



## Inspection Report – June 22, 2022

### LAWNS OF THE MONTH – July – 2461 Lochenshire Pl (front/back); 2260 Brookshire Lp; 2253 Brookshire Lp

How are we doing as a community? **42 pct compliance rate**  
Of the 156 Units, 65 Units are in compliance.

It's the beginning of summer; let's aim to increase our Community score to a passing rate!!  
#takingprideinBrookshire

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** – Provided Deadline to correct infraction.

**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 29<sup>th</sup>. Units that do not submit their plan, and the lawn does not meet the Brookshire's lawn care standards by July 1<sup>st</sup> 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– Resolved: 6/22: ~~6/3 – (door tag notice) Dead bush front lawn – remove.~~

2309– 6/22: Trash remains underneath front porch (paper plate/other trash item cup/toy?). Monitoring 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 porch.

Resolved: 6/22: ~~trash 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 – deadline July 7<sup>th</sup>. ~~PMSI to send letter.~~

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

2351 – For sale

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

2367 – Resolved: 6/22: ~~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.~~

**2401** – 6/22 – (door tag notice) – Weeds: remove weeds growing underneath front step; Lattice/boulders/pavers front/side of porch overgrown with grass and weeds.

**2401** – Required to submit lawn care plan

**2403** – 6/22 – (door tag notice) – Lawn maintenance: rake and remove excess grass clipping from lawn after each mowing.

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** – 6/22 – (door tag notice) – Lawn in poor condition, requires active maintenance more than mowing; downspout in need of repair. Once repaired must be painted color of Unit. PMSI to send letter to PM.

~~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.

*NOTE: season 2023 - HOA will hire lawn care service if lawn is out-of-compliance by prescribed deadline.*

**2447- Rental** – 6/22 – (door tag notice) Lawn in poor condition, requires active maintenance more than mowing; downspout in need of repair. Once repaired must be painted color of Unit. Homeowner has until July 1<sup>st</sup> to comply with settlement agreement.

~~Resolved: 6/22: 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

**2449** – 6/22 – (door tag notice) - Lawn in poor condition, requires active maintenance more than mowing

**2467** – Resolved: 6/22: Monitoring (gate compliance)

~~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 -Rental** – 6/22 – (door tag notice) – Lawn in poor condition, requires active maintenance more than mowing; Patio pavers (side of porch) – overgrown with grass and weeds and in poor condition – remove or restore to presentable condition. Graduation sign: remove store out-of-sight. PMSI to send letter to PM & Homeowner.

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

**2487- Rental** – Required to submit lawn care plan

**2489** – 6/22 – Monitoring (property compliance)

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

6/22; 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. PMSI to send letter re: property unkempt.

**2503** – Required to submit lawn care plan

Total: 12

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## **LOCHENSHERE**

**2483** – 6/26 – Driveway extension removed. Has not submitted design review. PMSI to contact homeowner.

6/7 – Homeowner responded; PMSI informed homeowner must submit design review for brick pavers/driveway extension.

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-1 gravel, remove grass/weeds growing through extension, barrier separating the driveway extension and the lawns uneven and appears to have been damaged.*

Resolved: 6/22: ~~6/3 – Upper deck white trashbag (monitoring)~~

**2483** – Required to submit lawn care plan

**2481** – 6/22 – (door-tag-notice) Patio pavers side of porch grass growing between cracks.

Resolved: 6/22: ~~6/3 – upper deck white bucket (monitoring)~~

**2482 Rental** – 6/22 – (door tag notice) – Lawn very poor condition, requires active maintenance. Sliding screen door place on track or store screen out-of-sight. PMSI to email PM.

**NOTE:** *season 2023 - HOA will hire lawn care service if lawn is out-of-compliance by prescribed deadline.*

**2482 - Rental** – Required to submit lawn care plan

**2480** – 6/22 – Most improved lawn in Brookshire! Continue to treat and maintain lawn. (monitoring)  
Resolved: 6/22; 6/3 – Monitoring: ~~Dead bush property line – remove; 4/19 – tire ruts along driveway edge – carryover issue from last season. July 1<sup>st</sup> 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. Deadline 8/31/22. ~~PMSI to send letter.~~  
Resolved: 6/3 - ~~4/19 – front porch/upper deck – miscellaneous exterior storage.~~

2460 – 6/22 – Picture perfect lawn! In complete compliance with landscape standards. Property well maintained! Thank you!

**2463** – 6/22 – (door-tag notice) Decorative rocks, lattice, and patio pavers weeds and grass growing through. Curbside decorative rocks consumed in weeds; decorative rocks driveway edge is unkempt poor appearance. Trim hanging tree branches.

2461 – 6/22 – Front/Back Lawn of the month

**2443** - 6/22 – (door-tag notice) – Lawn poor condition, requires active maintenance. Vertical blinds upper deck.  
*NOTE: season 2023 - HOA will hire lawn care service if lawn is out-of-compliance by prescribed deadline.*

**2443** – Required to submit lawn care plan

**2440** – 6/26 – Bird nest inside wall of Unit – PMSI to send letter notifying the homeowner.  
6/22 – (door-tag notice) – Lawn poor condition, requires weed and active maintenance.

**2440** – Required to submit lawn care plan

Total: 8

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### **HILLSHIRE –**

**8035** – ETY 695 Saab – tagged for impound due to excessive guest parking use. Fines to be assessed if continue use. PMSI to send letter.

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

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

8015 – 6/22 – Lawn very nicely manicured. Property well maintained. Thank you Rex!!

**7989** - 6/22 – Driveway extension – weed maintenance (monitoring)  
6/3 – Driveway – oil stains – must be taken care of by Aug. 31.

**7973** – 6/22 – no change – PMSI to send letter; Lawn – monitoring; 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** – 6/22 – (door tag notice) – Lawn very poor condition, requires active maintenance. PMSI to email PM. Sliding door blinds (monitoring).  
Resolved: 6/22: 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.~~

**7955** – 6/22 – Lawn maintenance – monitoring.

**7955** – Required to submit lawn care plan

Total: 5

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## **HAVENSHIRE**

**2437** – 6/22 – (door tag notice) – Tree side of property - trim branches that are leaned over into the street or have tree removed. PMSI to send letter re: tree. Lawn maintenance – appears dry not actively maintained; area corner of porch requires attention.

**2437** – Required to submit lawn care plan

**2439** – 6/22 – (door tag notice) – Lawn/weed maintenance. Decorative rocks weeds and grass growing through. Curbside decorative rocks consumed in weeds/tire ruts; decorative rocks driveway edge and side of porch are unkempt poor appearance. Tree branches and shrubs requires pruning.

**2436** – 6/22 – (door tag notice) – Lawn maintenance/treatment.

**2436** – Required to submit lawn care plan

**2438** – 6/22 – No change. Lawn maintenance requires active care – PMSI to send letter placing homeowner on notice to address upper deck storage; lawn maintenance; downspout.  
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** – 6/22 – Winter shovel side of Unit – store out-of-sight; Upper deck sliding screen off track, replace on track or remove screen from upper deck store out-of-sight (monitoring).

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

**2459** – 6/22 – Lawn requires weed maintenance; patio pavers side of Unit; decorative wooden landscape edging base of fence rails both are overgrown with grass and weeds. Feedback provided to resident noted areas needed to be addressed. PMSI to send letter.

**2459** – Required to submit lawn care plan

**2456** – 6/22 – Upper deck storage – box. Lawn maintenance PMSI to send letter placing homeowner on notice to address upper deck storage; lawn maintenance;  
Resolved: 6/22: 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 – 6/22 – Sump pump Discharge: Homeowner placed on final reminder notice re: discharge routed into guest parking – fines to commence. NO ADDITIONAL REMINDERS. Any subsequent occurrence despite date of infraction Unit will be fined. (monitoring).

Resolved: 6/22: ~~6/3 – Sump pump discharging into guest parking. PMSI to send letter.~~

2478 – 6/22 – Sump pump discharge routed into guest parking. No discharge from Unit can pool into guest Parking or the street: PMSI to send letter.

2477- Rental – 6/22 – (door-tag notice) – Decorative rocks along driveway edge grass/weeds growing through. Must be maintained and neat in appearance. PMSI to send letter to homeowner.

2477 - Rental – Required to submit lawn care plan

2479 – 6/22 – (door tag notice) – Lawn requires maintenance.

Resolved: 6/22: ~~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: 11

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## **NORMANSHIRE**

8045 – 6/22 – Lawn maintenance – requires more than mowing. Monitoring. Next inspection if no improvement, door tag notice.

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

8043 – 6/22 – (door-tag notice) – Trashcan storage – store out-of-sight except on day of collection. No additional reminders on trashcan storage. Front porch storage: cooler – store out-of-sight. Downspout detached from Unit and missing extension that flows water away from the structure. When extension is replaced, be sure to paint it the color of the Unit. Lawn maintenance - rake and remove excess grass clipping from lawn after each mowing. Areas along driveway edge and curbside being consumed by grass and weeds.

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 – 6/22 – Lawn maintenance – requires more than mowing. PMSI to send letter to PM and Homeowner.

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 1<sup>st</sup>. \*\**

8022 – 6/22 – (door-tag notice) – Lawn maintenance – requires more than mowing

6/3 – Monitoring

8022 – Required to submit lawn care plan.

- 7997 - 6/22 – (door-tag notice) – Lawn/weed maintenance –Lawn in poor condition. Requires active care and treatment.
- 7997 –Required to submit lawn care plan
- 7995 - 6/22 – Lawn maintenance – requires more than mowing. PMSI to send letter.
- 7995 \*\*–Required to submit lawn care plan. *\*\*Note lawn care service will be hired if lawn has not shown progress by July 1<sup>st</sup>. \*\**
- 7981- Rental – 6/22 – Lawn maintenance – requires more than mowing. PMSI to send letter.  
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 1<sup>st</sup>. \*\**
- 7978 - Resolved: 6/3; 4/19 – Upper deck – miscellaneous items – sodas
- 7965 – 6/22 – (door-tag notice) – Pavers/decorative rocks along driveway edge requires restoration – in poor condition. Remove or restore. Submit design review if the current design will be changed.
- 7963 – 6/22 – (door-tag notice) – Lawn/weed maintenance –Lawn in poor condition. Requires active care and treatment. Base of shrubs consumed in grass and weeds – require maintenance.  
**Note:** next inspection – check downspout.  
Resolved: 6/22; 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
- 7964 – 6/22 – (door-tag notice) – Lawn maintenance – requires active care/treatment. Planter box built around tree requires active maintenance – in poor condition; Decorative rocks along driveway edges requires weed maintenance.
- 7964 –Required to submit lawn care plan
- Total: 10
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- ASTONSHIRE**
- 7958 – 6/22 – (door-tag notice) – Lawn/weed maintenance; lawn poor condition. Mulch along driveway edge requires attention. Small boulders curbside of lawn overgrown by weeds/grass. Dead bush center of lawn bricks around the bush is overgrown by grass and weeds. Fallen tree branch lying in yard; Empty wooden flower pot front porch, either add an arrangement or store the pot out-of-sight.  
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 –6/22; 6/3 – Front window blinds damage.

**7961 Rental** – 6/22 – Lawn maintenance – requires more than mowing. PMSI to send letter.

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 1<sup>st</sup>. \*\**

**7974** – 6/22 – (door-tag notice) – Weeds porch/ step area.

**7975** – 6/22 – (door-tag notice) – Lawn/weed maintenance. Weed growing the crack of driveway/curbside.

**7977** – 6/22 – (door-tag notice) – Lawn maintenance/ care. Weed growing along driveway edge & corner of porch. Consult with neighbors that have nice a lawn for feedback/help. Lawn must show progress by next inspection (2wks).

Homeowner contacted PMSI 6/4 re: update on lawn.

**7977** – Required to submit lawn care plan

**7991** – 6/22 – (door-tag notice) – Lawn/weed maintenance/care. Lawn requires more than mowing. Lawn must show progress by next inspection (2wks).

**7991** – Required to submit lawn care plan

**8020** – 6/22 – (door-tag notice) – Lawn – small boulders base of tree overgrown by weeds/grass. Remove the boulders or make neat in appearance.

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

**8021 - Rental** - 6/22 – (door-tag notice) – Lawn/weed maintenance/care. Lawn requires more than mowing. Areas of lawn brown, possibly due to lack of watering. Decorative rocks along driveway edge overgrown with weeds – remove or restore. PMSI to send letter to PM and homeowner.

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

**8040 - Rental** – 6/22 – (door-tag notice) – Lawn/weed maintenance/care. Lawn requires more than mowing. PMSI to send letter to homeowner.

**8041** – 6/22 – Lawn/weed maintenance - monitoring

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

Total: 11

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## **BROOKSHIRE LP**

**2596 - Rental** – 6/22 – Lawn maintenance – requires more than mowing. PMSI to send letter to realtor and homeowner.

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 1<sup>st</sup>. \*\**

2580 – 6/22 – (door-tag notice) – Lawn care and treatment; lawn practically dead; Tree – trim branches that extend beyond the lawn. Exterior storage: bag of ice melt front porch.

Resolved: 6/22: 6/3 – (door tag notice) – Trashcan storage.

2578 – 6/22 – (door-tag notice) – Lawn care/maintenance: makeshift planter box corner of porch overgrown with grass/weeds; lawn requires active treatment.

2560 – 6/22 – Mulch? Around base of tree overgrown with grass requires attention. If no action by next inspection – door tag action notice to be posted.

2558 – 6/22 – (door-tag notice) – Lawn/weed maintenance/care.

2540 – 6/22 – (door-tag notice) – Lawn/weed maintenance/care. Areas curbside and along the driveway edge. 6/22; 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 1<sup>st</sup>. \*\* - New ownership.. Reference resale certificate for areas of concern pertaining to property.*

2538 – 6/22 – (door-tag notice) – Lawn/weed maintenance/care. Area at corner of porch and area of driveway extension near the porch requires attention.

Resolved: 6/22: 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

2502 – 6/22 – Lawn very nicely manicured. Property well maintained. Thank you Mr. Green!

2500 – 6/22 – Lawn maintenance – requires more than mowing. Area corner of porch requires active maintenance currently boulders are semi-overgrown with grass/weeds. Curbside areas of the lawn requires attention. Monitoring. Next inspection if no improvement, door tag notice.

2482 Rental – 6/22 – same item on upper deck from 6/4 inspection. PMSI to send letter to homeowner. Lawn maintenance: boulders along the driveway extension overgrown with grass. Remove or bring this area into compliance. Possibly consider another style barrier? Not sure, However the area must be neat in appearance currently poor appearance. Weed growing through D-1 gravel curbside. 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 1<sup>st</sup>. \*\**

2480 – 6/22 – (door-tag notice) – Lawn/weed maintenance/care. Lawn in poor condition. Lawn requires more than mowing. Areas of lawn brown, possibly due to lack of watering. Lawn must show progress by next inspection (2wks)

Resolved: 6/22: 6/3 – (door tag notice) – Trashcan storage (spoke with Unit resident provided reminder).

2460/2442 – 6/22 – gate closed – continue to monitor; 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** - 6/22 – Lawn maintenance – requires more than mowing; Carryover issue from last season: repair/restore/remove patio pavers. Currently pavers are consumed by overgrown weeds/grass/dirt/mud. PMSI to send letter.  
6/22 – no change – *Fine to be assessed*; 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 1<sup>st</sup>**.
- 2442** – Required to submit lawn care plan. *\*\*Note lawn care service will be hired if lawn has not shown progress by July 1<sup>st</sup>. \*\**
- 2440- Rental** – 6/22 (door-tag-notice) Lawn observable progress. Decorative rocks along driveway edge remove weeds. PMSI to send letter to homeowner.  
Resolved: 6/22: ~~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 2<sup>nd</sup> 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 1<sup>st</sup>. \*\**
- 2418** - 6/22 – Clean the chalk and/or painted letters “ND” from front surface of unit below Unit numbers.
- 2400 – 6/22 - Lawn very nice and weed free. Property well maintained. Thank you!
- 2386 – 6/22 - Lawn very nicely manicured. Property well maintained. Thank you!
- 2384** – 6/22 – (door-tag notice) Lawn requires active maintenance. Lawn in poor condition. Rake excess grass clippings after each mowing.
- 2366** – 6/22 – (door-tag notice) Lawn/weed maintenance. Lawn in poor condition.
- 2346 – 6/22 – An amazing improvement! Well done! Keep up the good lawn care. Make sure the D-1 gravel remains free of weeds and grass. Excellent! The property is also well maintained. Thank you!
- 2324** – 6/22 – Weed maintenance; weeds curbside driveway removed. Weeds around manhole in front of driveway please weed wack this area keeping it neat in appearance.
- 2322 – Rental** – 6/22 – (door-tag notice) – Lawn/weed maintenance/care. Lawn in poor condition. Excess grass clippings from mowing needs to be swept and/or rake from the lawn, as well as the clippings scattered into the street needs to be cleaned up. PMSI to send letter.  
6/3: miscellaneous storage upper deck/~~front porch/driveway~~ (monitoring).
- 2308** – 6/22 – (door-tag notice) – Lawn care – lawn appears extremely dry. Water regularly.
- 2306** – 6/22 – (door-tag notice) – Weed maintenance. Lawn overall good condition.

2288 – 6/22 – (door-tag notice) – Lawn care – lawn appears extremely dry curbside. Ensure lawn is equally watered.

2272 – 6/22 – Lawn maintenance – monitoring.

2266 – 6/22 - Lawn completely deteriorated. PMSI to send letter.

2266 \*\*–Required to submit lawn care plan. *\*\*Note lawn care service will be hired if lawn has not shown progress by July 1<sup>st</sup>. \*\**

2264 Rental – 6/22 (door-tag notice). Lawn in poor condition. PMSI to send letter.

2265 – 6/22 – JVG 270 Toyota Echo to be impound due to excessive guest parking use. Fines to be assessed if continue use. Lawn poor condition. PMSI to send letter.

2265 \*\*–Required to submit lawn care plan. *\*\*Note lawn care service will be hired if lawn has not shown progress by July 1<sup>st</sup>. \*\**

2260 – 6/22 – Lawn of the month

2258 – 6/22 – (door-tag-notice) Lawn care/maintenance. Spoke with homeowner – neighbor agreed to assist with lawn. Homeowner is responsible for lawn, not her neighbor. Exterior storage – cooler rear of Unit. Store out-of-sight.

2263 – 6/22 - Lawn very nice and weed free. Property well maintained. Thank you!

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

2259 – 6/22 – (door-tag notice) Lawn/weed maintenance. Lawn in poor condition. Progress must be observed by next inspection – 2wks. Entryway window – remove storage from window or lower blind so that storage in window cannot be seen from the street. Child's shovel, store-out-of-sight. Complaint of on-street parking. Discontinue parking on the street for any length of time (residents or guest no on-street parking).

6/3 - miscellaneous items stored in front window.

Resolved: 6/22 6/3 - cooler side of porch,;

6/22; 6/3; 4/19 – monitoring.

2257 – 6/22 – Very nice lawn. Great job on maintaining the area base of the tree.

2254 - 6/22 – Lawn care: water regularly. Lawn appears dry in certain areas.

2253 - 6/22 – Lawn of the month

2251 – 6/22 – (door-tag notice) Lawn/weed maintenance. Lawn in poor condition. Progress must be observed by next inspection – 2wks. Flower pot corner of porch – add flowers or a decorative arrangement, otherwise store the flower pot out-of-sight. Remove pet line from inside front door. Pet is not allowed to be tethered to the Unit and/or landscaping.

2251 –Required to submit lawn care plan

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

2248 – 6/22 – Lawn – active care/maintenance in progress. Monitoring.

Resolved: 6/22 ~~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 1<sup>st</sup>. \*\**

2247 – 6/22 – (door-tag-notice) Trashcan storage – no additional reminder for the remainder of the year. Fines to be assessed. Lawn/weed maintenance.

2246 – 6/22 – lawn care – monitoring

2242 – 6/22 – (door-tag-notice). Well manicured lawn. Make sure the D-1 gravel is free of weeds and grass. The property is also well maintained. Thank you!

2240 – 6/22 – (door-tag-notice). 6/22 – (door-tag notice) Lawn/weed maintenance. Lawn in poor condition. Progress must be observed by next inspection – 2wks. Remove pet line from tree. Pet is not allowed to be tethered to the Unit and/or landscaping.

Total: 34

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<b>XXXX</b> – Required to submit lawn care plan <b>No later than April 29, 2022</b>
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#### **DUNCANSHIRE**

2309 – Did not submit lawn care plan

2401 – Did not submit lawn care plan

2425 – Rental – Did not submit lawn care plan

2447 – Rental - Rcvd: 5/2/22

2465

2487 – Rental Did not submit lawn care plan

2503 – Rcvd: 4/14/22

#### **LOCHENSHIRE**

2482 – Rental Did not submit lawn care plan

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

2483 – Did not submit lawn care plan

2443 Did not submit lawn care plan

2440 Did not submit lawn care plan

#### **HILLSHIRE**

7989 - Did not submit lawn care plan

7955 - Did not submit lawn care plan

#### **HAVENSHIRE**

2436 - Did not submit lawn care plan

2438 - Did not submit lawn care plan

2437 - Did not submit lawn care plan

2456 - Did not submit lawn care plan

2459 - Did not submit lawn care plan

2477 – Rental Did not submit lawn care plan

2479 - Rcvd: 4/26/22

### **NORMANSHIRE**

8044 Rcvd – hired landscape service to maintain lawn.

8024 – Rental - Did not submit lawn care plan

8022 - Did not submit lawn care plan

7997 Did not submit lawn care plan

7995 - Did not submit lawn care plan

7981 – Rental - Did not submit lawn care plan

7979

7963 - Did not submit lawn care plan

7964 - Did not submit lawn care plan

### **ASTONSHIRE**

7961 – Rental Did not submit lawn care plan

7977 - Rcvd: 4/15/22

7991 - Did not submit lawn care plan

### **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 - Did not submit lawn care plan

2266 – Rcvd: 5/4/22

2265 – Rcvd: 4/28/22

2257

2253 – Provided lawn care tips during HOA meeting

2251 - Did not submit lawn care plan

2248 - Did not submit lawn care plan

2247

2241

2239