



KINGS POINT – AREA A

LANDSCAPE INSPECTION

July 24, 2017

ATTENDING:

RICK DOWSWELL – FIRST SERVICES RESIDENTIAL

DARRELL FLINT – FIRST SERVICES RESIDENTIAL

ZANE STONEMAN – MAINSCAPE

PAUL RICHAU – MAINSCAPE

GARY HAWKINS – MAINSCAPE

PAUL WOODS – OLM, INC.

**NEXT INSPECTION
AUGUST 23, 2017 AT 8:00am**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 5/22/17

CAMBRIDGE A

1. Unit 7: House number is being overgrown and is not visible from the street
2. Unit A1: There are weeds in turf and beds.

CAMBRIDGE B

5. Front of Units B4, B8, B10, B11 and B14: There appears turf insect damage and loss.

CAMBRIDGE D (Canton Court)

11. Front of Units 75 and 76: The building front is overgrowth and palms are striking building side.

CAMBRIDGE F

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

CAMBRIDGE L

30. Unit L13: Straps are not maintained on Tabebuia tree.

DORCHESTER A

40. Front of Unit 3: There is hot spots and turf loss that appears to be insect related.
43. Rear of Unit 22: There are 2 dead Ficus at building foundation.

DORCHESTER B

45. Rear of Unit 32: There is turf loss due to recurring disease.

DORCHESTER D

48. Unit 19: Roebelenii Palms are unpruned of flower stalks.

BEDFORD F

55. Front of Unit 133: The Crape Myrtle is overgrowing the building.

FAIRFIELD A

62. Falkirk Court cul-de-sac: There is turf loss.

FAIRFIELD B

71. Finchley Court: There are crack weeds throughout paved surfaces.

FAIRFIELD H

79. 502 Fallow Court: There is stress in turf due to disease.

ANDOVER A

82. South end of parking lot: The Canary Palm has collapsed.

ANDOVER B

84. Roebelenii Palms are unpruned.

ANDOVER D

86. There are crack weeds along sidewalks and asphalt in the vicinity of Unit 80.

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.

KNOLLS I

100. There are crack weeds in asphalt parking spaces.

102. There are hot spots and turf loss in common lawn adjacent to Lakepoint Court/Knollpoint Drive entrance.

103. To the right of 424 Knollpoint Drive: There is turf loss.

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.
151. Across from 2511 Lambdin Drive: There is turf loss at Azalea/Viburnum hedgerow that appears to be insect and irrigation related.
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.

IDLEWOOD

214. There are crack weeds along driveways.
215. 2221 Ivan Court: Gold Mound Duranta has not been pruned.
216. Ivan Court driveway: There are crack weeds throughout asphalt surface.

QUAIL PASS

223. Unit 932: Multi stem Hibiscus is overgrowing driveway and sidewalk.
225. Unit 912: There is damaged turf to the right of driveway near carriage lamp.
226. There are crack weeds along driveways and sidewalks.
227. Unit 910: Topiary Holly has not been pruned.
228. Roebelenii Palms have not been groomed.

CATEGORY II: MAINTENANCE ITEMS

ANDOVER A

1. Village monument: There is volunteer Purple Queen in unpruned Ilex 'Schillings'.
2. There are bed weeds.
3. Unit 1: The Viburnum is overgrown and is striking the roof.
4. Adjacent to Unit 6: Canary Island Date Palms are declining.
5. There are crack weeds in parking lots.
6. There is disease in turf.

ANDOVER B

7. There are bed weeds.

8. There are crack weeds.
9. Front of Unit 37: There is pest damage in turf.
10. Line trimming detail of non-mowable areas is inconsistent along foundation hedgerows.

ANDOVER C

11. There is Nutsedge in north perimeter commons behind Unit 49.
12. Adjacent to Unit 65: Roebelenii Palm has not been pruned.

ANDOVER D

13. There are bed weeds.
14. There are crack weeds in carports and driveways.
15. There is disease in turf.

ANDOVER E

16. Crack weeds in carports have not been buffed out.

ANDOVER F

17. There are dead shrubs in front planting area.
18. There is increasing turf disease in the vicinity of Unit 127.

ANDOVER G

- 19. There is disease in turf in common areas adjacent to Unit 145.**
20. There are weeds in mixed turf.

ANDOVER H

21. Bird of Paradise have not been groomed.
22. Staking on Olive trees near mailbox can be removed once trees are firmly rooted to avoid damaging tree trunks.
23. Adjacent to Andover H sign: There is turf loss and weed infestation in turf.

ANDOVER I

24. Adjacent to mailboxes: Holly is declining.

25. Adjacent to rear commons at parking garage 220: The Firespike is overgrown.
26. There is disease in turf.
27. Behind monument sign: There is turf loss due to pest injury which is now broadleaf weeds.

KNOLLS I

- 28. There are bed weeds.**
29. There are crack weeds in covered parking areas.
30. Bloom Court: Sidewalks are overgrown.
31. North perimeter of Bloom Court: There are weeds and viney growth in Viburnum hedgerow.
32. Lakepoint Court berm: Flax Lilies have not been detailed and there are weeds in bed.
33. There are bed weeds at pool entrance.

KNOLLS II

34. Knottwood Court cul-de-sac: Multi-stem Jatropha are unpruned.
35. There are bed weeds and crack weeds.
36. Kenneret Way cul-de-sac: There is turf loss from turf pests.
- 37. Recently rejuvenate pruned Azaleas are overgrown with weeds and viney growth.**

KNOLLS III

38. At the well station: There are bed weeds.
39. Rear of Unit 308: Hedgerow is overgrown with bed weeds.
40. Front of Unit 311: There are dead Ilex 'Schillings'.
41. Front of Unit 319: There is turf loss in parking lot island.
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 B

44. Adjacent to Bedford B sign: There is a competing leader in small Oak tree.
45. Soft line edging is irregular and runners persist in beds.
46. Unit 51: Foundation shrubs are overgrown.

BEDFORD C

47. There are bed weeds.

BEDFORD D

48. Adjacent to light post at Unit 92: Brazilian Pepper is overgrown.

BEDFORD E

No items to report

BEDFORD F

49. There are weeds in turf.
50. There are bed weeds.
51. Adjacent to Unit 142: Soft edging is irregular and runners persist in beds.
52. Excessive line trimming has resulting in buffing of bed lines.

BEDFORD G

53. Unit 145: Firespike is overgrowing building front.
54. Front of Unit 160: Oleanders are overgrown.

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.

BEDFORD J

56. Soft edging is irregular.
57. There are bed weeds and crack weeds.

FAIRFIELD A

- 58. Front of 504A Falkirk Court: The Bottlebrush tree appears to be storm-damaged.
- 59. There is disease in turf.
- 60. Viburnum along dumpster enclosure are overgrown.
- 61. There are bed weeds.**
- 62. 502 Foxglove Circle: Bougainvillea is overgrown.

FAIRFIELD B

- 63. Front of Unit 411: There are Nutsedge and weeds in lawn.
- 64. 401B Feltham Trail: The Arborvitae is growing into soffit and is overgrowing the door.

FAIRFIELD C

- 65. There are bed weeds.
- 66. Finchley Court and Foxhunt Drive intersection: Viburnum are obstructing the view of crossing traffic.

FAIRFIELD D

- 67. Flanborough Trail and Foxhunt Drive intersection: There is disease in turf.**
- 68. Unit 407: Powderpuff is overgrowing bed lines.

FAIRFIELD E

- 69. Flintshire Court: There are weeds in turf.

FAIRFIELD F

- 70. Foxhunt Drive and Faraday Trail intersection: There is disease in turf.
- 71. There is Nutsedge in common area lawns.
- 72. Faraday Trail: There are weeds in turf and turf loss due to disease in cul-de-sac bed.
- 73. Vicinity of Unit 300: Schefflera are growing into building side.
- 74. 300 block of Fowling Court: Carrotwood trees are striking roof lines.

75. Bedford Lane and Friar Court intersection: Ligustrum Privets screening dumpster enclosures are obscuring visibility of crossing traffic.

FAIRFIELD G

NO ITEMS

FAIRFIELD H

76. **Unit 502: There is weed infestation in turf and turf loss due to pest activity.**
77. Along canal side: Wood line overgrowth is extending into mowable areas. Line trimming is incomplete at the base of wood line mowables.

QUAIL PASS

78. Soft line edging is irregular.
79. There are bed weeds.
80. Old dumpster enclosures: There is trash in beds.
81. There is turf loss due to insect activity in the vicinity of 904 McDaniel Street.
82. Foundation shrubs are overgrowing and it appears seasonal reduction of Gardenias has not occurred.
83. Unit 908: There are crack weeds.
84. Roebelenii Palms have not been pruned.
85. Unit 910: Topiary Holly has not been pruned.
86. Southeast corner of Unit 916: There are insects in turf and turf loss due to insect activity.
87. Rear of Unit 916: Crape Myrtles are striking roof line.
88. Unit 920: Hawaiian Ti are overgrowing windowsills and have not been stagger pruned.
89. Unit 924: There is a large Horse Fennel growing from the Hibiscus.
90. Unit 932: Sidewalks are overgrown. Hibiscus and Jatropha have not been pruned.
91. Roebelenii Palms have not been pruned.
92. Throughout: Topiary Hollies have not been pruned.
93. Soft line edging is incomplete.
94. Unit 944: There are weeds in turf.

95. Rear of Unit 948: Pothos Vine is overgrowing Holly.
96. Unit 948: There is insect activity in turf and turf loss under Oak tree.
97. Dumpster enclosure adjacent to Unit 920 is overgrown with weeds.
98. Unit 912: There is turf loss due to insect activity that is not occupied by weeds.
99. Adjacent to Unit 902: There are palm hangers in Queen Palms.

DORCHESTER A

100. Soft line of Perennial Peanut bed is irregular and Perennial Peanut is growing into Variegated Bougainvillea.
101. Areas of sod replacement where there was fungus have declined.
102. Near park benches: Yellow Ixora is overgrown. There is Oak Camphor and Balsam Apple weeds throughout Ixora planting.
103. There is fungus in turf.
104. Frontage beds: There is not separate between Blue Daze and turf.
105. Unit 10: Mulch beds are covered in turf duff.
106. Front of Units 9 and 10: There are increasing amounts of Crabgrass in St. Augustine turf. These are areas that have previously had pest injury.
107. Front of Unit 19: There is disease in turf and turf loss.

DORCHESTER B

108. Rear of Unit 40: There are areas of fungal stress in common area.
109. Unit 40: Multi stem Hibiscus are overgrown.

DORCHESTER C

110. There are crack weeds.
111. Dumpster enclosure: There is Brazilian Pepper weed.
112. Courtyards: Bottlebrush are striking roof lines.
113. There are bed weeds.

DORCHESTER D

NO ITEMS

CAMBRIDGE A

- 114. Front of units: Multi stem Hibiscus, Honeybell, and Snow Queen Hibiscus are overgrown.
- 115. Units 7 and 8: Snow Queen Hibiscus are at irregular heights.
- 116. Adjacent to Unit 3: There are weeds in mixed turf.

CAMBRIDGE B

- 117. There are bed weeds.
- 118. Roebelenii Palms are overgrown.
- 119. Units 10 and 12: Crape Myrtles are striking roof lines.

CAMBRIDGE C

- 120. There are bed weeds.
- 121. Rear of Unit 72: There is a dead Magnolia in common area.

CAMBRIDGE D (CANTON CT)

NO ITEMS

CAMBRIDGE E

- 122. There are weeds throughout foundation plantings.
- 123. There are bed weeds.
- 124. Soft line edging is irregular around tree wells and Cambridge E/F boundary.

CAMBRIDGE F

- 125. Unit 3: Foundation shrubs are overgrown and there is viney growth.
- 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.

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 I

- 130. Unit 197: There is a Sabal Palm volunteer growing against the window side.
- 131. There are bed weeds.
- 132. Near mailboxes: There is a volunteer Oak tree growing in the palm bed.

CAMBRIDGE J

- 133. There is emerging fungus in turf adjacent to Unit 225.
- 134. There are bed weeds.

CAMBRIDGE K

- 135. Throughout: There is disease in turf.**
- 136. Soft line edging around tree wells is irregular and appears to have been done with line trimmers.
- 137. There are weeds in foundation beds and tree wells.

CAMBRIDGE L

- 138. Unit 22: There are bed weeds.
- 139. Front of Unit L1: There is an Oak tree growing out of foundation shrubs.
- 140. Throughout main entrance island at Canton Court: There are bed weeds and damaged railroad ties.

CAMBRIDGE M

- 141. There are bed weeds and crack weeds.
- 142. Soft line edging and detail with line trimmers in non-mowable areas appears irregular.

IDLEWOOD

- 143. There are bed weeds.**
- 144. Unit 1306: Ruellia has overgrown sidewalk.
- 145. Unit 1308: There are dead shrubs in bed.
- 146. At mailboxes near Ivan Court and Idlewood Drive: Beds are overgrown with weeds.
- 147. Ivan Court foundations and right-of-way: There are bed weeds.

148. Front of 2221 Ivan Court: There is insect damage in Gold Mound Duranta.
149. Front of 1323 Idlewood Drive: There are dead shrubs.
150. 1326 Idlewood Drive: Gardenia and Hibiscus are overgrowing entrance and sidewalk.

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 in the vicinity of 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.
159. Common lawns adjacent to 2525 Lancaster Drive: Mower turn damage has resulted in tears.
160. 2529 Lancaster Drive: Firespike is overgrowing bed lines and driveway.'
161. Rear of 2200 Larkin Drive: Bottlebrush tree is striking roof line.
162. 2519 Larkin Drive: Multi-stem Hibiscus is overgrown and growing into building side.
163. Common hedgerow to the right of 2509 Lambdin Drive: There is Brazilian Pepper.
164. Berm-side landscape planting: There is turf loss near Dwarf Magnolia.
165. Pocket park across from 2509 Lambdin Drive: There is St. Augustine turf loss due to insect activity.
166. Front of 2505 Lambdin Drive: There is turf loss due to excessive line trimming.
167. 2503 Lambdin Drive: There is pruning debris remaining in street area.
- 168. Common lawns along 1400 block of Langley Drive: There is turf loss due to insect activity and weed infestation.**
169. 2700 block of Lancaster Drive: Foundation shrubs are overgrown.
170. 2700 block of Lancaster Drive: There is turf loss due to fungus and insect activity.

171. Front of 2408 Lancaster Drive: There is a dead Olive tree.
172. Front of 2409 Lancaster Drive: There are dead shrubs.
173. Front of 2424 Lancaster Drive: There are dead Indian Hawthorns.
174. 2626 Lancaster Drive: There is disease in turf.
175. 2302 Lancaster Drive: There is turf loss as a result of disease that is now occupied by turf weeds.
176. 2320 Lancaster Drive: There is a hanging frond in Queen Palm.

LANCASTER II

177. Kings Blvd intersection: There are grassy weeds in Liriope bed.
- 178. Frontage berm: There is turf loss.**
179. Hammersmith Drive berm: There are dead plants.
180. Lantham Lane entrance: Irrigation radio control antenna is being struck by Ligustrum Privet.
- 181. 1400 block: There is disease in turf.**
182. To the left of Unit 1415: There are dead Azaleas.
183. Unit 1407: There is mower scalp that has resulted in turf loss.
184. Frontage berm south of Leland Drive at Hammersmith Drive: There is a declining palm.
185. Hedgerows are overgrowing Leland Drive entrance.

LANCASTER III

186. Laughton Place entrance, adjacent to Unit 1511: Ligustrum hedgerows are overgrowing entrance, resulting in visibility issues.
187. Common area across from 2515 Langtree Court: There are bed weeds.
188. Monitor saturated soil along Locksley Street between Nantucket II and Lancaster III.
189. Numerous foundation shrubs have overgrown windowsills and are striking building sides.
190. 2400 block of Locksley Street: Warrantied sod has failed.

191. Hammersmith Drive frontage berm and 2500 block of Locksley Street: There are numerous dead shrubs.
192. Locksley Street entrance: There is dead plant material.
193. Locksley Street and Kings Blvd intersection: There is diseased turf and turf loss.

LANCASTER IV

194. Gold Mound Duranta have not been pruned.
195. Lynx Road entrance: Gold Mound Duranta have not been pruned.
196. To the right of 2509 Lynx Road: Crape Myrtle is growing into roof line.
197. Adjacent to 1615 Laughton Place: Bottlebrush tree is striking roof line.
198. Lynx Road cul-de-sac: There are bed weeds.
199. 2519 Lynx Road: Trees are striking roof line.
200. 1607 Laughton Place: Old fungal pressure in St. Augustine turf has resulted in bare soil.

HIGHGATE II

201. There is disease in turf in the vicinity of 2101 Harleston Place.
202. 2115 Harleston Place: Foundation shrubs are overgrown.
203. 2117 and 2118 Harleston Place: There are bed and crack weeds.
204. Rear of 2111 Harleston Place: There is a dead tree.
205. Front of 2105 Harleston Place: Virginia Creeper vine is affixed to the building.
206. Hammersmith Drive frontage adjacent to Halmrock Place: There is turf loss due to old pest injury.
207. 2001 Halmrock Place: There is a dead Pine tree.
208. 2001 Hadrian Court: Rubber tree has overgrown the building front.

HIGHGATE III

209. 2004 Halidom Way: There are bed weeds, windfall, and leaf buildup.
210. Vicinity of 2009 Halidom Way: Ivy is overgrowing Liriope and is growing up the tree.

- 211. Halidom Way and Hullhouse Drive intersection: There is insect activity in turf and turf loss.
- 212. Hampstead Circle frontage: There are bed weeds.
- 213. Adjacent to 2035 Hampstead Circle: There is debris in lawn from road contractor.
- 214. There are crack weeds.
- 215. Hammersmith Drive and Hampstead Circle intersection: Viburnum suspensum screening dumpster enclosure is obscuring visibility of oncoming traffic.

HIGHGATE IV

- 216. Hartlebury village monument: There are bed weeds. Allamanda is overgrowing village monument sign. Arboricola Trinette has not been pruned into a stair-step presentation.
- 217. There are bed weeds.**
- 218. Hereford Drive and N. Halcyon Drive intersection: There is insect activity in turf and turf loss.
- 219. 2100 block of Halcyon Drive: Bird of Paradise have not been groomed.
- 220. Throughout: Roebelenii Palms have not been pruned.

HIGHGATE A

- 221. 2200 block of Highclere Circle: There is fungus.
- 222. There are bed weeds and crack weeds.**
- 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.

HIGHGATE C

- 225. Hungerford Drive and Holyhead Way intersection: There are weeds in Purple Queen bed.

HIGHGATE D

NO ITEMS

HIGHGATE E

- 226. There are bed weeds.

227. Hailsham Circle frontage berm: There is turf loss replaced with Nutsedge

HIGHGATE F

228. There are bed weeds.

229. Unit 1104: Variegated Ginger has overgrown the carport.

230. Windfall and leaves remain in mulched beds.

231. To the left of 1011 Harefield Circle: Copperleaf plant has overgrown the carport.

232. 1100 Halton Court: Brazilian Pepper is growing out of foundation hedgerows.

233. Near mailboxes along Hungerford Drive: There are weeds, including Nutsedge, in turf.

GLOUCESTER A

234. 2200 block: There is emerging disease in St. Augustine turf.

235. There are bed weeds.

236. To the right of Unit 2220: Queen Palm is declining.

GLOUCESTER B

237. There are bed weeds.

GLOUCESTER C

238. 326 Grayston Place: There is insect activity in turf and turf loss.

239. There are weeds in foundation beds.

240. There are crack weeds.

GLOUCESTER D

241. Gladstone Place/Gloucester Blvd frontage: There is disease in turf.

242. There are bed weeds.

243. Between Units 407 and 409: There are areas of mower skips between carports.

GLOUCESTER E

NO ITEMS

GLOUCESTER F

NO ITEMS

GLOUCESTER G

- 244. There are bed weeds.
- 245. 2315 Grenoble Place: Ficus tree is overgrowing the entrance.
- 246. There are crack weeds.
- 247. There is fungus in turf.

GLOUCESTER H

NO ITEMS

GLOUCESTER J

NO ITEMS

GLOUCESTER K

- 248. Unit 2215: Indian Rosewood tree is growing down into travel lane.
- 249. There are bed weeds.
- 250. Adjacent to 2222 Greenhaven Drive: There is sucker growth on Camphor trees.
- 251. Rear of 2226 Greenhaven Drive: There is a dead Ligustrum stump.
- 252. Vicinity of 2248 Greenhaven Drive: There is storm debris and damage in Bottlebrush tree.
- 253. 2200 block of Greenhaven Drive: There is a fallen Oak tree limb in lawn.

GLOUCESTER L

- 254. There are bed weeds.
- 255. Unit 2301: Firebush is overgrowing carriage lamp.
- 256. Soft line edging is irregular.
- 257. There is disease in turf in common lawn by mailbox.

GLOUCESTER M

- 258. There are bed weeds.
- 259. Foundation shrubs are overgrown and have lost the stair-step presentation in many areas.
- 260. There are crack weeds.
- 261. Common area planting behind Unit 2308 is overgrown.
- 262. Front of Unit 2304: Bottlebrush tree is extending into travel lane.
- 263. There is disease in turf.

GLOUCESTER N

- 264. There are bed weeds.
- 265. Units 108 and 106: Schefflera are overgrowing building sides.
- 266. There are crack weeds.
- 267. There is a dead Oak tree in common area between Gloucester N and L along Gainesborough Loop right-of-way.

GLOUCESTER P

268. There are bed weeds.

- 269. Unit 2305: Bottlebrush tree is striking roof line.
- 270. Common lawn at the rear of Unit 2308: Landscape bed is overgrown with weeds.

PGW:ml

cc:

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