



KINGS POINT – AREA B

LANDSCAPE INSPECTION

March 28, 2017

ATTENDING:

CHUCK HUFTEN – KINGS POINT FEDERATION

GARY HAWKINS – MAINSCAPE

PAUL RICHAU - MAINSCAPE

PAUL WOODS – OLM, INC.

**NEXT INSPECTION
APRIL 26, 2017 AT 8:00am**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS 9/2016

TREMONT I

10. There are weeds in the beds at village monument.

OXFORD II

91. There is turf pest injury, turf loss and weed infestations along the berm at the New Point retaining wall frontage.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS 11/2016

MANCHESTER IV

19. Unit 812 Manchester Woods: There is a dead shrub to the left of the building. (Note: This a severely declining and dead bottle brush stem growing under the soffit to the left of the garage.)

SOUTHAMPTON I

49. In several areas, the Pittosporum have declined beyond serviceable condition. This may be areas to look at for enhancement.

SOMERSET

80. Common area oaks are unpruned.

YORKSHIRE

87. Rear of 2119: There is turf loss, which appears form herbicide injury.

OXFORD II

102. Soft edging is irregular.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS 1/24/2017

PRINCETON

7. Cul d sac: There are grassy weeds in the Confederate Jasmine.

MANCHESTER III

- 33. Common lawn areas across from 2210 Mayfield Palms Ln. there is large areas of turf loss.
- 35. To the left of 812 Manchester Woods: There is a dead bottle brush adjacent to the building.

SOUTHHAMPTON II

- 48. Kings Boulevard frontage: There is dead and declining Pittosporum and Thryallis.
- 49. North frontage: The viburnum hedgerow is overgrown with Brazilian Pepper.

TREMONT II

- 52. Entrance: There is leaf and fruit drop form the magnolias throughout mulched beds.

VILLEROY

- 59. Rear of Unit 951: There is decline in hedgerows along Newpoint Loop berm.

SOMERSET

- 66. Along lake shore: there is chlorosis and broadleaf weeds in St. Augustine.

NANTUCKET II

- 77. Turf is chlorotic.

NANTUCKET III

- 81. 2476 New Haven Circle: There is chlorosis in Loropetalum.

NANTUCKET V

- 94. North of Novak Court there is an area of turf loss.

OXFORD I

- 95. To the right of 920 Oxford Park Drive: There is turf loss that appears to be from old insect injury.

- 99. Oxford I / Oxford II frontage berm: There are areas of turf loss.

RADISON I

- 106. There is debris and accumulation in mulched beds.

CONRINTH

- 130. There is decline in Juniper beds at the entrance berm.

CATEGORY II: MAINTENANCE ITEMS

TREMONT I

1. Hawaiian Ti are unpruned and ungroomed.
2. There are Magnolia leaf accumulations in mulched beds.
3. Unit 828: There is Chlorosis in Ixora.
4. Unit 764: There are stubs in sheared Ligustrum Privets.
5. There is disease in Ilex 'Schillings'.
6. Unit 719: Crinum Lilies are ungroomed.
7. Unit 706: Heliconia is weedy and overgrown.

TREMONT II

8. Unit 601: Ilex 'Schillings' are irregular due to old disease damage.
9. There are weeds and debris across frontage berm.

VILLEROY

10. Unit 914: There is disease in Parsonii Juniper.
11. Stumps have not been ground to grade where Oak trees were recently removed.
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.

SOMERSET

17. Undercanopies of Oak trees are unpruned.
18. Adjacent to Unit 2246: There are crack weeds along sidewalk.
19. **Throughout: Dwarf Ixoras are chlorotic and weak.**
20. **Rear of units, along lake shore: Turf color is inconsistent.**

SOUTHAMPTON I

21. Entrance: There is dead wood in Ligustrum Privets.
22. There is Chlorosis in Chinese Fan Palms.
23. There is windfall and debris throughout mulched beds.
24. Unit 823: There is Asiatic Cycad Scale.

SOUTHAMPTON II

25. To the right of 1135 New Winsor Loop: Hawaiian Ti is ungroomed.
26. 1117 New Windsor Loop: Bird of Paradise is ungroomed.
27. **Southampton II frontage: There are dead Pittosporum and Viburnum and declining Thryallis.**
28. Brazilian Pepper from wood line is overgrowing the north end of Viburnum hedge.

MANCHESTER I

29. Marksmen Court: There is dead turf along right-of-way.
30. Masterpiece Drive and McDaniel Street intersection: There is turf loss.
31. There appears to be irrigation coverage stress adjacent to 618 McDaniel Street.
32. Masterpiece Drive and Mooney Place intersection: There is irrigation stress behind 2327 Mooney Place.

MANCHESTER II

33. 802 McDaniel Street: There is a declining Queen Palm.
34. 779 McDaniel Street: There is a dead Roebelenii Palm.
35. 773 McDaniel Street: There is rutting in turf due to mow patterns not being staggered.
36. Adjacent to Kings Blvd berm side, to the left of Unit 767: Verify irrigation coverage.?????
37. Bed weed control is inconsistent across fairway backs.
38. There is chlorosis in multi-stem Gardenia.
39. Rear of Unit 760: Strapping on Majestic Beauty Hawthorn is damaging the trunk.
40. Turf weed control is inconsistent.

41. There are bed weeds between the lanais at 733 and 737 McDaniel Street.
42. Rear of Unit 740: There are weeds in newly installed Asiatic Jasmine beds.
43. 730 block: There are crack weeds in roadway drains.
44. Unit 727: There is turf loss that may be associated with the concrete construction.

MANCHESTER III

45. 2228 Mayfield Palms Lane: Roebelenii Palm is dead.
46. To the left of 812 Manchester Woods: There is a dead Bottlebrush.
47. McCallister Avenue and McDaniel Street intersection: There is trash and windfall in Viburnum hedgerow.

MANCHESTER IV

48. Manchester Woods Drive and Kings Blvd entrance: There is turf loss and hot spotting in turf that appears to be due to old insect injury.
49. To the left of Unit 842 McCallister Avenue: Sabal Palm is overgrowing the roof line.
50. Vicinity of 804 McCallister Avenue: There is hot spots and turf loss. Mow patterns may have resulted in turf stress.

RADISON I

51. Nantucket village entrance: Fertility is inconsistent in Firecracker.
52. There are leaf accumulations in mulched beds and there is windfall and debris throughout courtyards.
53. 1000 block of Radison Avenue: Indian Hawthorn is declining.
54. Rear of 2327 Nantucket Drive: There is a dead Holly.

RADISON II

55. Throughout: There are numerous declining Philodendron selloums.
56. **Across from The Club entrance: There is turf loss due to insect damage along frontage berm.**

WORTHINGTON

57. Ligustrum Privets are pruned away from garage fronts not detailed to create a more uniform canopy.

58. Unit 2237: There is turf loss and hot spots in turf at driveway.
59. Newpoint Loop frontage berm: There are declining Holly trees.

PRINCETON

60. Cul-de-sac: There are grassy weeds in Confederate Jasmine bed.

YORKSHIRE

61. There is water stress, dead and declining material in the hedgerow along Vilmont Greens Drive/Newpoint Loop frontage.
62. Vilmont Greens Drive frontage berm: There is shade impact and decline in Juniper and Pittosporum.

ACADIA I

63. 2156 Acadia Greens Drive: There are weeds in beds.
64. 2151 Acadia Greens Drive: White Birds of Paradise are overgrowing building sides.
65. 2103 Acadia Greens Drive: There is turf loss due to insect damage.

ACADIA II

66. Throughout: Palms, including Roebelenii Palms, in side yards are striking building sides and roof lines. Due to location, pruning may result in somewhat of a flattened appearance on palm canopy.
67. Unit 2002: Irrigation at the driveway and sidewalk appears inoperative.

BROOKFIELD

68. Unit 2215: Arboricola Trinette has not been rejuvenate pruned and are not in a stair-step presentation.
69. Unit 2222: There is turf loss.
70. Unit 2244: Foundation shrubs are growing over windowsills and onto building sides.
71. Unit 2306, behind mailbox: There are dead Indian Hawthorns.
72. Unit 2319: There is decline in Flax Lily.
73. Front of Unit 2327: There are dead shrubs.
74. Unit 2334: There is decline in Flax Lily.
75. Unit 2340: There is a dead Queen Palm.

CORINTH

- 76. Grantham Greens Drive frontage: There is decline in Juniper.
- 77. Unit 1250: There is chlorosis in Gardenia.

DEVONSHIRE

- 78. Adjacent to Unit 1171: There is stressed turf.
- 79. Unit 1148: The concrete construction has damaged the front lawn.
- 80. Unit 1124: There is a water leak.
- 81. Unit 1110: There is a dead Queen Palm.
- 82. To the right of Unit 1109: There is turf loss.

OXFORD I

- 83. Rear of 916 Oxford Park Drive: Confirm irrigation coverage in the common lawn area.
- 84. Oxford Park Drive and Olive Branch Drive intersection: There is leaf buildup at mailbox area.
- 85. 2305 Oxford Center Place: There is drought stress that is irrigation related.
- 86. 2333 Olive Branch Drive: There is debris accumulation in stone beds.
- 87. McDaniel Street and Olive Branch Drive intersection: The Viburnum is obstructing visibility of southbound traffic.
- 88. Rear of 918 McDaniel Street: Irrigation coverage appears inconsistent.
- 89. There are turf weeds.
- 90. Front left of 908 McDaniel Street: There is a dead Century Plant.
- 91. Left side of 2408 Oxford Park Circle: There is drought stress that appears to be irrigation related.
- 92. To the right of 2423 Oxford Down Court: Turf is stressed due to irrigation issues.
- 93. Newpoint/Oxford berm and retaining wall: There is turf loss that appears to be irrigation related.
- 94. Oxford berm across from Vilmont Greens Drive: There are weeds in turf.

OXFORD II

- 95. Unit 1147: There is a declining stalk in European Fan Palm.
- 96. Unit 1128: There is a Queen Palm hanger.
- 97. **There are turf weeds in common lawn areas.**

NANTUCKET I

- 98. Frontage berm adjacent to dumpsters at Nantucket Green Court: There is turf loss.
- 99. Flax Lilies are ungroomed in cul-de-sac beds.
- 100. There are hangers in Queen Palms.

NANTUCKET II

- 101. Front of Unit 1904: There is stress and decline in turf.
- 102. There are leaf accumulations in rock beds.
- 103. Unit 1702: There is decline in foundation planting.

NANTUCKET III

- 104. 2024 Nantucket Drive: The Spanish Bayonet is overgrowing the building and sidewalk.
- 105. Fall River Court cul-de-sac: There is a Queen Palm hanger.
- 106. To the right of 2416 New Haven Circle: There is pest damage in turf.
- 107. 2321 New Orchard Court: Irrigation is damaged.
- 108. There are crack weeds along sidewalk between New Haven Circle and Nantucket Harbor Loop.
- 109. There is Asiatic Cycad Scale in King Sago Palms.
- 110. 2417 Nantucket Harbor Loop: There is chlorosis in Gardenia.
- 111. Nantucket Drive and Nantucket Harbor Loop intersection: There is decline in St. Augustine turf.

NANTUCKET IV

- 112. 2217 Nantucket Drive: There is a dead Queen Palm.
- 113. Nicene Court: There is chlorosis in Dwarf Ixora.
- 114. 2130 Nantucket Drive: There is pest damage and loss in turf.

115. 2012 Norfolk Island Court: There is pest damage and loss in turf.

NANTUCKET V

116. Units 902, 904, and 906: There is drought stress in turf.

117. There are leaf accumulations in mulched beds.

118. **Novak Court: There is turf loss along sidewalk frontage that appears to be from insect damage.**

119. 2612 Nightcap Court: There is insect damage in turf and there are areas of turf loss.

120. 1012 Newpoint Loop frontage: There is heat stress, insect damage and dead turf.