



KINGS POINT
LANDSCAPE INSPECTION
April 26, 2017

NEXT INSPECTION
MAY 22, 23, 24, 2017 AT 8:00 AM

ATTENDING:
CHUCK HUFTEN – KINGS POINT FEDERATION
RICK DOWSWELL – FIST SERVICES RESIDENTIAL
DARRYL FLINT – FIRSTSERVICE RESIDENTIAL
SYLVAIN CORRIVEAU - MAINSCAPE
BRANDON WHALEY – MAINSCAPE
GARY HAWKINS – MAINSCAPE
STEPHANIE PARKER - MAINSCAPE
PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS 11/2016

AREA C
MAPLEWOOD

36. There is chlorosis in Loropetalum at 2109, 2113, and 2119.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS 1/25/2017

AREA C
MAPLEWOOD

22. Unit 2125: There is severe chlorosis and plant loss in Loropetalum.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 3/29/2017

AREA A
FAIRFIELD D

38. Flanborough Trail: There are weeds in turf.

LANCASTER III

64. Kings Point entrance berm: There are dead/declining Gold Mound Duranta and Ligustrum.

71. To the right of 2524 Locksley Street: There is disease in turf.

AREA B
RADISON II

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

OXFORD I

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.

AREA C

LYNDHURST

13. Sifield Greens Way entrance: Loropetalum is chlorotic.

MAPLEWOOD

- 36. 2127 Sifield Greens Way: There is chlorosis in Loropetalum.**
38. Sifield Greens Way and Vilmont Greens Drive intersection: There is turf loss.
44. Pond shore mowables are ungroomed.

CATEGORY II: MAINTENANCE ITEMS

AREA A

BEDFORD G

1. Adjacent to Unit 156: There is drought stress in turf.
2. Front of Unit 162: There is turf injury and turf loss.

FAIRFIELD D

3. Unit 408: There is Pothos vine. This is an invasive plant which could create other issues.
4. Maintain flowering Hibiscus at or below windowsill height.
5. Flanborough Trail cul-de-sac island and Unit 401: There is hot spot damage and turf loss.
6. There are weeds in irrigated turf in the vicinity of 404 Flanborough Trail.

GLOUCESTER B

7. Front of 2208 Greenwich Drive: There is turf stress and turf loss.
8. Front of 2203 Greenwich Drive: There is a declining palm.
- 9. There is turf stress and turf loss adjacent to flagpole and newly installed**

Crape Myrtles.

GLOUCESTER G

10. Rear of Unit 2319: There are bed weeds.
11. 2315 Grenoble Place: The Ficus is overgrowing the building side.
12. Multi stem Hibiscus are overgrowing windowsills adjacent to Unit 2311.

LANCASTER III

- 13. Hammersmith Drive frontage adjacent to park: There is irrigation stress.**
14. Small pocket park: There are dead Azaleas.
15. There are leaf accumulations in mulch and rock beds.
16. 1501 Laughton Place: There is old disease injury in St. Augustine turf.
17. Rear berm of 2504 Locksley Street: There is turf stress.
18. 2506 Locksley Street: There is turf loss and old disease injury.
19. Lonigan Place /Locksley Street intersection and foundation bed commons: There are debris and leaf accumulations.

AREA B

RADISON II

20. Along frontage berm: Hedgerow is drought stressed.
21. Adjacent to Unit 1224: There is decline in turf.
22. Left of Unit 1234: There are hot spots and turf loss.
23. There is Aphid activity in Podocarpus at garages.
24. Rear of Unit 1251: There is turf loss along berm front.
25. There is viney growth in hedge along north boundary.
26. Rear of Unit 1249: There is shrub loss.
27. Unit 1243: Pruning of Hibiscus and Ligustrum is incomplete.
28. There are crack weeds along sidewalks and curbs.

SOUTHAMPTON II

29. Entrance right-of-way: There is weedy growth and overgrowing Asiatic Jasmine.

30. Ligustrum Privets appear heavily sheared and partially unpruned.
31. Irrigation coverage appears inconsistent to Saw Palmetto groupings in large common lawn.
32. Kings Blvd berm: Ligustrums are unpruned.
33. Kings Blvd frontage: There is Magnolia leaf buildup in Viburnum hedge.
34. To the left of 710 Tilbury Court: There is turf loss adjacent to driveway.
35. Soft edging is beveled and not at a 90% angle with metal blade edgers.

OXFORD I

36. There is stress in berm-side turf and hedgerows near McDaniel Street and Kings Blvd intersection.
37. To the right of 2408 Oxford Down Court: There is drought stress in lawn.
38. 1003, 1007, and 1009 Otter Mill Way: There are hot spots and turf loss.
39. 2321 Olive Branch Drive: There are areas of drought stress.

YORKSHIRE

40. Worthington Greens Drive and Vilmont Greens Drive entrance: There are hot spots and turf loss.
41. Foundation Viburnum hedgerows do not appear to have been rejuvenated consistent with other association landscape areas.

AREA C

MAPLEWOOD

42. Vilmont Greens Drive and Sifield Greens Way intersection: There is turf loss due to old insect and disease injury.
43. Adjacent to 2125 Sifield Greens Way: There is severe chlorosis and loss in Loropetalum.
44. In mulched beds, there are areas of bare soil from mower/blower activity.
45. Sifield Greens Way: St. Augustine turf is very chlorotic and might have been missed during fertilizer rotation.
46. There are weeds in turf.
47. There are weeds in beds.
48. Tree wells are irregularly defined.

49. Lowest scaffold of branches on several Oak trees remain unpruned. Pruning weak attachments, dead wood, and stubs is incomplete.
50. Frontage berm is ungroomed and Thryallis has not been rejuvenated.
51. There is Dollarweed in interior of Vilmont Greens Drive berm.
52. To the left of Unit 2228: Irrigation coverage appears blocked.
53. Unit 2237: Repetitive mow rut injury is apparent.
54. There are hot spots and turf loss at lake side adjacent to Unit 2236.
55. Pond shores are not being detailed with each mowing.
56. Unit 2286: There is decline and loss of Dwarf Bottlebrush.
57. Unit 2260: There is downward growth in Oak tree.
58. Unit 2260: There is Chlorosis and decline in Dwarf Ixora.
59. Units 2232, 2245 and 2251: There is Chlorosis in Loropetalum.
60. Unit 2221: There are hot spots and stress in turf.

LYNDHURST

61. Vilmont Greens Drive and Sifield Greens Way intersection: There is Chlorosis and turf loss along entrance side of frontage.
62. There is sucker growth in Oak trees.
63. Unit 2416: There is leaf drop and decline in Nora Grant Ixoras.
64. Soft edging is irregular and bed lines are undefined.
- 65. Rear of units: There are excessive bed weeds at fairways.**
66. There is pruning debris throughout foundation shrubs.
67. There is debris and leaf accumulations in mulched beds.
68. 2417 Sifield Greens Way: Turf is drought stressed.
69. 1300 block of Kettering Greens Drive: There is decline in Parsonii Juniper. There are weeds in beds.

FAIRBOURNE

70. 1311 Fairway Greens Drive: There are weeds in beds.

71. Throughout: There is sucker growth in Ligustrum, Oak, and Bottlebrush trees.
72. 1200 block: There are bed weeds in driveway fronts.
73. Unit 1233: Mexican Petunias have overgrown Juniper.

KINGS POINT INSPECTION

INSPECTION DATE: April 26, 2017

ADMINISTRATOR NOTES

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

PGW:ml