



KINGS POINT – AREA B

LANDSCAPE INSPECTION

September 26, 2017

ATTENDING:

CHUCK HUFTEN – KINGS POINT FEDERATION

DARRELL FLINT- FIRST SERVICES

BRANDON WHALEN- MAINSCAPE

GARY HAWKINS – MAINSCAPE

PAUL WOODS – OLM, INC.

NEXT INSPECTION
October 25, 2016 AT 8:00AM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS July 25th, 2017

TREMONT I

1. **There are bed weeds.**
2. The line trim is irregular.
3. There are soft edging runners remaining in the bed areas.
6. There are crack weeds in the driveways.

TREMONT II

13. There are crack weeds.
14. There are bed weeds.
15. The Philodendron groupings are over hanging the bed lines and the turf is not detailed.

VILLEROY

16. The Orange Justicus is over growing the frontage sign.
17. At Unit 903: There is old disease damage and dead turf.
23. Across the Newpoint frontage berm: There is turf loss and weed infestation.
24. Across the Newpoint frontage: There are dead Viburnums.

SOUTHAMPTON I

36. Near the entrance: There are areas of declining St. Augustine turf associated with increase insect activity.
42. At the New Windsor mailboxes: The Wedelia is over grown.
43. Throughout the New Windsor frontage: There is declining St. Augustine turf.

SOUTHAMPTON II

47. Kings Blvd. frontage: The hedge row is inconsistently mowed, edged, pruned, and weed controlled.
48. Throughout the Blvd.: There is windfall and pruning debris.

RADISON I

51. Across the frontage berm: There is suckering growth in the Crape Myrtles and Oleanders.
53. There are excessive bed weeds.

RADISON II

62. At Unit 1243: The Bougainvillea is over growing the garage entrance.
63. There are grassy weeds in the frontage Viburnum hedge row.
66. In front of Unit 1242: There are grassy weeds in the Indian Hawthorn beds.

MANCHESTER I

69. There are crack weeds in the sidewalks and driveways.

MANCHESTER II

81. At Unit 761: There is Crabgrass in the turf.
85. At Unit 739 Masterpiece: There are tire tracks on the curbing.
86. Throughout the McDaniel/ Masterpiece common: There are large areas of turf stress, resulting in decline.
88. In the 750 Block of McDaniel: The mowing is incomplete in the large turf area.

MANCHESTER III

92. At Unit 702: The Wedelia is over grown.

MANCHESTER IV

104. At 843 Mt. McCallister: The Wedelia is over growing the rear left of the house.

NANTUCKET II

111. The multi-stem Hibiscus are overgrown.
112. In the 1800 Block: The privet form Jatropha are over growing the roof lines.

NANTUCKET III

120. Along Nantucket Drive between New Orchard and Newpoint: There are crack weeds in the sidewalks.

NANTUCKET V

128. There are bed weeds.
129. Along the Newpoint frontage: There are areas of turf loss.

WORTHINGTON

134. There are bed weeds throughout the foundations.

YORKSHIRE

135. At the Villemont frontage: Reduce the Junipers over growing the monument sign.
136. There are bed weeds and crack weeds.
137. At the Newpoint frontage: There are dead Pittosporums.
138. Along the exit side of the Newpoint frontage: The Philodendron are over hanging the bed lines.

ACADIA I

142. **Adjacent to 2176: The White Bird of Paradise are over growing the roof line and the spent blooms have not been removed.**

ACADIA II

145. The Hibiscus and Bougainville are overgrown.
146. At 2114: There are areas of turf loss that are now Carpet Grass and Crabgrass infested.

CORINTH

147. There are crack weeds.

BROOKFIELD

159. At Unit 2225: There is a dead Ligustrum.
165. At Unit 2326: There is dead wood and decline in the Ligustrum.

OXFORD II

167. Across the Newpoint berm: There are turf weeds and areas of turf loss due to pest.
169. Behind the flag at the village entrance: There is decline in the Philodendron.

171. Adjacent to the Magnolia trees: There is accumulation of leaf and fruit drop.

174. At the rear of 1129 and 1127: There is turf loss due to pest injury.

OXFORD I

179. East of the Oxford I entrance at McDaniel: There are dead shrubs in the hedge row.

183. At 908 McDaniel: Heliconia is over growing the bed.

CATEGORY II: MAINTENANCE ITEMS

PRINCETON

1. There are bed weeds in the entrance island.

2. There are grassy weeds in the cul d sac planting.

3. There are crack weeds.

TREMONT I

4. There are bed weeds.

5. The Jasmine and Hibiscus are overgrown.

6. At Unit 813: The Heliconia is overgrown.

7. There are crack weeds.

8. At Unit 712: The Roebelenii palm is overgrowing the driveway.

TREMONT II

9. The palm fronds are striking the roof lines.

10. At Unit 650: The Norfolk Pine is striking the garage.

11. The Roebelenii palms are ungroomed.

12. Across the Kings Blvd. frontage: There are grassy weeds in the Viburnum hedge row and the frontage berm beds are not detailed of windfall.

VILLEROY

13. At Unit 905: There is downward growth in the Oak.

14. At Unit 931: The Bird of Paradise are ungroomed.

15. The Roebelenii palms are ungroomed and overgrowing drives/walkways.

16. Along the frontage berm: There are bed weeds.
17. Around the utility cabinets: The hedge rows are overgrown.

SOMERSET

18. The Gold Mound Duranta are overgrown.
19. At Unit 962: There is decline in the Ixora.
20. There is chlorosis in the St. Augustine lawns.

SOUTHAMPTON I

21. At the rear 2012 New Winzar Loop: There is a mower damaged valve box cover.
22. There are bed weeds.
23. The Roebelenii are ungroomed.
24. The rear common between Kings and New Winzar: The area is overgrown.
25. At the mailboxes: There are bed weeds in the Wedelia.
26. At the rear of 706 Staffordshire: The wood line overgrowth is extending into mowable areas.
27. To the left of 1136 New Winzar Loop: There is a dead Pittosporum.

SOUTHAMPTON II

28. At 1122 New Winzar Loop: The Jatropha is overgrowing the building front.
29. **The soft edging is irregular and there is evidence of chemical over spray.**
30. To the left of 1025 New Windsor Loop: There is hot spot injury.

MANCHESTER I

31. The Roebelenii palms are unpruned.
32. At Unit 651 McCallister: The Bougainville is overgrown.
33. There is windfall and debris in the tree wells.
34. At the McDaniel/Mooney intersection: The Wedelia beds are overgrown.
35. Soft edging is irregular.
36. At 635 McDaniel: The Eureka palms is overgrown and a large Brazilian Pepper growing

in the foundation shrubs.

37. There are turf weeds.

MANCHESTER II

38. There are crack weeds.
39. Adjacent to Unit 767 Masterpiece: There are bed weeds in the Asiatic Jasmine beds.
40. Along the Kings frontage: There is dead plant material.
41. At Unit 773 Masterpiece: There are limbs within the roof line.
42. Across the Kings Blvd. frontage: There are damaged Wax Myrtles that need to be removed.
43. There are turf weeds.
44. At the McDaniel entrance: The emergent bud spear appears damaged in the Canary Date palm.
45. The soft edging is irregular.
46. On the east end of McDaniel: The wood line overgrowth is growing into the mowables.
47. Along McDaniel driveways: There are crack weeds.
48. In the common lawn areas: There are exposed root balls in the mulch bed areas.
49. In the common areas: There is suckering growth in the Oaks.
50. The Roebelenii palms are un groomed.
51. Soft edging is inconsistent.
52. In the 700 Block of Masterpiece: There are broadleaf and grassy turf weeds.

MANCHESTER III

53. At the McCallister / Manchester Woods intersection: The Wedelia beds are overgrown.
54. In the 740 Block of McCallister: The foundation shrubs and trees are overgrown.
55. At Unit 752 McCallister: There is a dead palm.
56. In the 2200 Block of Manchester Woods: The Wedelia has overgrown the utility cabinets.
57. To the right in the large common of Manchester Woods: The turf warranty is incomplete.

58. In the right of ways adjacent to 2239 Mayfield Palms: Truck ruts appear to have damaged the irrigation router.

MANCHESTER IV

59. **McCallister/ Manchester Woods intersection: The Wedelia bed are unmaintained.**
60. In the 800 Block of McCallister: There is Asiatic Cycad Scale.
61. In the Mayfield Oaks residences: The roof line clearance appears to be less than 5 feet.

WORTHINGTON

62. At the entrance monument: The Junipers are overgrown.
63. At the entrance monument: There are excessive bed weeds.
64. There are crack weeds in the sidewalks.
65. Adjacent to 2226: The irrigation appears inoperative.
66. There are foundation weeds.
67. At Unit 2203: There is turf hot spotting and loss.

YORKSHIRE

68. At the entrance: The Juniper is overgrowing the monument sign.
69. Adjacent to 2116: There is turf insect damage.
70. At 2106: There are foundation bed weeds that have not been removed.
71. At the entrance: There are bed weeds.

OXFORD I

72. In the common area between the frontage berm and Olive Branch: The utility boxes are unmaintained.
73. There is a damaged limb in the Oak at the Oxford Center/Olive branch intersection.
74. Next to 2306 Oxford Center Place: There is a dead shrub.
75. At 920 McDaniel: The palm fronds are striking the roof lines.
76. At 908 Mc Daniel: Heliconia is overgrowing the Yucca.
77. In the Otter Mill cul-de-sac: There is vehicle damage.

78. At the 2400 Block of Oxford Down Court: There is turf hot spots and fungal damage.

OXFORD II

79. Across the Newpoint Loop frontage: There is incomplete turf warranty and infestation of turf weeds.

80. There are bed and crack weeds.

81. The areas of previous turf stress are now infested with Carpet Grass and Crabgrass.

82. At Unit 905 Oxford Park: The Queen palm fronds are striking the roof line.

83. There is suckering growth in the Oaks and Magnolias.

84. 1135 McDaniel: The palm fronds are striking the roof lines.

85. At 1156 McDaniel: There is turf loss from insects.

86. At 2214 Otter Mill: The fronds are striking the roof lines.

RADISON I

87. In the commons and driveways: There crack weed and bed weed.

88. Adjacent to 2419 Nantucket: The irrigation appears to be inoperative and there is turf loss.

RADISON II

89. Across the Newpoint frontage berm: There is turf loss.

90. The Viburnum hedge row is weedy.

91. There are crack weeds in the sidewalks and Miami curbs.

92. The courtyards are unmaintained.

NANTUCKET I

93. There are bed weeds.

94. At Nantucket Green Court and Nantucket Drive: The irrigation coverage seems incomplete with turf stress.

NANTUCKET II

95. Across the frontage: There is excessive line trimming and over spray which has resulted in decline in the tree wells.

96. 1904: The Asian Jasmine is growing into the Arboricola.

NANTUCKET III

97. Near the bridge: Detail around the pump structure.

98. Nantucket/New Haven intersection: There is Cycad Scale.

99. Throughout Nantucket Drive frontage: There are crack weeds.

NANTUCKET IV

100. At the Newpoint / Nantucket intersection: There is chlorosis in the Suspensum Viburnum.

101. 2232 Nantucket: There is turf loss and weed infestation in the turf.

102. **There are bed and crack weeds.**

103. In the common courtyards in the 2100 block are unmaintained.

104. In the common lawn areas in the Norfolk Island Court: The Philodendron are overgrowing the bed lines.

NANTUCKET V

105. There are bed and crack weeds.

106. 2600 Block of Nightcap Court: The Nandina is overgrown.

107. 2618 Newcomb Court: There is hot spot damage and turf loss.

108. **Novak Court: There are bed weeds.**

109. There is mow duff in beds.

ACADIA

110. At 2180: There is a declining Queen palm.

111. There are bed weeds.

112. There is debris and windfall in the beds.

113. In the 2100 Block: There is Nutsedge, Broadleaf weeds, and grassy weeds in the common turf stands.

114. At 2170: There is Crabgrass in the turf.

115. At 2166: The Oak is overgrowing the street lamp.

116. Between Yorkshire and Acadia Greens Drive: There are Broadleaf weeds in the common

turf stands.

- 117. At 2134: There is a declining Queen palm.
- 118. At 2131: There is a dead Roebelenii palm.
- 119. Near the Bristol Greens / Acadia Green intersection: Irrigation appears to be inoperative.

ACADIA II

- 120. **There are bed and crack weeds.**
- 121. 2041: The Cogon grass has over grown the beds.
- 122. There is dead wood throughout the Juniper.

CORINTH

- 123. At the Grantham Green entrance: The Gold Mound Duranta are over grown.
- 124. At 1244: There is visible chemical over spray and soft edging is irregular.
- 125. At 1218: The Ligustrum Privet is overgrowing the garage front.
- 126. At 1212: There is turf hot spotting and loss due to pest injury.

DEVONSHIRE

- 127. There are bed weeds.
- 128. At 1171: The Iris are overgrown.
- 129. At 1144: There is decline in the Queen palms.
- 130. At Acadia Greens/Corinth Green intersection: The irrigation does not appear to be operable.

BROOKFIELD

- 131. At the Villemont Greens entrance: The Ligustrum is downward growing.
- 132. Adjacent to 2334: There is storm damage in the Queen palm.
- 133. There are turf weeds.
- 134. At 2308: The Queen palm is in decline.
- 135. The Ligustrum Privets are only pruned on the sides, resulting in overgrowing roof lines. (2256, 2255, and 2251)

136. At 2225: There is a dead Ligustrum.
137. At the north entrance: The Ligustrums are overgrowing the Juniper bed and blocking visibility of the street sign.

PGW:kn

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