



Inspection Report Spring – April 19, 2022

LAWN OF THE MONTH – June - Pending

Brookshire Landscape Standards - <https://www.pmsialaska.com/wp-content/uploads/2008/04/Landscape-Standards-0719.pdf>

I Love my Dog! Dog urine can burn your lawn and cause unwanted brown spots. **DONOT** allow your pet to urinate on your **OR** someone else's lawn. Your pet is prohibited from eliminating in any of the common areas – mailboxes, corner lots, guest parking areas. Pet waste must be picked up timely. No exceptions!

Design Review – any exterior modifications, changes, additions, etc. must be approved before any work can began – otherwise you risk being fined and will have to place the Unit in the condition it was prior to the modification.

Driveway Extension – Need more vehicle space? Submit a design review: Driveway extensions are to Board specified limits and recommended grade material.

Color/Code Key:

XXXX – Required to submit lawn care plan spring 2021.

XXXX – Homeowner has submitted plan to PMSI

XXXX – Final warning to bring lawn into compliance before HOA hires contractor billing back the Unit

XXXX – No Change and/or progress noted; missed deadline given in notice by PMSI; fine to be assessed.

XXXX – PMSI to contact.

XXXX – Trashcan storage (same ownership)– notified within the past 12 months fine to be assessed.

~~Strikethrough~~ – area is no longer of a concern during this inspection.

Update: Current status of lawn.

■ Lawns that requires a lawn care plan are listed on the last page. Notices were mailed to you March 30, 2022 with the deadline of April 29th. Units that do not submit their plan, and the lawn does not meet the Brookshire's lawn care standards by July 1st and there is no noticeable progress, you will be placed on notice that the HOA will hire a lawn service company, billing back your Unit for the services rendered.

- All Homeowners: *Garage and Front* doors will need to be clear of any dirt, stains, and/or discoloration. *Replaced downspouts* will need to be painted the color of the Unit. *Driveways* with excessive oils stains will need to be cleaned and/or seal coated (rubberized blacktop filler)
- All Homeowners: *Front Porch and deck/railing* – paint that has peeled will need to be repainted. *Front porches* that have been painted outside the color scheme will need repainting to the original color scheme. The front and side panels of the steps and porch should be the color of the Unit. The surface of porch and steps can be a color of your choosing. Note the below photo as an example of what your porch should look like.



- PMSI has paint codes on file.
- **Brookshire has paint leftover from the paint project: 5 gals of Utterly Beige; and 15 gals of Derby Brown.** If this is your Unit color, and you need paint, please purchase a 1gal can. Write your address on the can and place it on the porch of 8019 Astonshire. First come, first serve. Paint will be available in June.
- Paint for high traffic/used areas: Consider using grit paint (Kilz floor coatings Over Armor Textured). The texture is dense (thick) – use a firm brush and not a roller. The paint should uphold and not scuff, chip, peel – Lifetime warranty (Sherwin Williams)
- White trim areas, front doors, garages: Consider high gloss enamel, ultra pure white. Paint never dulls – prevents chips and scratches. Lifetime warranty (Home Depot)

DUNCANSHIRE

2331 - Rental – 4/19 – upper deck storage – coolers. PMSI to send letter.

2353 – 4/19 – Guest parking use: approved through: **May 3rd. Guest parking use after May 3rd fines to be assessed.**

2367 – 4/19 – upper deck storage – television. PMSI to send letter re: exterior storage.

2403 – 4/19 – Winter apparatus – shovel front porch – store out-of-sight.

2423 - 4/19 – Winter apparatus – shovel front porch – store out-of-sight.

2425- Rental – 4/19 – upper deck storage – miscellaneous items. PMSI to send letter re: exterior storage, no additional reminders re: exterior storage. Fines to be assessed with continued violation.

2425- Rental – Required to submit lawn care plan

2447- Rental – 4/19 – Garage door damage. PMSI to send letter.

2447- Rental – Rental – Required to submit lawn care plan

2467 – 4/19 – Fence – gate remains open – storage side of Unit can be seen from street. Keep gate closed or remove items from side/rear of unit to not be seen from street.

2489 – 4/19 – front porch – broom front step – store out-of-sight. Collection of loose trash corner of garage door.

2503 – 4/19 – upper deck tarp – PMSI to send letter.

2503 – Rental – Required to submit lawn care plan

Total: 10

LOCHENSIRE

2483 – 4/19 – driveway extension requires restoration – carryover issue from last season.

2480 – 4/19 – tire ruts along driveway edge – carryover issue from last season. July 1st must show progress. Please reference lawn care plan letter mailed 3/30/22.

2462 – 4/19 – front porch/upper deck – miscellaneous exterior storage.

Total: 3

HILLSHIRE –

8035 – 4/19 – upper deck – miscellaneous exterior storage.

8017 – 4/19 – front of garage – exterior storage

7957 - Rental – 4/19 – front porch/front step – exterior storage. Winter apparatus – shovel side of unit – store-out-of-sight. PMSI to send letter.

Total: 3

HAVENSHIRE

2438 – 4/19 – Upper deck storage – monitoring

2438 – Required to submit lawn care plan

2457 – Rental – 4/19 – front porch/side of front porch – exterior storage. Winter apparatus – shovels, brooms, ect, PMSI to send letter.

2456 – 4/19 – holiday lights strung across garage door. PMSI to send letter.

2456 – Required to submit lawn care plan

Total: 3

NORMANSHIRE

8045 – 4/19 – Picture window – holiday decals. PMSI to send letter.

8043 – 4/19 – Upper deck – charcoal grill; sliding glass door/ stationary door – smeared with some sort of

residue. PMSI to send letter.

8025 – 4/19 – Front porch - Winter apparatus – shovel – store-out-of-sight.

7981- Rental – 4/19 – Upper deck – holiday lights. PMSI to send letter.

7981 - Rental –Required to submit lawn care plan. ***Note lawn care service will be hired if lawn has not shown progress by July 1st. ***

7978 - 4/19 – Upper deck – miscellaneous items – sodas

7963 – 4/19 – Front porch - Winter apparatus – shovel – store-out-of-sight.

7963 –Required to submit lawn care plan

Total: 6

ASTONSHIRE

7958 – 4/19 – Curbside – protective bricks damaged (monitoring); picture window – damaged blinds (monitoring); Side of Unit – trash bag (monitoring).

7961 Rental – 4/19 – Upper deck – vacuum cleaner – store out-of-sight. Vehicle parked in driveway, *possibly* inoperable (monitoring). PMSI to send letter re: upper deck storage.

7961 - Rental –Required to submit lawn care plan. ***Note lawn care service will be hired if lawn has not shown progress by July 1st. ***

8020 – 4/19 – Picture window – holiday light. PMSI to send letter.

8038 – 4/19 – Rear of Unit – excess storage. Store out-of-sight. PMSI to send letter.

8039 – 4/19 – Back yard – dispose of all boxes/trash piled in back yard. PMSI to follow-up

Total: 5

BROOKSHIRE LP

2460/2442 – 4/19 – Fence – gate remains open – storage side of Unit can be seen from street. Keep gate closed or remove items from side/rear of unit to not be seen from street. PMSI to send letter.

2442 - 4/19 – Front porch/upper deck – miscellaneous storage. Unapproved shed. Carryover issue from last season: must make arrangements to repair/restore/remove patio pavers. Currently pavers are consumed by overgrown weeds/grass/dirt/mud.

2442 –Required to submit lawn care plan. ***Note lawn care service will be hired if lawn has not shown progress by July 1st. ***

2440- Rental – 4/19 – upper deck – holiday lights. Fined 3/22 for not removing holiday decoration. **\$100 fine to be assessed.** PMSI to send 2nd fine notice.

2440 - Rental –Required to submit lawn care plan. ***Note lawn care service will be hired if lawn has not shown progress by July 1st. ***

2263 – 4/19 – Front porch – broom storage.

2259 – 4/19 – monitoring.

2252 – 4/19 – Front porch window – water bottles; upper deck – miscellaneous storage.

2248 – 4/19 – Upper deck – miscellaneous storage.

2248 – Required to submit lawn care plan. ***Note lawn care service will be hired if lawn has not shown progress by July 1st. ***

Total: 7

XXXX – Required to submit lawn care plan No later than April 29, 2022

DUNCANSHIRE

2309

2401

2425 – Rental

2447 – Rental

2465

2487 – Rental

2503

LOCHENSHIRE

2482 - Rental

2480 (will need to resubmit design reviews)

2483

2443 Rental????

2440

HILLSHIRE

7989

7955

HAVENSHIRE

2436

2438

2437

2456

2459

2477 – Rental

2479

NORMANSHIRE

8044

8024 – Rental

8022

7997
7995 -
7981 – [Rental](#)
7979
7963
7964

ASTONSHIRE

7961 – [Rental](#)
7977
7991

BROOKSHIRE

2596 – [Rental](#)
2540 -
2538
2482 – [Rental](#)
2442 -
2440 – [Rental](#)
2364 – [Rental](#)
2346 –
2306 -
2266 –
2265 –
2257
2253
2251
2248 -
2247
2241
2239