



KINGS POINT - AREA B

LANDSCAPE INSPECTION

January 31, 2018

**NEXT INSPECTION
FEBRUARY 28TH, 2017 AT 8:00 AM**

ATTENDING:

CHUCK HUFTEN- KINGS POINT

BRANDON WHALEY – MAINSCAPE

PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

PRINCETON

1. Near 520 and 522: There is Crabgrass in the common lawns.

MANCHESTER I

2. At 536 and 538 McDaniel: There are declining Hawthorn standards.
3. At 538: McDaniel: Irrigation coverage appears irregular.
4. At 635 McDaniel: The turf is stressed, this does not appear to be frost related.
5. At 2312 Marksman Court: There are areas of Carpet Grass infestation in the previously pest damaged turf.
6. In the Marksman Court common: There is accumulation of leaf litter and debris in the beds.

MANCHESTER II

7. At 740 McCallister: There are infestations of Carpet Grass and Crabgrass in irrigated St. Augustine turf.

MANCHESTER III

8. There are extensive areas of grassy turf weed infestations.

MANCHESTER IV

9. At the McDaniel / Master Piece intersection adjacent to the Viburnum hedge row: Irrigation appears inoperative.

SOUTHAMPTON I

10. At the tree well in front of Unit 910 Staffordshire: There appears to be chemical overspray around the perimeter of the tree well.

11. There is windfall and leaf buildup in the tree wells and mulch beds.

SOUTHAMPTON II

12. Adjacent to 1023 New Windsor Loop: There is turf weed infestation in areas of pest pressure.

TREMONT I

NO ITEMS

TREMONT II

NO ITEMS

VILLEROY

13. To the left of unit 961: The irrigation appears to be inoperative.
14. There is grassy turf weed in irrigated St. Augustine stands.

SOMERSET

NO ITEMS

OXFORD I

15. To the north of Otter Mill Court cul-de-sac: There is hanging Spanish Moss in the frontage berm.

OXFORD II

16. In the 1100 Block of McDaniel: There is Carpet Grass infestation in the St. Augustine turf.
17. At 1134 and 1137 McDaniel: There is turf fungal damage.
18. At 2231 Olive Branch: There is turf pest damage in the front lawn.
19. At 2217 Olive Branch: There is accumulation of Oak leaf litter in the rock beds.

RADISON I

20. Across the New Pointe frontage: There are dead Indian Hawthorns on the berm.
21. There is Crabgrass and Carpet Grass infestation in the St. Augustine lawns.

RADISON II

22. There is windfall and leaf build up.

23. There are grassy turf weeds in irrigated St. Augustine turf.

NANTUCKET I

24. The Fountain Grass is unrejuvenated in the cul-de-sac beds.

NANTUCKET II

25. Across the frontages: There is dead wood and decline in Selective Parsonii Junipers.
26. At Unit 1902 Nantucket: There is Carpet Grass infestation and previous pest damage turf areas.
27. At 1916: There is recurring turf fungal pressure.
28. The large Viburnum hedge rows surrounding the lake side pump stations are over grown.

NANTUCKET III

29. At 2103 Nantucket: There are area of turf loss and Crabgrass infestation.
30. In the 2400 Block of New Haven Circle: There is an increased accumulation of leaf debris in the plant beds.
31. Near the Nantucket/New Haven intersection: There is Asiatic Cycad Scale in the King Sagos.
32. At 2303 New Orchard: There is a dead Roebelenii palm.

NANTUCKET IV

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

NANTUCKET V

34. Near the Nightcap Court intersection: There is turf loss, due to turf disease.
35. At 2131 and 2135 Nantucket Drive: There is turf loss, due to pest injury.

WORTHINGTON

36. At the base of the monument sign at Villemont: There is turf loss and weed infestation.
37. At 2237: There is turf loss.

YORKSHIRE

38. At the west entrance: There is turf loss and wed infestation.

39. There is a dead Queen palm in the frontage berm.

ACADIA I

40. At 2135: There is Carpet Grass infestation in the St, Augustine lawns.

41. Adjacent to 2107: There is sod loss next to the park bench and it appears the irrigation not properly functioning.

ACADIA II

42. The common area adjacent to the mailbox appears to be un irrigated.

43. At 2037: There is turf weed infestation.

CORINTH

44. At 1214: There is turf loss due to pest injury.

45. Across the frontage berm: Repeated mow patterns have results in rutting.

46. There is pruning debris in the recently reduced Ligustrums canopies.

DEVONSHIRE

47. There are grassy turf weeds across irrigated turf stands.

PGW:kn

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