



Inspection Report – June 3, 2022

LAWN OF THE MONTH – June - Pending

Attention: Ladders must be store out-of-sight if not actively in use. Several homeowners have ladders stored side/front/rear of unit. Please accept this as an initial reminder.

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 2022.

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

2273 – 6/3 – (door tag notice) Dead bush front lawn – remove.

2309 – 6/3 – (door tag notice) must keep areas visible from the street neat in appearance re: front porch/front lawn/side of Unit. Remove trash from underneath and on front porch. Empty totes strewn side of porch/Unit, store out-of-sight.

2309 – Required to submit lawn care plan

2331 - Rental – Garage doorframe damage. PMSI to send letter.

Resolved: 6/3: ~~4/19 – upper deck storage coolers. PMSI to send letter.~~

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

2367 – 6/3 – (door tag notice) – upper deck storage – television. If not removed by next inspection fines to be

assessed.

4/19 – upper deck storage – television. PMSI to send letter re: exterior storage. *PMSI emailed and mailed letter on 4/21/22.*

2403 – Resolved: 6/3: ~~4/19 – Winter apparatus – shovel front porch – store out of sight.~~

2423 - Resolved: 6/3: ~~4/19 – Winter apparatus – shovel front porch – store out of sight.~~

~~2425- Rental – Resolved: 6/3: 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 – 6/3 – (door tag notice) and PMSI to notify homeowner: lawn rakes, broken wood pieces, miscellaneous trash strewn on front lawn, on and underneath front porch. Mulch curbside scattered into the street – sweep mulch from the street; clean up front lawn areas.

~~Resolved: 6/3: 4/19 – Garage door damage. PMSI to send letter.~~

2447- Rental – Rental – Required to submit lawn care plan – Rcvd: 5/2/22

2467 – 6/3 – (door tag notice) re: 4/19. If no response by next inspection, PMSI to send letter.

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.

2487 – 6/3 – Lawn – monitoring – weeds growing through patio pavers.

2487- Rental – Required to submit lawn care plan

2489 – 6/3 – (door tag notice) White trash bag, buckets side of Unit. Remove white trash bag. If bucket is used for pet elimination, only one bucket can be stored side of Unit. If the bucket is not used for pet waste, store them out-of-sight.

~~Resolved: 6/3; 4/19 – front porch – broom front step – store out of sight. Collection of loose trash corner of garage door.~~

2503 – 6/3 – **Fine to be assessed.** 4/19 – upper deck tarp – PMSI to send letter. PMSI emailed and mailed letter on 4/30/22 re: remove tarp from balcony

6/3 – (door tag notice) - must keep areas visible from the street neat in appearance re: front porch/front lawn/side of Unit. Store away children's toys, etc each night or after use. Front porch and upper deck cannot be used for excess storage.

2503 – Required to submit lawn care plan

Total: 11

LOCHENSHERE

2483 – 6/3 – Upper deck – white trashbag (monitoring)

6/3 – PMSI to send letter; 4/19 – driveway extension requires restoration – carryover issue from last season. *Note from last summer: 8/21/21: Driveway extension requires maintenance – add more D-3 gravel, remove grass/weeds growing through extension, barrier separating the driveway extension and the lawns uneven and appears to have been damaged.*

2483 – Required to submit lawn care plan

2481 - 6/3 – upper deck – white bucket (monitoring)

2480 - 6/3 – Monitoring: Dead bush property line – remove; 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 – 6/3 – Upper deck areas covered in soot. Area must be clear of soot. PMSI to send letter.
Resolved: 6/3 - ~~4/19 – front porch/upper deck – miscellaneous exterior storage.~~

Total: 4

HILLSHIRE –

8035 – Resolved: 6/3 - ~~4/19 – upper deck – miscellaneous exterior storage.~~

8017 – Resolved: 6/3 - ~~4/19 – front of garage – exterior storage~~

7989 - 6/3 – Driveway – oil stains – must be taken care of by Aug. 31.

7973 – 6/3 – (door tag notice) Back yard/rear of Unit – excess storage – remove store out-of-sight. Uncertain if the Unit can be fenced due to nearby utility boxes. Homeowner can inquire if interested in property being fenced. In the interim, no storage that can be seen from the street is allowed.

7957 - Rental – 6/3 – grocery bags filled with trash corner of garage door (monitoring).
Resolved: 6/3 ~~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 – 6/3 – (door tag notice) – upper deck storage remove immediately; paint downspout rear of Unit to color of Unit by 8/31; 4/19 – Upper deck storage – monitoring

2438 –Required to submit lawn care plan

2457 – Rental – Resolved: 6/3; ~~4/19 – front porch/side of front porch – exterior storage. Winter apparatus – shovels, brooms, ect, PMSI to send letter.~~

2456 – 6/3 – (door tag notice) – upper deck storage – Christmas tree; Holiday lights - if not removed by next inspection fines to be assessed.
4/19 – holiday lights strung across garage door. PMSI to send letter. *PMSI emailed and mailed letter on 4/21/22*

2456 –Required to submit lawn care plan

2476 – 6/3 – Sump pump discharging into guest parking. PMSI to send letter.

2479 – 6/3 – (door tag notice) Remove/store out-of-sight black trashbag on back porch; Back door sliding screen requires repair. Please have screen repaired by Aug 15, 22 or you can remove the sliding screen door storing it out-of-sight.

2479 – Required to submit lawn care plan

Total: 4

NORMANSHIRE

8045 – Resolved: 6/3 – 4/19 – Picture window – holiday decals. PMSI to send letter.

8043 – Downspout detached from Unit, also downspout extension missing – monitoring.

Resolved: 6/3 4/19 – Upper deck – charcoal grill; sliding glass door/ stationary door – smeared with some sort of residue. PMSI to send letter.

8025 – Resolved: 6/3 4/19 – Front porch – Winter apparatus – shovel – store out of sight.

8024 - Rental – 6/3 – Unit vacant

8024 - Rental – Required to submit lawn care plan. ***Note lawn care service will be hired if lawn has not shown progress by July 1st. ***

8022 – 6/3 – Monitoring

8022 – Required to submit lawn care plan.

7981- Rental – Resolved: 6/3 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 - Resolved: 6/3; 4/19 – Upper deck – miscellaneous items – sodas

7963 – 6/3 – (door tag notice) – Trashcan storage.

Resolved: 6/3; 4/19 – Front porch – Winter apparatus – shovel – store out of sight.

7963 – Required to submit lawn care plan

Total: 5

ASTONSHIRE

7958 – 6/4 - paint downspout side of Unit to color of Unit by 8/31

Resolved: 6/3 - 4/19 – Curbside – protective bricks damaged (monitoring); picture window – damaged Blinds (monitoring); Side of Unit – trash bag (monitoring).

7960 – 6/3 – Front window blinds damage (monitoring)

7961 Rental - Resolved: 6/3; 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 – Resolved: 6/3 - 4/19 – Picture window – holiday light. PMSI to send letter.

8038 – Resolved: 6/3 – 4/19 – Rear of Unit – excess storage. Store out of sight. PMSI to send letter.

8039 – Resolved: 6/3 - ~~4/19 Back yard – dispose of all boxes/trash piled in back yard. PMSI to follow up~~

Total: 3

BROOKSHIRE LP

2596 - Rental – 6/3 – For Sale

2596 - Rental – Required to submit lawn care plan. ***Note lawn care service will be hired if lawn has not shown progress by July 1st. ***

2580 – 6/3 – (door tag notice) – Trashcan storage.

2540 – 6/3 – Parking violation – red Nissan Pathfinder parked on front lawn; red truck parked in driveway cannot extend into the road (monitoring).

2540 – Required to submit lawn care plan. ***Note lawn care service will be hired if lawn has not shown progress by July 1st. ** - New ownership.. Reference resale certificate for areas of concern pertaining to property.*

2538 – 6/3 – Pavers around storm drain to be removed as part of asphalt repair to allow proper channeling of drainage. PMSI to send letter.

2538 – Required to submit lawn care plan

2482 – 6/4 – Upper deck storage (monitoring).

2482 - Rental – Required to submit lawn care plan. ***Note lawn care service will be hired if lawn has not shown progress by July 1st. ***

2480 – 6/3 – (door tag notice) – Trashcan storage (spoke with Unit resident provided reminder).

2460/2442 – 6/4 – gate partly open. *Potential fine pending*; 6/3 (monitoring); 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 – 6/3; 4/19 – Front porch/upper deck – miscellaneous storage; Non-USA flag to be removed. PMSI to send letter.

PMSI emailed homeowner, 4/22/22; however did not address excess storage.

4/19: Other issues to be addressed: 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. **Deadline July 1st.**

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 – 6/3 – (door tag notice) – Grill cover to be neatly stored on grill when not in use or store the cover out-of-sight.

6/3 – Driveway – oil stains – must be taken care of by Aug. 31.

Resolved: 6/3; 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. ***

2322 – Rental – miscellaneous storage upper deck/front porch/driveway (monitoring).

2263 – Resolved: 6/3; ~~4/19 – Front porch broom storage.~~

2259 – 6/3 - cooler side of porch, miscellaneous items stored in front window; 4/19 – monitoring.

2252 – Resolved: 6/3; ~~4/19 – Front porch window water bottles; upper deck miscellaneous storage.~~

2248 – 6/3 – trash bag of grass curbside. Monitoring,
Resolved: 6/3 ~~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: 12

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

DUNCANSHIRE

2309– Did not submit lawn care plan

2401

2425 – Rental – Did not submit lawn care plan

2447 – Rental - Rcvd: 5/2/22

2465

2487 – Rental Did not submit lawn care plan

2503– Did not submit lawn care plan

LOCHENSHIRE

2482 - Rental

2480 (will need to resubmit design reviews) Did not submit lawn care plan

2483 – Did not submit lawn care plan

2443 Rental????

2440

HILLSHIRE

7989 - Did not submit lawn care plan

7955

HAVENSHIRE

2436

2438 - Did not submit lawn care plan

2437

2456 - Did not submit lawn care plan

2459

2477 – Rental

2479 - Rcvd: 4/26/22

NORMANSHIRE

8044

8024 – Rental - Did not submit lawn care plan

8022 - Did not submit lawn care plan

7997

7995 -

7981 – Rental - Did not submit lawn care plan

7979

7963 - Did not submit lawn care plan

7964

ASTONSHIRE

7961 – Rental Did not submit lawn care plan

7977 - Rcvd: 4/15/22

7991

BROOKSHIRE

2596 – Rental Did not submit lawn care plan

2540 - Did not submit lawn care plan

2538 - Did not submit lawn care plan

2482 – Rental Did not submit lawn care plan

2442 - Did not submit lawn care plan

2440 – Rental - Did not submit lawn care plan

2364 – Rental

2346 – Rcvd: 4/27/22

2306 -

2266 –

2265 – Rcvd: 04/28/22

2257

2253 – Provided lawn care tips during HOA meeting

2251

2248 - Did not submit lawn care plan

2247

2241

2239