



KINGS POINT - AREA C

LANDSCAPE INSPECTION
February 1, 2018

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

ATTENDING:
CHUCH HUFTEN- KINGS POINT
BRANDON WHALEY – MAINSCAPE
PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BROOKFIELD

1. At the Vilmont entrance: There is Moss and debris in the Ligustrums and mulch beds.
2. At 2214: There is turf pest damage.
3. At 2214: There is a dead Pittosporum in the bed.
4. There is suckering growth on the roadside Oaks.
5. At 2227: There is turf loss from pest injury.
6. At 2237: There are stubs in the recently pruned Ligustrum tree.
7. At 2252: There is damaged irrigation on the left of the sidewalk.
8. At 2238: There is dead Flax Lilies.

GRANTHAM

9. Foundation shrubs appeared box sheared with flat tops, vertical sides, and without a rounded appearance.
10. At Unit 2140: There are spent blooms and foliage in the Bird of Paradise.
11. At Unit 2125: The irrigation drip tubing is above grade in the newly planted areas.
12. In the 2050 vicinity: There is Carpet and Crabgrass infestation in the irrigated St. Augustine.
13. At 2006: There is active turf disease.

INVERNESS

14. In front of 1936 Inverness Greens: There is a dead King Sago palm.

15. At 1921: The Ligustrum is overgrowing the roof line.
16. At 1941 Inverness Greens: There is active turf disease in the St. Augustine.

OAKLEY GREENS

17. At 2406 Nottingham: There is suckering growth in the Oak.
18. Throughout foundation and driveway planting areas: There appears to be pest damage in the Viburnum.
19. In the 2440 and 2444 vicinity of Nottingham: The lowest scaffold of branches are unpruned on the Oaks.
20. At 2411 Nottingham: There are dead Indian Hawthorns.
21. Across the foundations and driveways: There is chronic chlorosis in the Loropetalum.
22. Along the southern southeast Viburnum hedgerow at the rear of the Oakley Greens: The shrubs are box sheared.

LYNDHURST

23. At the Sifield Greens entrance: There are stubs on the Ligustrum trees.
24. At 2414: There are bed weeds in newly installed plant material.
25. Adjacent to 2417 Sifield: There is Carpet Grass and Crabgrass infestation in the irrigated St. Augustine lawns.

RICHMOND

26. There is chlorosis in the Loropetalum.
27. In the 2500 Block of Sapphire Greens: There is turf fertilizer striping.

JAMESON

28. Throughout the frontage berm: There is dead wood in the Viburnums and Junipers.
29. Throughout the frontage berm and entrance planting: There are bed weeds.
30. 1119 through 1125: There is turf damage due to turf disease.
31. On the frontage berm: There is a dead Queen palm.

KENSINGTON

32. In the 2400 Block: There is chlorosis and plant pest pressure in the Loropetalum.
33. At 2433: The Ligustrums have over grown the roof line.

34. Across the frontages: Repeated mow patterns have resulting in rutting and tears.
35. At 2493: There are bed weeds in the newly planted landscape.

MAPLEWOOD

36. At 2124 Sifield Greens: There is irrigation outage.
37. At 2110 Sifield Greens: The Queen palm is in decline.
38. At 2115 Sifield Greens: Queens Purse is missing from the bed areas and warranty is incomplete.
39. At 2283: There is chronic chlorosis and decline in the Loropetalum.
40. At 2267: The sod replacement is incomplete.
41. At 2239: There is Moss in the trees.
42. Throughout the 2200 Block of Sifield: The lowest scaffold of Oak trees are unpruned and there are stubs.
43. At 2209: There are areas of Carpet and Crabgrass infestation in the irrigated St. Augustine.

PORTSMITH

44. Near the Nottingham Greens entrance: There is turf pest damage and loss.
45. Across from the golf cart sidewalk south of Grantham: There is canopy die back in the Bottlebrush trees.
46. At 2079: The white Bird of Paradise is striking the soffit and building side.
47. Adjacent to 2023: There is suckering growth in the common area Oaks.
48. There is leaf litter in the foundation beds.
49. There is windfall and debris across the frontage berm.
50. On the inside of the berm adjacent to Nottingham Greens at Villemont Greens: There is Broadleaf turf weeds.
51. At the rear of 1908: The Netafim has become unpinned and is above grade.
52. To the left of 1915: Mow turns has resulted in tear damage and repetitive rut injury.

EDINBURGH

53. At 1911: There is decline and deadwood in the Ligustrums.

54. Adjacent to 1916 through 1920: There is grassy weeds in the irrigated St. Augustine.
55. At Unit 1930: The warranty sod has yet to be replaced.

FAIRBOURNE

56. At 1215: The Confederate Jasmine is overgrowing the driveway.
57. In the large swell between the units: There is accumulation of windfall and leaf litter throughout the common bed areas.
58. At 1317: There is chlorosis in the Gardenia standard.

HUNTINGTON

59. There is leaf litter in the mulch beds.

PGW:kn

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