



KINGS POINT – AREA C

LANDSCAPE INSPECTION

September 27, 2017

ATTENDING:

CHUCK HUFTEN – KINGS POINT
DARRELL FLINT – FIRST SERVICES RESIDENTIAL
STEPHANIE PARKER – MAINSCAPE
PAUL RICHAU – MAINSCAPE
GARY HAWKINS – MAINSCAPE
MARCOS ROSALES - MAINSCAPE
PAUL WOODS – OLM, INC.

**NEXT INSPECTION
OCTOBER 25, 2017 AT 8:00AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 4/26/17

MAPLEWOOD

42. Vilmont Greens Drive and Sifield Greens Way intersection: There is turf loss due to old insect and disease injury.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 5/24/17

FAIRBOURNE

9. 1324: There is old fungal damage and turf loss.

JAMESON

- 30. Across the frontage: There is turf decline, turf loss, and weed infestation.**

OAKLEY GREEN

74. Common area Oaks are unpruned. (i.e. 2304 Oakley Greens).

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 7/26/17

WORTHINGTON

1. Along Worthington Greens r.o.w.: The oaks are unpruned and obscuring the stop sign.

LYNDHURST

22. across the property: Gold Mound Duranta are irregularly pruned.

MAPLEWOOD

34. Soft edging is irregular.
35. At 2228, Gold Mound Duranta is overgrown.
37. To the left of 2253, there is turf loss due to pest damage.

PORTSMITH

40. Soft edging is irregular.
42. The Carrissa Holly is not being maintained as a groundcover.
47. At Sifield exit: The frontage hedgerow is obscuring visibility. (THIS IS A SAFETY ISSUE)

KENSINGTON

49. Along the entrance berm: There is decline in Oleander. (This is a warranty item)
52. There are bed weeds.

CATEGORY II: MAINTENANCE ITEMS

GRANTHAM

1. Pruning is incomplete.
2. Unit 2128: There is hot spot damage in turf.
3. Adjacent to Unit 2114: There is Nutsedge in turf.
4. Soft line edging is irregular.
5. Unit 2110: Hawaiian Ti is overgrown and blocking access to driveway.
6. Stair-step presentations are irregular.
7. Ligustrum pruning is incomplete.

INVERNESS

8. 2000 block of Inverness Greens Drive: Multi stem Hibiscus are overgrown.
9. Gold Mound Duranta is not at a stair-step presentation with foundation shrubs.
10. White Bird of Paradise are overgrowing building sides and roof lines.
11. Unit 1932: Ligustrum Privet is overgrowing roof line and foundation shrubs.
12. Unit 1924: There is a storm damaged Queen Palm.
13. Common park adjacent to Unit 2011: Cordgrass is overgrown and appears Mite damaged.
14. Unit 2069: There is a storm damaged Queen Palm.

EDINBURGH

15. **Foundation shrubs have overgrown village monument and lettering is not visible.**
16. Multi stem Hibiscus are overgrown.
17. Unit 1914: There are weeds in turf adjacent to mailbox.
18. Viburnum hedgerows around utility boxes are overgrown.
19. Adjacent to Unit 1948: The Pink Hibiscus shrubs are overgrown.
20. Unit 1950: Ligustrum tree is overgrowing roof line.

FAIRBOURNE

21. Drift Roses at entrance monument have failed; this appears to from fungal damage.
22. Near Fairway Greens Drive intersection: Right-of-way Oak trees are unpruned.
23. Unit 1319: There are crack weeds.
24. There is Crabgrass infestation in common lawn across from Units 1313-1305.
25. 1305 Fairway Greens Drive: There are stubs on Ligustrum Privet.
26. There are dead Junipers at end of 1407 Fairmont Greens Drive.
27. 1249 Fairmont Greens Drive: There are weeds in Confederate Jasmine planting.

HUNTINGTON

28. Adjacent to Unit 1203: Roebelenii Palm is striking roof line. Due to the location of this palm, it may not be viable.
29. Unit 1233: The driveway pop up sprinkler appears to be nonfunctioning.
30. Unit 1243: Bougainvillea arbor is overgrown.

MAPLEWOOD

31. Unit 2290: There are grassy weeds in turf.
32. Unit 2290: There are dead Ixoras.
33. Units 2286 and 2288: There are dead and declining Dwarf Azaleas.
34. Soft line edging is irregular.
35. There are crack weeds.

36. Vicinity of Unit 2248: Stair-step presentation between Ixora and Arboricola is not maintained.
37. Lowest scaffold of branches on most Oak trees are unpruned, particularly along Sifield Greens Way frontage and at intersections.
38. Unit 2240: There are weeds in beds and pavement cracks.
39. Unit 2237: Downward growth in Oak tree is obstructing access to driveway.
40. Unit 2232: There is a dead Podocarpus.
41. Unit 2220: Irrigation repair is incomplete.
42. Unit 2216: There are bed weeds.
43. Sifield Greens Way entrance: Philodendron is overgrowing planting urn at Maplewood sign.
44. Sifield Greens Way entrance: There is heavy Carpetgrass and Crabgrass infestations in turf.

KENSINGTON

45. Oleander is declining at monument sign.
46. There are bed weeds.
47. Pruning elevations are irregular. Gold Mound Duranta is not in a stair-step presentation.
48. Adjacent to Unit 2416: Roebelenii Palms are ungroomed; loose boots and old seedpods remain.
49. Courtyard Gardenias are chlorotic and overgrown.
50. Unit 2462: Recently installed Loropetalum are declining.
51. There is turf loss adjacent to Unit 2466.
52. Unit 2493: There are excessive weeds in newly installed planting areas.
53. Unit 2457: There is a storm damaged Queen Palm.

JAMESON

54. There are dead stalks in Philodendrons along frontage.
55. There are crack weeds along frontage sidewalk.

56. There is sucker growth in common Oak trees.
57. Pruning of foundation plants is irregular and there is not a stair-step presentation between Hawthorns and Loropetalum and Ixora.

PORTSMITH

58. Vicinity of Unit 2007: Foundation shrubs are no longer in a stair-step presentation.
59. Bed mulch has not been redistributed after being disturbed by mower/blower activity.
60. There are broadleaf and grassy weeds in pond side vicinity of Unit 2017.
61. There is pruning debris in beds adjacent to Units 2017 and 2019.
62. Wood line overgrowth is extending into mowable areas.
63. Unit 2031: There is turf loss along driveway.
64. There is hot spot turf loss adjacent to Unit 2027; this appears to be insect related.

OAKLEY GREEN

65. Overgrowth at monument sign is resulting in lack of stair-stepping between Lantana, Ixora, and Arboricola.
66. Unit 2427: Newly installed sod is declining.
67. There are bed weeds.
68. Common area Oak trees have not been pruned and have low limbs in pedestrian areas.
69. 2300 block of Oakley Green Drive: There is drought stress and hot spot damage in turf.
70. Vicinity of Unit 2235: Soft line edging is irregular. It appears line trimmers have been used to buff bed lines.

LYNDHURST

71. Line trimming is buffing soft lines around tree wells.
72. There are bed weeds.
73. 2400 block of Sifield Greens Way: Foundation shrubs are overgrowing horizontal edgework.
74. Lyndhurst Greens Drive frontage: Gold Mound Duranta are overgrown.
75. 1232 Lyndhurst Greens Drive frontage: There are excessive bed weeds.
76. 1204 Lyndhurst Greens Drive: It appears Queen Palm is declining.

77. North exit of Lyndhurst: Visibility is obscured by Loropetalum and Allamanda.

RICHMOND

78. Unit 2426: Pentas are overgrown.

79. Sapphire Greens Lane frontage: There are bed weeds.

PGW:ml

cc:

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