



KINGS POINT - AREA C

LANDSCAPE INSPECTION
November 29, 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

GRANTHAM

1. There is Magnolia leaf and fruit drop in beds.
2. Unit 2104: Pop up sprinkler is above grade.
3. There are remnant weeds in mulched beds.
4. Soft line edging is irregular and there are herbicide-treated weeds remaining in beds.
5. Unit 2019: Tibouchina is weak.

INVERNESS

6. Philodendron hedgerow along Grantham common is overgrown with turf underneath maintained.
7. Staking on Sabal Palms appears unmaintained.
8. Adjacent to Unit 2055: There is irrigation stress.
9. 1915 through 1941 Inverness Greens Drive: There are bed weeds throughout commons.
10. 1910 Inverness Greens Drive: Ligustrum is striking roof line.

RICHMOND

11. Throughout Sapphire Greens Lane foundations: There are bed weeds.
12. There is nutsedge and grassy weed infestations along Sapphire Greens Lane. These areas appear to have saturated soils.
13. 2507 Sapphire Greens Lane: Herbicide treatments have resulted in damage to Oyster plants and should be considered as part of warranty.

14. Soft line edging is irregular.
15. 2521 Sapphire Greens Lane: Multi stem Hibiscus are leggy and chlorotic, lacking vigorous growth.
16. 2524 Sapphire Greens Lane: There is chlorosis in Viburnum. Also, plants have lesions from fungal disease.
17. Along Sapphire Greens Lane golf course perimeters: Excessive soil saturation is resulting in turf decline.
18. Frontage: Turf has failed; this may be due in part to compaction from golf carts. An alternate to St. Augustine turf may be more durable.
19. There is concrete rubble in frontage beds.
20. Dwarf Allamanda is recovering from disease pressure, but there is dead wood apparent.
21. Richmond Greens Court: Herbicide treatment has resulted in dead turf at the base of the street sign.
22. Rear of 2413 Richmond Greens Court: Staking on standard Hibiscus appears unmaintained.
23. Front of 2413 Richmond Greens Court: There are dead Crotons and Vinca.
24. Front of 2411 Richmond Greens Court: Hibiscus is chlorotic.
25. Several areas of netafim are above grade.
26. Along lake side Sapphire Greens Lane commons: The resident's downspouts have been struck by mowers.
27. Fertilizer striping is apparent in common lawn to the left of 2515 Sapphire Greens Lane.

JAMESON

28. There is significant drought stress across frontage berm.
29. There are debris accumulations in beds across frontage berm.
30. Entrance monument: Drought stress has resulted in plant loss.
31. Jameson Greens Drive entrance: There is Magnolia leaf accumulation.
32. Unit 1110: There is weed infestation in turf.
33. Rear of Unit 1104: There is drought stress and discolored turf; there could be an inoperative turf rotor.
34. Philodendrons are chlorotic.

KENSINGTON

35. Unit 2406: Staking on Jatropha is unmaintained.
36. Unit 2408: Roebelenii Palm is ungroomed.
37. Units 2437 and 2435: Gold Mound Duranta are deficient.
38. Units 2491 and 2493: Newly installed Loropetalums are weedy and deficient.
39. South end of Kensington Greens Drive, near cul-de-sac: It appears a turf rotor may not be functioning.
40. 1010 Chelsea Greens Court: There is drought stress in turf.
41. Unit 2455: Standard Gardenias are chlorotic.
42. There is sucker growth in common area Oak trees.
43. There appears to be chemical overspray to the right of Unit 2412.

MAPLEWOOD

44. Sifield Greens Way entrance: There is a dead Queen Palm.
45. 2112 Sifield Greens Way: Common area Oak tree is unpruned.
46. 2119 Sifield Greens Way: Loropetalum is chlorotic.
47. Unit 2126/mailbox area along Sifield Greens Way: Irrigation coverage appears ineffective.
48. Front of 2279 Sifield Greens Way: Loropetalum standard is in poor condition.
49. 2269 block of Sifield Greens Way: There is mower tracking and fertilizer striping in common lawns.
50. 2200 block of Sifield Greens Way: Turf is chlorotic.
51. 2217 Sifield Greens Way: Tibouchina is drought stressed.
52. Unit 2130: There is decline in Dwarf Ixora.

PORTSMITH

53. Rear of 2015 Sifield Greens Way: Newly installed landscape appears to have damaged netafim.
54. There is sucker growth on Oak trees.

55. Rear of 2017 Sifield Greens Way: There is an irrigation blowout.
56. Rear of Unit 2029: There is Dollarweed in St. Augustine turf.
57. Unit 2033: There is turf loss in unirrigated St. Augustine strip between driveways.
58. To the left of Unit 2028: Netafim is above grade at bed edge.
59. There are nonproductive stubs on Wax Myrtles along east perimeter front.
60. Units 2029 and 2027: Turf stress is resulting in weed infestation.
61. Unit 2021: Tree well bubbler appears to be damaged, resulting in a washout.

EDINBURGH

62. Unit 1911: There is dead wood in Ligustrums.
63. Rear of Unit 1928: There is drought stress in St. Augustine turf along hedgerow.
64. To the right of Unit 1939: There is chlorosis in Loropetalum.

FAIRBOURNE

65. There are dead and missing Drift Roses at base of monument sign.
66. Unit 1307: Sidewalk painting as drifting onto turf.
67. To the left of Unit 1317: Standard Gardenia is chlorotic.

HUNTINGTON

68. There are emerging weeds in the monument sign bed.
69. Unit 1219: Roebelenii Palm is growing into soffit. Due to its location, it may be considered for removal.

OAKLEY GREENS

70. Vilmont Greens Drive frontage: Loropetalum is chlorotic.
71. 2412 Nottingham Greens Drive: Dwarf Ixora is chlorotic.
72. 2435 Nottingham Greens Drive: Foundation shrubs are chlorotic.
73. Common area Oak trees are unpruned.
74. There are snapped Queen Palms in common areas.
75. There is chlorosis in Ixora.

76. 2247 Oakley Green Drive: There is chlorosis in Dwarf Ixora.

77. 2211 Oakley Green Drive: There is chlorosis in Loropetalum.

LYNDHURST

78. Unit 2416: There are grassy weeds in St. Augustine turf.

79. Vicinity of Units 2456 to 2447: Indian Hawthorn along driveways are chlorotic.

80. Eugenia topiaries are irregularly maintained.

81. Loropetalum are chlorotic.

82. 1210 Lyndhurst Greens Drive: Indian Hawthorn are declining.

PGW:ml

cc: Rick Dowswell Rick.Dowswell@fsresidential.com
Darryl Flint poc@fsresidential.com
Louise Landry louise.landry@fsresidential.com