



KINGS POINT - AREA A

LANDSCAPE INSPECTION

November 27, 2017

**NEXT INSPECTION
DECEMBER 20, 2017 AT 8:00 AM**

ATTENDING:

BRANDON WHALEY – MAINSCAPE

PAUL RICHAU – MAINSCAPE

PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE* (See Administrator Notes)

CATEGORY II: MAINTENANCE ITEMS

ANDOVER A

1. There are two dead Canary Island Date Palms on property.
2. There are grassy turf weed infestations.

ANDOVER B

3. There is debris in foundation beds.

ANDOVER C

4. Near mailbox: There is suckering growth on Water Oak.
5. Herbicide treated weeds are not removed in rock beds.

ANDOVER D

6. There are grassy weeds in St. Augustine turf.

ANDOVER E

No Items to Report

ANDOVER F

7. There are turf weeds.
8. Soft edging is irregular.

ANDOVER G

No items to report

ANDOVER H

9. There are broadleaf weeds in Bermuda turf.

ANDOVER I

No items to report.

BEDFORD A

10. Vicinity of Unit 21: There are grassy weeds in turf.
11. There are weeds in beds.
12. Unit 8: Frangipani is growing into soffit line.

BEDFORD B

13. Adjacent to Unit 38: Small Oak tree is under-pruned.

BEDFORD C

14. Unit 71: Rubber plant is growing into building sides.
15. There are grassy weeds in St. Augustine turf.

BEDFORD D

No Items to Report.

BEDFORD E

16. Schefflera are overgrowing front of Unit 97.
17. Adjacent to Unit 100: There are broadleaf and grassy weeds in mixed turf.

BEDFORD F

18. South side of Unit 133: Trees are striking roof line.

BEDFORD G

No items to report.

BEDFORD H

19. Wood line along east perimeter is unpruned and is extending into mowable areas.
20. There is pruning debris in shrubs.

BEDFORD J

21. There is turf weed in St. Augustine / Bermuda stands.

FAIRFIELD A

22. Foxhunt Drive: There are grassy weeds in St. Augustine turf.

23. Adjacent to Unit 504A Falkirk: There is a storm damaged Bottlebrush tree.

24. Falkirk Court cul-de-sac: There is turf stress and turf loss.

25. Unit 507A: There is a dead King Sago Palm.

26. Rear of 502A Foxglove Circle: Common area planting is overgrown.

FAIRFIELD B

No Items to Report

FAIRFIELD C

27. There are turf weeds.

FAIRFIELD D

No Items to Report.

FAIRFIELD E

28. Flintshire Court cul-de-sac: There are broadleaf weeds in turf.

29. 501 Finsbury Circle: Schefflera are growing into building side.

FAIRFIELD F

No Items to Report.

FAIRFIELD G

30. Wood line along east perimeter of Foxhunt Drive is overgrown and is affecting mowable areas.

FAIRFIELD H

31. Fallow Court cul-de-sac: There is turf loss.

KNOLLS I

- 32. Unit 401 Bloom Ct. : Acacia is overgrowing entrance sidewalk.
- 33. There are dead plants in foundation plantings.
- 34. Rear of Unit 403: There is fungal dieback in red Anise hedgerow.
- 35. Unit 409: There is pest-related loss and weed infestation in turf.

KNOLLS II

- 36. There are bed weeds.
- 37. There is windfall in bed areas.

KNOLLS III

- 38. 100 block of Knollpoint Drive: There is windfall, herbicide-treated weeds, and Nutsedge in Azalea hedgerows.

CAMBRIDGE A

No items to report

CAMBRIDGE B

No items to report

CAMBRIDGE C

- 39. Near village information sign: There is low-hanging Oak tree limbs and storm debris.

CAMBRIDGE D

No items to report

CAMBRIDGE E

No Items to Report

CAMBRIDGE F

- 40. Adjacent to Unit 2: Ginger is overgrown and is striking the building side.
- 41. There is sucker growth and low branches in common area Oak trees.

CAMBRIDGE H

- 42. Adjacent to covered parking at Unit 19: There is downward growth in Oak trees.

43. Vicinity of parking garage 184: Common area Oak trees are unpruned.

44. Adjacent to Unit 173: Dracaena are growing into building front.

CAMBRIDGE I

45. There are weeds in beds.

CAMBRIDGE J

46. There is sucker growth on Crape Myrtles.

47. Adjacent to Unit 234: Yucca (Spanish Bayonet) should be removed when bloom cycle is complete.

48. Unit 240: Large Oak tree is unpruned.

49. Adjacent to Unit 240: There are low limbs in Orchid tree.

50. There is grassy weed infestation in turf.

51. Unit 10: Small Crape Myrtles are growing into building side.

CAMBRIDGE K

52. Common lawn adjacent to Unit 20: There are grassy weeds in mixed turf.

53. Adjacent to Unit 1: There are bed weeds in common area planting.

CAMBRIDGE L

54. Adjacent to Unit 32: Sabal Palm is striking building side.

CAMBRIDGE M

55. 200 block of Canton Court: Trees are striking roof lines (Unit 32 Canton Court).

DORCHESTER A

56. Lilies are ungroomed.

57. Front planting area: Peanut is overgrowing Bougainvillea.

58. There is Nutsedge in turf areas.

DORCHESTER B

59. Roof line clearance should be inspected in the vicinity of the 20s units.

DORCHESTER C

No items to report.

DORCHESTER D

60. Adjacent to Unit 1: There is hot spot damage in turf.

61. Soft lines of large tree wells are undefined.

GLOUCESTER A

62. Soft line edging around tree wells is irregular.

63. There are herbicide-treated weeds in beds.

GLOUCESTER B

64. Adjacent to Unit 2331: Staking on Maple tree is unmaintained.

GLOUCESTER C

No items to report.

GLOUCESTER D

65. 416 Gladstone Place: There appears to be pest damage in turf.

GLOUCESTER E

66. Soft line edging around tree wells is irregular.

67. There is emerging Asiatic Cycad Scale on King Sagos.

GLOUCESTER F

No items to report.

GLOUCESTER G

68. Unit 2301: There is sucker growth on large Oak tree.

69. Throughout Grenoble Place commons: There are crack weeds and weeds in asphalt.

GLOUCESTER H

No Items to Report

GLOUCESTER J

No Items to Report

GLOUCESTER K

No Items to Report.

GLOUCESTER L

70. There are herbicide-treated crack weeds.

71. Soft line edging around tree wells is irregular.

GLOUCESTER M

72. Unit 2321: Queen Palm is dead.

73. Unit 2325: The driveway is overgrown.

74. Unit 2325: There are fungal conks on Queen Palm.

75. Soft line edging is irregular and in some areas, appears buffed with line trimmers.

GLOUCESTER N

No Items to Report.

GLOUCESTER P

76. Right side of Unit 2305: Bottlebrush tree is striking the building.

77. Units 2334 and 2336: There is turf stress with pest injury.

QUAIL PASS

78. Soft line edging is irregular.

79. There are bed weeds.

80. Turf drought is noticeable along fairway side.

81. There are broadleaf weeds in mixed turf along fairway side.

82. Old dumpster enclosure adjacent to Unit 902: There is dead wood in Viburnum suspensum.

HIGHGATE A

83. Hungerford Drive and Highclere Circle intersection: There is a localized area of hot spotting in turf.

84. 2204 Highclere Circle: There are bed weeds.

85. 2201 Highclere Circle: There is sucker growth in Water Oak.

HIGHGATE B

86. There is windfall and leaf buildup in mulched beds.

HIGHGATE C

87. 2108 Highclere Circle: There is damage at base of street lamp due to RoundUp use.

88. There are weeds in tree wells planted with Asiatic Jasmine.

89. Common area at 2107 Hembury Place: There is stress and decline in turf.

90. There are cracks and mower damage to coping and concrete downspout.

HIGHGATE D

91. 909 Hendon Court: Crape Myrtles are growing into roof line.

92. Adjacent to Pine stands in 1000 block of Hailsham Circle: There is windfall and debris remaining in beds.

HIGHGATE E

93. Halton Court commons: There is drought stress and pest pressure in turf.

94. 1004 Hailsham Circle: Roof line tree clearance should be inspected.

HIGHGATE F

No items to report.

HIGHGATE II

95. Soft line edging is irregular and appears not to have been done with metal blade edgers. There is evidence of chemical overspray along bed lines that should be considered for warranty.

96. 2018 Heathfield Circle: There is pest damage, weed infestation, and turf loss.

97. Adjacent to 1611 Hovington Circle: There is drought stress, pest pressure, and turf loss.

98. Hawkhurst Circle: There are crack weeds in driveways.

99. 2000 block of Hawkhurst Circle: Chemical overspray is apparent in tree wells and there is irrigation drought stress.

HIGHGATE III

100. Bird of Paradise are ungroomed.
101. 2003 Hampstead Circle: There is decline in Queen Palm that appears to be disease related.

HIGHGATE IV

102. Hereford Drive: There are crack weeds.
103. Halcyon Drive commons: Roebelenii Palms are ungroomed.
104. Adjacent to 2011 and 2008 Hartlebury Way: There is decline in roadside Oak trees.
105. 2103 and across from 2105 Hartlebury Way: There is pest damage in turf. These areas should be considered as warranty.
106. Adjacent to 2119 South Halcyon Drive: There is turf pest damage and turf loss.
107. 2100 block of Harringay Street: There is turf pest damage and turf loss.
108. Hartlebury Way exit: The stack stone block areas are unmaintained.

LANCASTER I

109. 2004 Lancaster Drive: There is Asiatic Cycad Scale.
110. There is debris and leaf accumulations in driveway plantings
111. Rear of 2521 Larkin Drive: There is a large declining Camphor tree.
112. 1415 Langley Drive: There is a declining Queen Palm.

LANCASTER II

113. Leland Drive and Hammersmith Drive entrance: There is pest damage and turf loss that should be considered as a warranty item.
114. 1616 Leland Drive: There is turf damage along roadside; this may be from vehicles.
115. Rear of 1620 Latham Lane: The palm is growing into roof line.
116. Layton Court cul-de-sac: There are dead Wax Myrtles/ Yaupon Holly in common area planting.
117. 1600 block: There is Stinkvine on Yaupon hedgerow.
118. 1505 Leland Drive: It appears pop up sprinkler is broken.

119. To the left of 1410 Leland Drive: Remove dead Azaleas.
120. Latham Lane and Hammersmith Drive frontage berm: There is drought stress and turf pest loss; this should be considered as warranty items.

LANCASTER III

121. There are dead shrubs along Kings Blvd frontage berm.
122. 2620 Locksley Street: There is chemical overspray between driveway and lamp post.
123. Locksley Street and Laughton Place intersection: There is a dead tree in common lawn.
124. Nantucket Drive frontage: There is pruning debris in Ligustrum hedgerow.

LANCASTER IV

125. Between Highgate IV and Lancaster IV: The drain swale at the drainage culvert is maintained.
126. Laughton Place and Nantucket Drive intersection: Chemical overspray is apparent around tree wells and light posts.

IDLEWOOD

127. 1400 block of Idlewood Drive: Soft line edging is irregular and there is evidence of chemical overspray.
128. Ivan Court: There are bed weeds near transformer box.
129. There are turf weeds.
130. Zoysia has gone dormant (brown) due to irrigation drought.
131. There is bed debris and windfall in landscape areas.

PGW:ml

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