



KINGS POINT - AREA B

LANDSCAPE INSPECTION

November 28, 2017

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

ATTENDING:

MARCO ROSALES – MAINSCAPE

GARY HAWKINS - MAINSCAPE

BRANDON WHALEY – MAINSCAPE

PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

PRINCETON

1. Entrance median island: There are weeds in bed.
2. There are grassy weeds in St. Augustine turf.
3. Unit 524: Ligustrum hedge has overgrown telephone boxes (utility) that it is screening.

MANCHESTER I

4. There is chlorosis in Dwarf Ixora.
5. There are grassy weeds throughout St. Augustine and Bermuda turf.
6. 627 Masterpiece Drive: The white Bird of Paradise is ungroomed.
7. To the right of 673 Masterpiece Drive: There weeds in rock beds.
8. 2303 Marksmen Court: Oleander is overgrowing driveway.

MANCHESTER II

9. There is Asiatic Cycad Scale.
10. 726 Masterpiece Drive: There is sucker growth in Oak trees.
11. McDaniel Street entrance to Manchester II: There are dead stems in Wax Myrtle.
12. There is vehicle rut damage in turf.
13. There is grassy and broadleaf turf weed.

MANCHESTER III

14. McCallister Avenue and McDaniel Street intersection: Perennial Peanut is overgrowing

Copperleaf plant.

15. There is windfall and debris in rock beds.
16. There is duff and debris in rock beds.

MANCHESTER IV

17. 804 Manchester Woods Drive: There is pest damage in turf.
18. Manchester Woods Drive and Kings Blvd entrance: Miami curb is unmaintained.
19. 800 block of Manchester Woods Drive, along west wood line: Overgrowth is extending into mowable areas.

SOUTHAMPTON I

20. 800 block of Staffordshire Lane: Mow patterns and mower turn damage is visible in St. Augustine turf.
21. 800 block of Staffordshire Lane: Pruned Viburnum hedgerows along west perimeter are at irregular heights.
22. Bird of Paradise are ungroomed.
23. There are grassy weeds in St. Augustine turf.

SOUTHAMPTON II

24. 1025 New Winsor Loop: There is declining turf.
25. 1008 New Winsor Loop: There is pest pressure and turf loss.
26. 1006 and 1008 New Winsor Loop: Ligustrum Privets are irregularly pruned.
27. There is Magnolia leaf and fruit drop across frontage berm.

TREMONT I

28. There are bed weeds.
29. There is weed infestation in turf in areas of previous turf disease.

TREMONT II

30. There are bed weeds.
31. Soft line edging is irregular.
32. Unit 661: There is decline in Ligustrum.

33. Exit side monument sign: It appears irrigation is damaged.

VILLEROY

34. There are crack weeds.
35. There are grassy weed infestations in St. Augustine turf.

SOMERSET

36. 956 Pembroke Point Way: There is stress in turf.
37. 973 Pembroke Point Way: Dwarf Ixora are chlorotic.
38. There are localized areas of chlorosis in turf.

YORKSHIRE

39. Unit 2102: The Holly is striking building side.
40. To the right of Unit 2127: Hawaiian Ti is overgrown.

WORTHINGTON

41. Vilmont Greens Drive entrance: There is turf loss. With proper irrigation this should be considered as a warranty item.
42. Unit 2200: There is turf loss.
43. Unit 2236: Chemical overspray has resulted in turf loss at carriage lamp.
44. Unit 2239: There is pest damage and turf loss.
45. Newpoint Loop entrance: There are dead Pittosporum.

OXFORD I

46. McDaniel Street entrance: Asiatic Jasmine is overgrowing monument sign.
47. Oxford Down Court cul-de-sac: There is vehicle damage; it appears to be trash truck tire tracks.
48. 2419 Oxford Down Court: Staking on Hibiscus standard is unmaintained.
49. Rear of 1921 McDaniel Street: Philodendron are overgrowing bed lines.
50. Otter Mill Way: There is Asiatic Cycad Scale on King Sago.
51. 2331 Olive Branch Drive: There are declining Queen Palms.

OXFORD II

52. There are weeds in St. Augustine/Bermuda turf.
53. 1156 McDaniel Street: There is pest damage, weed infestation, and turf loss at the McDaniel Street and extending to the Olive Branch Drive intersection.
54. Mow height of cut on lakeshore Bermuda have resulted in a stemmed appearance.

RADISON I

55. Nantucket village entrance: Indian Hawthorns are declining.
56. 1002 Radison Avenue courtyard: Majestic Beauty is overgrown and asymmetrical.
57. There are areas of chlorosis in St. Augustine turf.

RADISON II

58. 1014 Radison Lake Court: There is a dead Queen Palm.
59. Soft line edging of tree wells is irregular.
60. Frontage berm: There is drought stress in Viburnum hedgerows.
61. Along common hedgerow with Oxford: Philodendrons are overgrown and areas of turf have not been mowed.

NANTUCKET I

62. 2466 Nantucket Harbor Loop: There appears to be disease-decline in Juniper.

NANTUCKET II

63. Unit 1916: There is chlorosis in turf.

NANTUCKET III

64. 2025 Nantucket Drive: There is a dead shrub at garage front.
65. New Haven Circle commons: Palms remain unpruned.
66. Fall River Court cul-de-sac: There is drought injury in Ligustrums.
67. 2459 New Haven Circle: Asiatic Jasmine is growing up building side.
68. New Orchard Court: There are crack weeds throughout sidewalks and driveways.

NANTUCKET IV

69. 2201 Nantucket Drive: There is turf stress with damage.

70. 2331 Nantucket Drive: There is turf pest pressure and loss.
71. Norfolk Island Court common lawn: There are grassy weeds in St. Augustine turf.

NANTUCKET V

72. Nightcap Court cul-de-sac: There are dead plants.
73. There is severe drought stress in turf near Nightcap Court and Newcomb Court frontages.
74. 2616 Newcomb Court: Ligustrum Privets are irregularly pruned.

ACADIA

75. 2179 Acadia Greens Drive: There is drought stress.
76. 2155 Acadia Greens Drive: Yucca is growing against building side.
77. Rear of 2140 Acadia Greens Drive: There is a dead Queen Palm.
78. Weeds remain in beds after herbicide treatment.

ACADIA II

79. Unit 2041: Philodendrons are growing onto building side.

CORINTH

80. 1200 block of Corinth Greens Drive: There are grassy weeds in St. Augustine turf.
81. There is sucker growth in Ligustrum Privets affecting the multi stem appearance.
82. Unit 1253: There are weeds in Asiatic Jasmine bed.
83. Frontage berm: There is Magnolia leaf and fruit drop.
84. Frontage berm: There is turf loss and weed infestation in turf.

DEVONSHIRE

85. Unit 1168: Ligustrum Privet is overgrown.
86. To the right of 1109 Corinth Greens Drive: There is drought stress in turf.
87. Acadia Greens Drive and Corinth Greens Drive intersection: There is significant drought stress in common lawn between Corinth and Acadia II.

BROOKFIELD

88. Vilmont Greens Drive entrance to Brookfield: There are declining Indian Hawthorns.
89. Units 2208 and 2209: Ligustrums are overgrowing garage carriage lamps. Other Ligustrums are striking roof lines and building sides. Ligustrum heights are irregular.
90. Unit 2245: Newly installed Queen Palm is exhibiting signs of drought stress.

PGW:ml

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