



KINGS POINT – AREA B

LANDSCAPE INSPECTION

July 25, 2017

ATTENDING:

CHUCK HUFTEN – KINGS POINT FEDERATION

DARRYL FLINT – FIRST SERVICES

RICK DOWSWELL – FIRST SERVICES

GARY HAWKINS – MAINSCAPE

JAY ARTHURS – MAINSCAPE

PAUL RICHAU - MAINSCAPE

PAUL WOODS – OLM, INC.

NEXT INSPECTION
August 23, 2017 AT 8:00 AM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 1/24/2017

PRINCETON

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

OXFORD I

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

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 03/28/17

VILLEROY

10. Unit 914: There is disease in Parsonii Juniper.
15. Newpoint Loop frontage berm: There is turf loss from old insect injury and weed infestations.

SOMERSET

19. Throughout: Dwarf Ixoras are chlorotic and weak.

MANCHESTER II

37. Bed weed control is inconsistent across fairway backs.
40. Turf weed control is inconsistent.

RADISON I

52. There are leaf accumulations in mulched beds and there is windfall and debris throughout courtyards.

RADISON II

56. Across from The Club entrance: There is turf loss due to insect damage along frontage berm.

PRINCETON

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

OXFORD I

89. There are turf weeds.
93. Newpoint/Oxford berm and retaining wall: There is turf loss that appears to be irrigation related.

OXFORD II

97. There are turf weeds in common lawn areas.

NANTUCKET III

106. To the right of 2416 New Haven Circle: There is pest damage in turf.

NANTUCKET IV

114. 2130 Nantucket Drive: There is pest damage and loss in turf.

NANTUCKET V

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

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 05/23/17

ACADIA

1. Entrance monument planting: There are bed weeds.
3. Unit 2716: White Bird of Paradise is growing onto the building side.
7. There are weeds in common lawns to the west of mailboxes.

ACADIA II

10. There are bed weeds.

BROOKFIELD

12. Right rear of Unit 2255: There are declining Variegated Pittosporums.

DEVONSHIRE

16. 1141 Corinth Greens Drive: There are bed weeds.

MANCHESTER I

21. Masterpiece Drive and McDaniel Street intersection: There is turf loss.
25. Marksmen Court: There are bed weeds.

MANCHESTER II

32. 735 Masterpiece Drive: There is stress and decline in turf.
34. There are crack weeds.
36. Kings Blvd frontage hedgerow: There are dead/ declining shrubs and turf is unmowed.
37. Kings Blvd berm: Soft line edging is irregular.
39. To the right of 777 Masterpiece Drive: There is turf loss that appears pest related.
40. There are bed weeds in common Pine tree stand between McDaniel Street and Masterpiece Drive.
41. There are broadleaf weeds in St. Augustine turf.
42. Line trimming detail is irregular along bed edges where mowers have not operated.
45. Common lawn beds south of pond: There are debris and leaf accumulations. Soft line edging is irregular or nonexistent.
47. Golf course fairway at rear of Unit 721: There is dead St. Augustine from previous turf pest injury.

MANCHESTER III

51. Roebelenii Palms are unpruned.

NANTUCKET I

57. Nantucket Glen Place: There are crack weeds along driveways and asphalt.

NANTUCKET III

60. 2024 Nantucket Drive: There is turf pest damage between residence and lake shore.
62. 2010 - 2006 Nantucket Drive: There are excessive weeds in beds and pavement cracks.

NANTUCKET IV

74. Rear of 1016 Norfolk Island Court: Areas of Philodendrons are not being maintained in conjunction with mowing.

NANTUCKET V

77. Along Newpoint Loop between Nightcap Court and Newcomb Court: There is insect injury and turf loss.

OXFORD I

81. Kings Blvd hedgerow: There are dead shrubs.
85. 1009 Otter Mill Way: There is turf loss that appears insect and disease related.
86. South of Otter Mill Way: Areas along Philodendron, turf is not being detailed with each mowing.

OXFORD II

90. To the left of 1121 McDaniel Street: There is turf loss due to pest injury.
93. Roebelenii Palms are unpruned.
94. To the left of 1149 McDaniel Street: There is turf loss.
95. There is weed infestation and turf loss on the exterior of Oxford II berm in the vicinity of the split-face wall between Kings Blvd and Villemont Greens Drive.

PRINCETON

96. Unit 515: There are dead Crown of Thorn.
99. Roebelenii Palms are unpruned.
100. Cul-de-sac: There are weeds in Juniper beds.

RADISON I

102. There is turf loss in frontage berm across from clubhouse entrance.

RADISON II

106. There are bed weeds.
107. There are dead shrubs between Nantucket Drive and Radison Lake Court.
110. There are crack weeds along driveways.

SOUTHAMPTON I

117. Entrance median island: There are bed weeds.
118. 910 Staffordshire Lane: There is turf loss along driveway.

121. Front of 706 Staffordshire Lane: There is turf loss that appears to be from old disease injury.

122. Roebelenii Palms are irregularly pruned.

123. It appears line trimming is inconsistent.

TREMONT I

127. Roebelenii Palms are unpruned.

130. Several multi stem Hibiscus are overgrown.

TREMONT II

133. Unit 705: Roebelenii Palm is extending into sidewalk area.

VILLEROY

136. Unit 903: There is old disease damage and an area of dead turf (approximately 15 sq ft).

139. Unit 919: There are weeds in Asiatic Jasmine bed.

143. Newpoint Loop frontage: Soft line edging is irregular.

145. Newpoint Loop frontage: There are bed weeds.

YORKSHIRE

153. Unit 2104: There are areas of turf loss and insect damage.

154. Roebelenii Palms have not been pruned.

CATEGORY II: MAINTENANCE ITEMS

TREMONT I

1. **There are bed weeds.**

2. The line trim is irregular.

3. There are soft edging runners remaining in the bed areas.

4. At the entrance Drive: There are grassy weeds in the Indian Hawthorn.

5. In the front bed at Unit 833: The mower path has removed mulch from the Jasmine bed.

6. There are crack weeds in the driveways.

7. The frontage berm is not mowed.

8. At Unit 771: There is fungal damage in the Ilex Schelling.
9. Line trimming is resulting in buffing of soft edges, the soft edging is irregular and runners remain in the beds.
10. pond shore to the south of Unit 765: Is undetailed and has inconsistent mowing heights.
11. The Roebelenii palms area ungroomed.
12. The multi-stem Hibiscus are over grown.

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.
18. There are bed weeds.
19. Soft edging is irregular with runners remaining in the bed lines.
20. At Unit 919: There is Dollarweed in the Asiatic Jasmine bed.
21. At Unit 921: The palms are striking the building side and roof line.
22. At Unit 965: The Bird of Paradise is over grown the garage front.
23. Across the Newpoint frontage berm: There is turf loss and weed infestation.
24. Across the Newpoint frontage: There are dead Viburnums.

SOMERSET

25. There are mow line skips in the lawns.
26. There are bed weeds.
27. Soft edging is irregular.
28. Near Unit 961 and 960: There is mow duff and clippings in the mulch beds.
29. At Unit 962 and 966: There is declining Dwarf Ixoras.

30. At Unit 2210: The Arboricola Trinette are overgrown with weeds.
31. Near Unit 2234: Line trimming detail and mowing is irregular.

PRINCETON

32. There are crack weeds.
33. The Roebelenii palms are ungroomed.
34. At Unit 523: There are palm fronds hanging from the Queen palm.

SOUTHAMPTON I

35. The commons and frontage berm areas are unmowed.
36. Near the entrance: There are areas of declining St. Augustine turf associated with increase insect activity.
37. There is windfall and storm debris in the common areas.
38. In the rear common: There is a dead Loquat tree.
39. The pond shores are ungroomed.
40. Along the west boundary: The Viburnum hedge row is unpruned.
41. The Roebelenii palms are unpruned.
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

44. The center hedge row is irregularly maintained.
45. At Unit 706 Tillbury: There is hanging fronds on the Queen palms.
46. Near the New Windsor intersection: The Philodendrons are over growing the turf areas.
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

49. At the Nantucket entrance: There are declining and missing Firecracker.

50. There is damage in the turf areas due to excessive line trimming.
51. Across the frontage berm: There is suckering growth in the Crape Myrtles and Oleanders.
52. There is windfall and debris in the bed areas.
53. **There are excessive bed weeds.**
54. Throughout the lawns: There is mow duff.
55. There is reversion in the Arboricola Trinettes.
56. In front Unit 1014: The Roebelenii palms are extending into the sidewalk.
57. There are crack weeds in the driveways.
58. In the rear of 2413 Nantucket Drive: There are excessive bed weeds.
59. Between Nantucket Drive and Radison Drive: There is turf loss and insect activity in the center common.

RADISON II

60. There are bed weeds.
61. There are crack weeds in the driveways.
62. At Unit 1243: The Bougainville is over growing the garage entrance.
63. There are grassy weeds in the frontage Viburnum hedge row.
64. At Unit 1249: There is suckering growth on oaks.
65. At Unit 1244: The White Bird of Paradise is striking the roof line.
66. In front of Unit 1242: There are grassy weeds in the Indian Hawthorn beds.
67. To the left of Unit 1228: The Queen palm is in decline.
68. South of the Radison entrance: There are grassy weeds in the Viburnum hedge row.

MANCHESTER I

69. There are crack weeds in the sidewalks and driveways.
70. The Hibiscus and Bougainvillea pruning is irregular.
71. Throughout the 600 Block of Masterpiece: There are grassy turf weeds.
72. At 609 Masterpiece: There is a dead Crown of Thorn.

73. At 604 McDaniel: The Roebelenii palm is over growing the entrance walk.
74. The Roebelenii palms are ungroomed.
75. At Unit 620: There is excessive weeds in the rock beds.
76. At the McDaniel/ Mooney intersection: The Wedelia is overgrown

MANCHESTER II

77. Along the Kings Blvd. frontage: There are crack weeds in the sidewalks.
78. Along the Kings Blvd. frontage berm: The mowables are irregular.
79. At the mailboxes: There are bed weeds.
80. There are crack and bed weeds.
81. At Unit 761: There is Crabgrass in the turf.
82. Soft edging is irregular, line trimmers are being used to buff bed edges which is resulting in turf loss and increased weeds.
83. **In the southwest corner: The Jasmine beds are over grown.**
84. The Plumbago is being boxed pruned.
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.
87. The pond shores are irregularly detailed.
88. In the 750 Block of McDaniel: The mowing is incomplete in the large turf area.
89. Along the east perimeter: The wood line is over growing the mowable areas.
90. The White Birds of Paradise are ungroomed.

MANCHESTER III

91. In the 6200 Block of McCallister: The pond shores are unmaintained equal to omw heights.
92. At Unit 702: The Wedelia is over grown.
93. Near Unit 711: There are snapped Queen palm fronds.
94. The Roebeleniis are ungroomed.

95. Adjacent to Unit 747: The Viburnum hedge row is over grown.
96. Across from Unit 2210 Mayfield Palms Lane: Remove the dead Ligustrums.
97. There is mow duff in the mulch and rock beds.
98. At 2220 Mayfield Palms Lane: The Bougainville is over growing the foundation shrubs.
99. At Unit 2228: The Viburnum hedge rows are above the air-conditioning units.
100. At Unit 2231: There are stubs on the Magnolia tree.

MANCHESTER IV

101. The Roebelenii palms are ungroomed.
102. Adjacent to 717 and 804 McCallister: The Queen palm fronds are striking the roof line.
103. There is mow duff and windfall in the common bed areas.
104. At 843 Mt. McCallister: The Wedelia is over growing the rear left of the house.

NANTUCKET I

105. Between Nantucket Glen and the pool: There are vines in the Ligustrum hedge.
106. Along the east end boundary at Nantucket Glen: The wood line over growth is extending into the mowable areas.
107. In the Nantucket Harbor Loop: The multi-stem Hibiscus are over growing the garage fronts.

NANTUCKET II

108. There is duff in the bed areas.
109. **There are bed weeds.**
110. Adjacent to Unit 1916: The Roebelenii palms are ungroomed.
111. The multi-stem Hibiscus are overgrown.
112. In the 1800 Block: The privet form Jatropha are over growing the roof lines.
113. At Unit 1804: There are snapped fronds on the Queen palm.

NANTUCKET III

114. The pond shores are undetailed.

115. At 2517 Newpoint Loop: The Roebelenii palms are growing on the building side.
116. In the Fall River Court cul-de-sac: There is turf stress due to buffing and line trimming.
117. Throughout the commons: The Loropetalum are unpruned.
118. At 2461 Newpoint Loop: There is a dead Queen palm.
119. **At 2438 Newpoint Loop: The Asiatic Jasmine is over growing the driveway and bed lines.**
120. Along Nantucket Drive between New Orchard and Newpoint: There are crack weeds in the sidewalks.

NANTUCKET IV

121. At the rear of Unit 2218: The wood lines are over growing the mowables.
122. There is mow duff in the mulch beds.
123. In Nicene Court: There is duff and mow skips.
124. There are crack weeds in the driveways and sidewalks.
125. Between 1025 Norfolk and the 2000 Block of Nantucket: The mowables are incomplete.
126. At 2118 Nantucket: There are turf weeds.

NANTUCKET V

127. At Nightcap Court: The Arboricola Trinettes are unpruned.
128. There are bed weeds.
129. Along the Newpoint frontage: There are areas of turf loss.

WORTHINGTON

130. Across the frontage: There are dead Junipers.
131. **At the Newpoint entrance: There are bed weeds and vines in the Juniper beds.**
132. The mow detail is irregular around the base of the Philodendrons.
133. In front of 2297: There are bed weeds in the shrubs.
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.
139. Across the Newpoint frontage: The mow maintenance is irregular.
140. Across the Newpoint frontage: The soft edging is irregular and weed around the Philodendron.

ACADIA I

141. In front of 2193: There is dead turf.
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

143. Roebelenii palms are ungroomed.
144. At Unit 2134 Acadia Greens Drive: There is a declining Queen palm.
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.
148. At 1220: The shrubs are over growing the window sills.
149. At 1250: There are areas of turf disease.
150. At 1253: There are bed weeds in the Asian Jasmine.
151. Across the Villemont frontage berm: There are bed weeds.
152. There is suckering growth in the berm side Oaks.

DEVONSHIRE

153. There are bed weeds.

154. There are crack weeds.
155. To the right of Unit 1163: There is turf pest injury and hot spotting in the turf.

BROOKFIELD

156. The Ligustrum Privets are over growing the roof lines.
157. In the 2200 Block: There is Nutsedge in the turf stands.
158. The Arboricola Trinette and Viburnum Suspensum are unpruned, not in a stair step presentation.
159. At Unit 2225: There is a dead Ligustrum.
160. At Unit 2243: The staking on the palm is unmaintained.
161. At Unit 2250: The carriage lamp is overgrown.
162. There is decline in the Indian Hawthorn and African Iris.
163. To the right rear of 2304: The Firebush has over grown the screen Leni.
164. At Unit 2323: The Ligustrum is over growing the windows.
165. At Unit 2326: There is dead wood and decline in the Ligustrum.
166. At Unit 2340: There is a snapped Queen palm frond.

OXFORD II

167. **Across the Newpoint berm: There are turf weeds and areas of turf loss due to pest.**
168. Across from the Vista Greens intersection: There are bed weeds at the base of the split face wall.
169. Behind the flag at the village entrance: There is decline in the Philodendron.
170. Throughout the entrance: There are beds weeds and crack weeds.
171. Adjacent to the Magnolia trees: There is accumulation of leaf and fruit drop.
172. Along the wall: The Philodendrons are over growing the turf areas.
173. Along the wall: The turf areas are being irregularly maintained.
174. At the rear of 1129 and 1127: There is turf loss due to pest injury.
175. In the common area adjacent to 1117 and 1119: There is turf loss due to pest injury.

176. The Roebelenii palms are unpruned.
177. **Excessive line trimming along the landscape curbs have resulted in loss of turf.**

OXFORD I

178. At the entrance of Oxford I: There is die back in the Parsonii Junipers.
179. East of the Oxford I entrance at McDaniel: There are dead shrubs in the hedge row.
180. There is mow duff.
181. There are bed and crack weeds.
182. There is excessive line trimming along the soft edges and there are numerous mow skips.
183. At 908 McDaniel: Heliconia is over growing the bed.
184. At 914: The multi-stem Hibiscus are over growing the building.
185. At the rear of 1001 Otter Mill Way: There are vines in the Viburnum hedge row.
186. In the Otter Mill Way foundations: There are bed weeds.
187. There is mow duff throughout the commons.
188. At 1003 McDaniel: The Queen palm is striking the roof line.
189. At 1010 McDaniel on the right side: The Roebelenii palm is striking the building side and roof line.

PGW:kn

cc:

Rick Dowswell Rick.Dowswell@fsresidential.com
Darrell Flint poc@fsresidential.com
Louise Landry louise.landry@fsresidential.com