



## **KINGS POINT**

LANDSCAPE INSPECTION

December 20, 2017

ATTENDING:

CHUCK HUFTEN – KINGS POINT FEDERATION

BRANDON WHALEY – MAINSCAPE

PAUL WOODS – OLM, INC.

<p><b>NEXT INSPECTION</b> <b>JANUARY 30 - FEBRUARY 1, 2018</b> <b>AT 8:00 AM</b></p>
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### **CATEGORY I: MAINTENANCE CARRYOVER ITEMS**

NONE – REFER TO CURRENT OUTSTANDING WORK ORDER REPORT

### **CATEGORY II: MAINTENANCE ITEMS**

#### **AREA A**

##### **ANDOVER E**

1. There is fungus in turf.
2. Repetitive shearing of Hibiscus and Bougainvillea has limited bloom production.
3. There is box shearing of shrubs.

##### **BEFORD F**

4. There are weeds in beds.
5. Rear of southwest corner: Trees are striking building side.
6. Soft line edging around tree wells is irregular.

##### **FAIRFIELD A**

7. There are weeds in beds.
8. There is fungus in turf.
9. Low tree limbs have not been pruned.
10. There is turf loss due to pest damage in Falkirk Ct. cul de sac.

##### **GLOUCESTER H**

11. 2240 block of Greenhaven Drive: Trees are striking building sides.
12. There are broadleaf weeds in turf.
13. Unit 2212: There is windfall and debris at the base of large Oak tree.

14. Unit 2216: Bottlebrush tree is obstructing visibility of street numbers.
15. There are grassy turfweeds.

#### LANCASTER IV

16. Litchfield Drive: There is windfall in beds and cul-de-sac.
17. Repetitive shearing of Gold Mound Duranta has resulted in a hollow appearance.
18. There is disease in Flax Lily.
19. East side of 1210 Lenham Court: It appears sprinklers are inoperative; St. Augustine is drought stressed.
20. 1615 Laughton Place: Yucca is striking roof line.
21. Front of 1605 Laughton Place: There is a stub in Turkey Oak.
22. Frontage berm near Nantucket village monument sign: There is fruit in Arboricola Trinette.
23. Hammersmith Drive/ Lynx Road intersection: There are weeds in beds.

#### **AREA B**

#### NANTUCKET II

24. Vicinity of Unit 1620: There are grassy weeds in St. Augustine turf.
25. Front of Unit 1706: There is a declining Juniper.
26. Vicinity of Unit 1810: There is disease in turf.
27. Units 1910 and 1916: There is disease in turf and turf loss.
28. Unit 2024: Roebelenii Palms are overgrown.

#### SOUTHAMPTON II

29. Common turf adjacent to 1024 New Winsor Loop: There is Dollarweed in turf.
30. Soft line edging is irregular.
31. Line trimming associated with the last mow is incomplete.
- 32. Village entrance: There are weeds in bed.**
- 33. Kings Blvd frontage berm along New Windsor Loop: There is Magnolia leaf and fruit drop accumulation.**
34. Tilbury Court entrance: There is Magnolia leaf and fruit drop accumulation.

35. Tilbury Court right-of-way: Philodendrons are overgrown.
36. Rear of 1101 Tilbury Court: There is turf loss due to pest damage.
37. There are crack weeds.

#### ACADIA I

38. Common lawn at Unit 2161: There is fungus in turf.
39. 2134 Acadia Greens Drive: Queen Palm is declining.

#### CORINTH

40. Corinth Greens Drive and Acadia Greens Drive intersection: It appears irrigation is not functioning in common lawn areas.
41. Adjacent to Unit 1108: Ligustrum Privets are overgrown and growing into tree canopies.
42. There is disease in St. Augustine turf.
43. Vicinity of Unit 1141: Arboricola Trinette are at equal heights to the foundation shrubs.
44. Front of Unit 1153: There is turf loss due to pest damage.
45. Unit 1231: There are grassy weeds in turf.
46. Unit 1259: Ligustrum Privet is unpruned above 8 to 10 feet.
47. Vilmont Greens Drive frontage: Repetitive mow patterns have resulted in rutting.

#### AREA C

##### OAKLEY GREEN

48. To the left of 2411 Nottingham Greens Drive: There are dead shrubs.
49. 2418 Nottingham Greens Drive: There is downward growth in street side driveway Oak tree.
50. 2435 Nottingham Greens Drive: Oak tree is growing down into pedestrian walkway.
51. 2433 Nottingham Greens Drive: There is pest damage and turf loss.
52. 2400 block of Oakley Greens Drive: There are snapped Queen Palm fronds.
53. 2215 Oakley Greens Drive: There is disease in turf.
54. 2300 block of Oakley Greens Drive: There appears to be irrigation outages.

55. Nottingham Greens Drive, Oakley Greens Drive, and village monument beds: There is chlorosis in Loropetalum.

#### JAMESON

56. Frontage: There is extreme irrigation stress on hedgerows and turf. There is turf and plant loss.
57. Indian Hawthorns are declining.
58. There is Philodendron debris in frontage berm.
59. There appears to be an irrigation main line leak in the vicinity of Unit 1112.
60. To the right of Unit 1116: Staking on Oak tree is unmaintained.
61. There is disease in turf in the vicinity of Units 1121 and 1125.
62. Unit 1146: Roebelenii Palm is striking building and roof side.

#### INVERNESS

63. Unit 2064: There are dead Junipers.
64. There appears to be drought injury in St. Augustine and Bermuda turf near Unit 2055.
65. Front of Unit 2034: There are dead Allamanda.
66. There is chlorosis in Loropetalum.
67. Units 2015 through 2007: There is disease in turf.

PGW:ml

cc: Rick Dowswell [Rick.Dowswell@fsresidential.com](mailto:Rick.Dowswell@fsresidential.com)  
Darryl Flint [poc@fsresidential.com](mailto:poc@fsresidential.com)  
Louise Landry [louise.landry@fsresidential.com](mailto:louise.landry@fsresidential.com)