There are Broadleaf and grassy turf weeds.
196. In the 1200 Block center common: The storm water inlet drain is unmaintained.
197. At the rear of 1212 in the pump house area: There are bed weeds.
198. At 1210: There is a dead shrub.

#### HIGHGATE C

199. Holyhead / Holford intersection: There are grassy weeds in turf.
200. There are Broadleaf and grassy turf weeds in the St. Augustine/Bermuda turf stands.



## HIGHGATE D

201. There are bed weeds.
202. The notice board near Hendon Court is overgrown.
203. At the Hungerford and Hailsham intersection: There is a large Brazilian Pepper in the Ruella heads.

## HIGHGATE E

204. The foundation shrubs are overgrown.
205. At the Holkham frontage: The Roebelenii palms are ungroomed.

## HIGHGATE F

NO ITEMS

## HIGHGATE II

206. At 2031 Heathfield: The Banana is overgrowing the roof line.
207. There are foundation bed weeds.
208. The Philodendron are overgrowing the bed lines obstructing views.
209. In the Hawkhurst entrance: The Confederate Jasmine is weedy and overgrown.
210. The foundation shrubs in the common planting areas are overgrown.

## HIGHGATE III

211. At 2007 Hampstead: The Pothos vine is overgrowing the shrubs.
212. At 2004 Halcyon: There is insect damage and turf decline.
213. In the Hullhouse Circle: There is windfall and debris in the mulch beds.
214. Near the mailboxes at the Hammersmith/Halcyon intersection: There is a lightening stuck Pine and dead Pittosporum.
215. Along Halcyon: The frontage hedge rows are overgrown.
216. Near the Hampstead/Hammersmith intersection: There are declining Junipers.

## HIGHGATE IV

217. At the rear of 2020 Halcyon: There is a declining Queen palm.

- 218. At the Halcyon / Hereford intersection: There is turf hot spotting and loss.
- 219. The Birds of Paradise and Roebelenii are unroomed.
- 220. At the Hartlebury: There is turf hot spotting and loss.
- 221. At the Hartlebury / Harford intersection adjacent to 2000: There is turf loss and weed infestation.
- 222. In the 2100 Block of Hartlebury: There are excessive amounts of weeds in the turf stands.
- 223. At the 2100 Block of Halcyon: There is turf stress and loss.
- 224. At the Hartlebury / Hammersmith entrance The Arboricola Trinette are overgrown and there are bed weeds.

PGW:kn

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