



## Inspection Report – July 27, 2022 with updates on August 10, 2022

### **Congratulations to LAWNS OF THE MONTH – August – 2441 Lochenshire Pl; 2270 Brookshire Lp**

*Most Unit's garage door, garage door trim, front door, front porch, front and side panels of the steps, upper deck railing have visible dirt, stains, discoloration, scuffed and/or peeled paint. There are some Units where the front and side panels of the steps are of a different color than the Unit. Please assess these areas bringing them into compliance. In the below inspection pre-notes are tips on what texture paint is of the better quality that is resistive to high trafficked / used areas. Please accept this update as an initial notice.*

*Examples (photos taken in Brookshire):*





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** – HOA hired contractor – billing back Unit for service.

**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.

2291 – 8/10 – Lawn and property well maintained!

**2293**– 8/10 (door-tag-notice) – Lawn mostly weeds; Lawn requires weed treatment; 7/27 – progress. Monitoring (weed maintenance):7/6 – Lawn/weed maintenance; water regularly. If no improvements by next inspection door-tag notice.

**2309**– 8/10 – lawn/property appearance compliant. Prune/round bush.  
Monitoring: All areas visible from the street must remain neat in appearance.  
Resolved: 7/6; 6/22: Trash remains underneath front porch (paper plate/other trash item cup/toy?).  
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

2329 – 8/10 - Lawn and property well maintained. Lawn weed free nicely manicured! Picture perfect lawn. ThankU!



**2331 - Rental** – 8/10 – Lawn – remove weeds growing underneath corner of porch.

Resolved: 7/6; ~~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** – 8/10 – Lawn requires basic lawn care maintenance.

For sale – Potential buyer. Realtor 360-471-5409

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 – 8/10 - In the history of this lawn, this is the best it has ever looked. Every aspect of your lawn is Amazing! Please maintain this level of care and treatment. Thank you!

Resolved: 7/27; 7/6 – ~~(door tag notice) downspout extension missing. Replace/paint color of Unit. Paint available via Board.~~

7/27 - Lawn well maintained! Looks great!

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.~~

2369 – 8/10 – Awesome care and treatment to your lawn! Model at its finest! Thank you!

7/27 - Lawn and property well maintained! Perfect example of landscape standards. Thank you!

2389 – 8/10 – Compliant; 7/27 – progress. Monitoring (weed maintenance): 7/6 – Lawn/weed maintenance; water regularly. If no improvements by next inspection door-tag notice.

**2401** – 8/10 – On-going maintenance – weeds growing underneath front step; boulders front/side of porch overgrown with grass and weeds.

Resolved: 7/15 - 7/6; ~~No change. PMSI to send letter. 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 – ~~Resolved: 8/10 - August 13<sup>st</sup> deadline to have weeds removed from D-1 gravel.~~

~~7/27 – Gravel side of porch overgrown with weeds – no change. \$50 fine assessed.~~

~~July 27<sup>th</sup> deadline to have lawn brought into compliance.~~

~~7/6; No change from 6/22 inspection.~~

~~7/6 – Gravel side of porch overgrown with weeds; weeds corner of garage door. PMSI to send letter.~~

~~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: 7/27; 7/6 – Weeds growing underneath front step. If no change by next inspection, door-tag notice.~~

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

2425- Rental – ~~Resolved: 8/10 - 7/27 – (door tag notice/ PMSI to send letter) Charcoal grill – store neatly side of Unit whenever not actively in use.~~

~~7/27—progress. Monitoring (weed maintenance): 7/6—Lawn maintenance: *fine to be assessed* If no improvement by next inspection.~~

~~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 7/22—July 27<sup>th</sup> deadline to have downspout repaired/replaced and painted.~~

~~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** – 8/10 – Guest parking abuse: JTL 347 GMC Terrain; LFS 789 Ford Focus; GPZ 353 – Chevy box van. All vehicles at risk of being impounded; Fines to be assessed to Unit for continued guest parking violation. PMSI to send letter placing homeowner on notice.

~~Resolved: 8/10 - 7/27—progress. Monitoring 7/6—HOA to hire handyman to repair/replace downspout and paint color of Unit. Services to be billed back to homeowner.~~

~~7/6—Lawn maintenance – minimal improvements. Due to excessively warmer temperatures HOA allowing additional time to bring lawn into complete compliance. If no significant improvements by next inspection, HOA to hire lawn care service to service lawn—billing back the Unit.~~

~~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– 8/10 – Complaint; 7/27—progress. Monitoring; July 27<sup>th</sup> deadline to have lawn brought into compliance.~~

~~*Lawn tip for shaded areas: Consider Scott's turf builder rapid grass sun & shade mix*~~

~~7/6—Lawn maintenance no noticeable improvement from 6/22 inspection. Water lawn regularly. PMSI to send letter.~~

~~6/22—(door tag notice)—Lawn in poor condition, requires active maintenance more than mowing~~

**2465** – 8/10 – Lawn – area along driveway edge bare focus on this area or consider some form of lawn aesthetic eg. mulch, decorative rocks, etc. continue to maintain all areas, with emphasis on the areas that are bare.

7/27 – progress. Monitoring; 7/6 – (door-tag-notice) Lawn/weed maintenance; area corner of porch requires attention. Water lawn two –three days per week until lawn is restored.

**2465** – Required to submit lawn care plan

2467 – 8/10 – Well maintain lawn. Property appearance must improved. Thank you!

~~7/6—Fence gate open, areas seen from street neat in appearance. Thank you!~~

~~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** – 8/10; 7/27 – progress. Monitoring July 23<sup>th</sup> ~~deadline to have lawn brought into compliance~~ ~~next fine \$100.~~

**2487- Rental** – September 16<sup>th</sup> deadline to have patio pavers brought into compliance.

~~7/6 – Lawn maintenance – no noticeable improvement – fine assessed for lawn \$50 7/13;~~

~~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. Resolved 7/6; Graduation sign: remove store out of sight. PMSI to send letter to PM & Homeowner.~~

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

~~July 27<sup>th</sup> deadline to have Patio pavers (side of porch) – restored to a presentable condition.~~

**2487- 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.*

**2489** – 8/10; 7/27 – progress. Monitoring; 7/6 – (door-tag-notice) Lawn maintenance

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** – 8/10 – Lawn/property in compliance! Neat in appearance. Thank you!

~~Resolved: 8/10 - August 13<sup>st</sup> deadline to remove excess storage from upper deck.~~

~~– 7/27; 7/6 – Upper deck storage - fine assessed for upper deck storage \$50– 8/3. If no improvement by next inspection \$100 fine to be assessed. 8/18 – \$50 fine reversed.~~

~~7/27 – Lawn noticeable progress – continue to monitor; 7/6 - Monitoring: Lawn/property maintenance. Reminder: All areas of property visible from the street must remain neat in appearance.~~

~~7/6 – Upper deck – remove excess storage – totes – fine to be assessed per letter dated 6/29/22 if not removed by next inspection; clean chalk from areas on both sides of the sliding screen door.~~

~~6/22; 6/3 – Fine to be assessed; Resolved: 7/6; 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: 10

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## LOCHENSHERE

2483 – 8/10- Lawn compliant; Reminder – area outside of fence/back/side near fire hydrant all must be maintained as part of lawn maintenance.

~~7/27 – (door tag notice) – no changes from 7/6.~~

~~7/6 – Lawn/weed maintenance: Bush front lawn requires pruning; base of bush boulders/bricks overgrown with weeds, flower bed area corner of front porch over overgrown with grass/weeds – monitoring. If no improvements by next inspection – door tag notice.~~

~~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-I 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** — 8/10 — Patio pavers along driveway poorly maintained; Flower pots at front walk overgrown with weeds. Monitoring.

~~Resolved: 7/27. Thank you! 7/6 — improved. monitoring; 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** — 8/10; 7/27 — progress — monitoring. July 24<sup>th</sup> deadline for lawn to have noticeable improvements.

~~7/6 — Lawn deteriorated. 6/22 — (door tag notice) — Lawn very poor condition, requires active~~

~~maintenance. Resolved: 7/5: 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** — 8/10 (door-tag-notice) downspout attachment; weeds corner of front porch; lawn requires active weed maintenance; 7/27; 7/6 — Downspout: reattached bottom portion (monitoring).

7/6 — lawn continues to improve! Very well maintained.

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** — 8/10 - Lawn — requires weed treatment. **Reminder of August 31st deadline.** You must repaint this area. Thank you for pressing washing/scrubbing, however this area will require painting due to the stains that are unable to be cleaned.

**2462** — August 31<sup>st</sup> deadline: 7/27; 7/6; 6/22; 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.~~

**2460** — ~~Resolved 8/10; 7/27 — upper deck bag of trash — monitoring.~~

8/10 — door tag notice next inspection if not taken care of; 7/27 — Weeds growing underneath porch/front step area - monitoring.

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

2463 — 8/10; 7/27 - Very nice lawn; weeds controlled; all aspects of property are neat in appearance. Thank

you!

Resolved 7/6: ~~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 - July

~~2443~~ 8/10 - Lawn mostly weeds; Lawn requires weed treatment.

7/27 – progress – monitoring; July 27<sup>th</sup> deadline to have lawn brought into compliance.

~~7/6 No change PMSI to send letter; 6/22 (door-tag notice) Lawn poor condition, requires active maintenance. Resolved 7/6: 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

2441 Rental – Lawn of the Month August.

2442 – 8/10 – compliant; 7/27 – progress - monitoring; 7/6 – Lawn maintenance; water regularly. If no improvements by next inspection door-tag notice.

~~2440~~ 8/10 - Lawn mostly weeds; Lawn requires weed treatment; 7/27 – progress – monitoring; weeds growing between cracks in roadway extended from lawn – go the extra mile and weed whack this area. ~~July 27<sup>th</sup> deadline to have lawn brought into compliance.~~

~~2440~~ – Resolved 7/27; July 27<sup>th</sup> deadline to bring downspout into compliance.

~~– 7/6 Lawn remains in poor condition; downspout missing bottom attachment. Reaffix or replace paint color of Unit PMSI to send letter; 6/22 (door-tag notice) Lawn poor condition, requires weed and active maintenance.~~

*HOA to consult with asphalt expert re: water basin center of lawn.*

~~6/26 Bird nest inside wall of Unit PMSI to send letter notifying the homeowner.~~

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

Total: 7

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## **HILLSHIRE –**

~~8035~~ – 8/10 – compliant; ~~7/27 monitoring; 7/6 Lawn maintenance Pavers side of porch/leading to fence gate overgrown with grass. If no improvements by next inspection door-tag notice.~~

~~6/28 Guest parking use request denied: ETY 695 Saab tagged for impound due to excessive guest parking use. Fines to be assessed each occurrence. PMSI to send letter.~~

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

~~8017~~ – 8/10 – Upper deck – sliding screen door. Reaffix on tracks or store screen out-of-sight - monitoring.

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

~~8015~~ – 8/10 - Upper deck – coolers – monitoring.

~~6/22 – Lawn very nicely manicured. Property well maintained.~~

~~7989~~ - 8/10 – Lawn/property – marginally maintained – monitoring; 7/27 – monitoring; Child's pool – store neatly side of Unit when not actively in use. 7/6 – (door-tag-notice) Lawn/weed maintenance; driveway



extension weed growing between cracks.

6/22 – Driveway extension – weed maintenance (monitoring)

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

**7987** – 8/10 – side of porch – cooler – monitoring.

~~Resolved 7/27: 7/6 – weed growing through decorative white rocks along driveway edge/curbside. Monitoring. If no improvements next inspection – door tag notice. Water key center of driveway extension – HOA to provide maintenance by summer end.~~

7973 – 8/10 – compliant; ~~7/27; 7/6, 6/22 – Lawn maintenance noticeable progress – monitoring;~~

~~6/22 – no change – PMSI to send letter; Lawn – monitoring;~~

~~Resolved 7/6 - 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** – 8/10 – (door-tag-notice) Upper deck storage – cooler; upper deck sliding glass door – vertical blinds in need of repair. PMSI to send letter;

8/10 – Lawn maintenance – significant progress; 7/27 – progress – monitoring; Upper deck storage – cooler – monitoring; ~~July 13<sup>th</sup> deadline for lawn to have noticeable improvements.~~

~~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** – 8/10; 7/27 – (door-tag-notice) weeds growing between white decorative rocks; curbside edge of decorative rocks overgrown with weeds; 7/6 – Lawn – weeds growing between white decorative rocks driveway edge. ~~Brown areas near curbside of lawn appear to be dog urine stains from passerby neighbors allowing their pets to eliminate on your lawn.~~ Please take care of weeds growing through white decorative rocks along the driveway edge and front walk. Report homeowners allowing their pets to urinate on your lawn.

~~Resolved: 8/10 - 7/6 – Upper deck – excess storage – bucket – monitoring. If not removed by next inspection – door tag notice.~~

6/22 – Lawn maintenance – monitoring.

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

Total: 6

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## HAVENSHIRE

**2437** – 8/10 – Lawn – mulch along driveway edge and at front walk/side of porch – requires active weed maintenance. Overall, lawn looks really nice and maintained. Thank you for taking care of the tree.

7/27 – progress – monitoring; ~~July 27<sup>th</sup> deadline to have lawn brought into compliance.~~

~~Resolved: 7/27: July 29<sup>th</sup> deadline to have tree branches trimmed from leaning over street – Or have an appt for the tree to be serviced. If an appt cannot be acquired until after the 29<sup>th</sup> of July – homeowner must communicate an update to PMSI no later than the 29<sup>th</sup>.~~

~~7/6 – Lawn maintenance – lawn deteriorated since 6/22 inspection. lawn requires active maintenance –~~

water regularly. PMSI to send letter.

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.~~

Resolved: 7/6: ~~area corner of porch requires attention.~~

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

**2439** – August 19<sup>th</sup> deadline to have lawn brought into compliance (all noted areas mentioned in past inspections).

**2439** – 7/27 – No progress. **Fine to be assessed per letter dated 7/13/22**

7/27 – Lawn maintenance – prune/shape/round bushes in front lawn.

July 27<sup>th</sup> deadline to have lawn brought into compliance.

7/6 – minimal upkeep of areas noted on door-tag-notice. PMSI to send letter.

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.

Resolved: 7/6: ~~Tree branches and shrubs requires pruning.~~

**2436** – 8/10 – Lawn – progress – monitoring.

7/27 – ~~PMSI to send letter after 8/10 inspection if no observable progress.~~

7/6 – Lawn maintenance – ~~if no noticeable improvement by next inspection PMSI to send letter;~~

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

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

**2438** – 8/10 – Lawn – progress – monitoring; 7/27 – Lawn – monitoring; 7/6 – Lawn maintenance – observable progress *Consider Scott's turf builder rapid grass Sun & Shade mix*

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 – Resolved: 8/10 - ~~7/27 – Upper deck storage – cooler – monitoring.~~

Resolved: 7/6 – 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** – 8/10 – On-going maintenance – weeds/grass growing overgrowing the decorative wooden landscape edging base of fence rails.

7/27 – Lawn - progress – monitoring

July 19<sup>th</sup> deadline to have areas of concern taken care of.

7/6 – ~~lawn has dog urine burns spot.~~

6/22 – ~~Lawn requires weed maintenance; decorative wooden landscape edging base of fence rails overgrown with grass and weeds.~~

7/6; 6/22 ~~Feedback provided to resident noted areas needed to be addressed.~~

~~PMSI to send letter.~~

8/10; 7/6 - patio pavers side of Unit overgrown with grass and weeds – *brought into compliance.*

*Monitoring.*

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

**2456** – 8/10 – Driveway extension – weeds growing between cracks – monitoring.  
8/10; 7/27 – Lawn maintenance – progress – monitoring. ~~July 27<sup>th</sup> deadline to have lawn brought into compliance. Resolved 7/27; July 20<sup>th</sup> deadline to excess storage removed from upper deck. House rules are available via PMSI/Brookshire webpage.~~

~~2456 – 7/6\*\* (PMSI); 6/22 – Upper deck storage box. Lawn maintenance poor condition; weeds growing between cracks of driveway extension; weeds growing alongside driveway extension. 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** – 7/6 – Sump pump Discharge - monitoring  
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** – 8/10 – – Lawn mostly weeds; Lawn requires weed treatment.  
7/15 – sump pump discharge routed into guest parking. *fine assessed: sump pump discharge \$50- 7/18*  
7/6 – Sump pump Discharge – monitoring  
6/29 – PMSI emailed and mailed letter to cease having discharge routed into guest parking  
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** – 8/10 – Lawn – monitoring; 7/27 – Lawn maintenance – progress – monitoring- decorative rocks weeds; ~~July 13<sup>th</sup> deadline to have areas of concern taken care of.~~  
7/6 – Driveway has oil stains.  
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** – 8/10; 7/27 – Lawn maintenance – progress – monitoring; 7/6 – ~~Lawn maintenance – if no noticeable improvement by next inspection, PMSI to send letter.~~  
Resolved 7/27- ~~Patio pavers stored on front porch – monitoring.~~  
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: 10

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**NORMANSHIRE**

8045– 8/10 – Compliant; 7/27 – Lawn maintenance – progress – monitoring;

~~7/6: (door tag notice) Lawn maintenance — no noticeable progress. Water lawn regularly. 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** — 8/10 — Downspout - *\$50 fine to be assessed 8/18*; 6/22 — (door-tag notice) — Downspout detached from Unit and missing extension that flows water away

**8043- PMSI to send letter** 7/27 — Trashcan storage; 7/15 — Trashcan storage — PMSI to send letter if infraction continues. Provided reminder via door-tag-notice on 6/22.

8/10 — Lawn — compliant; ~~7/6 — Lawn maintenance; other noted concerns on 6/22.~~

~~from the structure. When extension is replaced, be sure to paint it the color of the Unit. Areas along driveway edge and curbside being consumed by grass and weeds.~~

**7/21 - Guest Parking:** JVD 766 — Honda Accord discontinue parking in guest parking. Continue infraction PMSI to Send letter — fines to commence.

8/10 — Lawn — compliant — August 2<sup>nd</sup> deadline to have lawn brought into compliance.

~~Resolved: 7/27 - 7/6: 6/22 — Lawn maintenance — rake and remove excess grass clipping from lawn after each mowing (monitoring).~~

~~Resolved: 7/6 — 6/22 — 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.~~

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

**8044** — 8/10 — Lawn/weed maintenance — requires mowing; 7/27 — Lawn maintenance — progress — monitoring; 7/6: (door tag notice) Lawn maintenance — ~~lawn is deteriorated~~. Landscape service does not water the lawn between scheduled services. Homeowner is responsible for maintaining the lawn between services.

**8025** — ~~7/6 — Patio pavers curbside require weed maintenance. If no improvement by next inspection, door tag notice reminder.~~

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

**8024** — 8/10 — Lawn — continued progress; weed maintenance; 7/27 — Lawn maintenance — progress — monitoring

~~July 19<sup>th</sup> deadline to have areas of concern taken care of~~

~~7/6 — Lawn maintenance — progress, however the lawn requires active maintenance.~~

~~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** — 8/10 8/10 — Lawn — continued progress; weed maintenance; 7/27 — Lawn maintenance — progress — monitoring

~~7/6 — Lawn maintenance — minimal progress — if no measurable improvement by next inspection, PMSI to send letter.~~

~~6/22 — (door tag notice) — Lawn maintenance — requires more than mowing~~

~~6/3 — Monitoring~~

**8022** — Required to submit lawn care plan.



8023 – Resolved: 8/10; 7/27 – Trashcan storage – monitoring.

7997 – 8/10; /27 – Lawn/weed maintenance; Lawn primarily weeds. 7/6 – Lawn maintenance – progress – monitoring 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 – 8/6 – HOA hired contractor to service lawn. Service to be billed back to homeowner. July 13<sup>th</sup> deadline to have areas of concern taken care of.

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 – 8/10 – Lawn - monitoring; 7/27 – trashcan storage – monitoring PMSI to send letter  
8/10 - Lawn/weed maintenance; Lawn primarily weeds; 7/27 – Lawn maintenance – mowed. Minimal No active maintenance. Fines to commence next inspection if no observable progress.  
July 13<sup>th</sup> deadline to have areas of concern taken care of  
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>. \*\**

7980 Rental – 8/10; 7/27 – Weeds corner of front porch.

7978 - Resolved: 6/3; 4/19 Upper deck – miscellaneous items – sodas

7965 – 8/10 – Patio pavers along driveway edge requires active maintenance – unkempt in appearance – PMSI to send letter; 7/27; 7/6 – No change – Pavers/decorative rocks; PMSI to send letter if no progress next inspection. 8/10 – Lawn compliant; 7/27 – Lawn maintenance – progress. Lawn maintenance lawn requires active Maintenance more than mowing. If not response by next inspection – PMSI to send letter. 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 – 8/10; 7/27 – Lawn maintenance – progress – monitoring.  
8/10 - progress; 7/27 – Boulders front lawn overgrown with grass/weeds. Weeds along curbside of driveway weed whack weeds.  
7/6 – Lawn/weed maintenance – minimal progress. If no improvement by next inspection – PMSI to send letter. 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.  
Resolved 7/6: 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 – 8/10 – Lawn – compliant; 7/27 – Lawn maintenance – progress – monitoring.  
7/6 – Lawn areas of concerns noted on 6/22 – monitoring. 6/22 – (door tag notice) – Lawn maintenance – requires active care/treatment. Planter box built around tree requires active maintenance – in poor condition; 7/27 – Decorative rocks along driveway edges requires weed maintenance.

7964 – Required to submit lawn care plan

7962 – 8/10 – Lawn/weed maintenance – progress; Prune hedges front/side of lawn. If no progress by next inspection, PMSI to send letter. 7/27; Lawn/weed maintenance – lawn primarily weeds; prune hedges front side of lawn.

Total: 12

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## ASTONSHIRE

7958 – 8/10 – Lawn out-of-compliance - *\$50 fine to be assessed 8/18*. August 2<sup>nd</sup> deadline to have lawn in compliance.  
7/6 – Noted areas on 6/22 – ~~PMSI to send letter; 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;~~  
Resolved: 8/10- 7/27 – ~~Grass clippings strewn in street.~~  
Resolved: 7/27 - August 31<sup>st</sup> ~~deadline to have downspout painted color of Unit. Paint code available via PMSI. 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 – 8/10 – clear; 7/27; 7/6 – ~~Will need to repair, remove, or replace damaged blind; 6/22; 6/3 – Front window blinds damage.~~

7959 – 8/10 – Storage – cooler side of porch (monitoring)  
7/27; Lawn maintenance – monitoring.

7961- Rental – 8/10; 7/27 – Lawn maintenance – progress – monitoring.  
July 13<sup>th</sup> ~~deadline to have areas of concern taken care of~~  
7/6 – ~~Lawn maintenance – spoke with tenant. Provided lawn care tips. If not improvement by next inspection – possible fine. 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 – ~~Resolved 7/27: 7/6 – Weeds growing underneath front step – if no improvement by next inspection – PMSI to send letter. 6/22 – (door tag notice) – Weeds porch/ step area.~~

7975 – 8/10; 7/27; 7/6 – ~~Weed maintenance – curbside/driveway – if not removed by next inspection, PMSI to Send letter;~~ 6/22 – (door-tag notice) – Lawn/weed maintenance. Weed growing the crack of driveway/curbside.  
7/27 – common theme throughout Brookshire.

7977 – 8 – Patio paver pad curbside – requires restoration – in poor condition – monitoring.  
8/10 – Lawn – observable progress; 7/27; 7/6 – Lawn/weed maintenance – progress – monitoring; ~~Weed maintenance – curbside/driveway 7/27 – common theme throughout Brookshire if not removed by~~

next inspection, PMSI to send letter; 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 - 8/10 - All noted concerns in past inspections - PMSI to send letter.  
7/27; 7/6 - Lawn/weed maintenance - minimal progress; Downspout need to be painted color of Unit by August 31<sup>st</sup> 2022. If no noticeable progress by next inspection, PMSI to send letter; 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 - Resolved: 7/6; 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 - 8/10 - Lawn mostly weeds; Lawn requires weed treatment; - 7/27 - Lawn/weed maintenance; Lawn primarily weeds.  
July 14<sup>th</sup> deadline to have areas of concern taken care of.  
7/6 All noted areas of concern date 6/22.  
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 - 8/10 - Lawn mostly weeds; Lawn requires weed treatment; 7/27 - Lawn/weed maintenance; Lawn primarily weeds.  
July 14<sup>th</sup> deadline to have areas of concern taken care of.  
7/6 Lawn/weed maintenance monitoring; 6/22 (door-tag notice) - Lawn/weed maintenance/care. Lawn requires more than mowing. PMSI to send letter to homeowner.

8041 - Resolved 7/27- 7/6 Lawn maintenance patch of lawn backyard outside of fence requires maintenance. If no response by next inspection door tag notice; 6/22 Lawn/weed maintenance monitoring

8039 - 810; 7/27 - Lawn maintenance - area curbside of flower planter unkempt.  
Resolved: 6/3 - 4/19 Back yard dispose of all boxes/trash piled in back yard. PMSI to follow up

Total: 8

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## **BROOKSHIRE LP**

2598 - 8/10 - improved; 7/27 - monitoring; 7/6 - Easement area adjoining property not being maintained, as in previous years. Please reference the HOA landscape maintenance standards.

2596 - 8/10 - (new homeowner) - Lawn remains in deteriorated conditions; front porch storage - vacuum cleaner.  
July 28<sup>th</sup> deadline to have lawn brought into compliance.

7/27 – Lawn maintenance – water basin, manhole, driveway/curbside – weed whack weeds overgrowing in these areas.

July 14<sup>th</sup> deadline to have areas of concern taken care of.

7/6 – Lawn in deteriorated condition. *Fines to be assessed on 7/15*

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**– September – homeowner will have tree branches trimmed.

8/10 – Lawn – significant progress - compliant; ~~7/27 – Lawn maintenance – progress – monitoring~~  
~~July 27<sup>th</sup> deadline to have lawn brought into compliance and have tree branches trimmed from roadway.~~

2580 – 7/6 – ~~No change – PMSI to send letter.~~

6/22 – (door-tag notice) – ~~Lawn care and treatment; lawn practically dead; Tree – trim branches that extend beyond the lawn.~~

Resolved: 7/6: 6/22: ~~Exterior storage: bag of ice melt front porch.~~

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

**2578**– 8/10 – compliant; 7/27 – Lawn maintenance – progress – monitoring  
July 27<sup>th</sup> deadline to have lawn brought into compliance.

2578 – 7/6 – ~~Lawn maintenance: minimal improvements; Lawn not actively maintained; excessively dry, does not appear to be watered regularly. Boulders curbside overgrown with weeds and grass. PMSI to send letter.~~

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

**2560** – 8/10 – Lawn – compliant;

8/10; 7/27; 7/6 - front porch – empty flower pot; bag of wooden chips/mulch – store out-of-sight or plant flowers/arrangement – PMSI to send letter. ~~7/27 – No progress. Next inspection 8/10 if no progress PMSI to send letter.~~

7/6 – (door tag notice) – ~~Mulch along driveway edge must be free of weeds/grass. Front porch storage – empty flower pot; bag of wooden chips/mulch.~~

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.~~

Resolved 7/15: ~~Area base of tree (mulch?) overgrown with grass/weeds~~

2558 – 8/10 – Lawn – compliant. Be mindful of the weeds – treat accordingly. Thanks!

~~7/27 – Lawn/weed maintenance – progress – monitoring;~~

~~7/6 – Lawn/weed improved – monitoring.~~

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

2540 – 8/10 – Lawn – compliant. Stay on top of the weeds; keep area along driveway edge; corner of front porch clear of weeds.

~~7/27 – Lawn/weed maintenance – progress – continue to actively treat the weeds. Weeds along driveway edge/D-1 grave consumed with weeds. Next inspection 8/10 if no progress PMSI to send letter; 7/6 – Lawn requires active weed maintenance gravel along driveway edge must be kept free of weeds/grass. Overall, the lawn is improving quite nicely.~~



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).~~  
Resolved 7/27; 7/6 – (door tag notice) – ~~Storage side of Unit – Although it is outdoor furniture, Any type of storage, not aligned with the house rules, cannot be visible from the street. Possibly have a gate installed.~~

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 – 8/10 – Lawn mostly weeds; Lawn requires weed treatment; lawn poorly maintained; 7/27 – Lawn/weed maintenance – minimal progress – lawn requires active weed maintenance. monitoring. Lawn appearance, poor. *\$50 fine to be assessed 8/18/22.*  
July 27<sup>th</sup> deadline to have lawn brought into compliance.

2538 – 7/6 – Lawn/weed maintenance. Lawn not actively maintained. PMSI to send letter.

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

2522 – 8/10 – Lawn mostly weeds; Lawn requires weed treatment; area along driveway edge bare/requires attention; 7/27 – Minimal progress – lawn requires active weed maintenance. Area along driveway edge – tire ruts require attention – options: mulch; top soil; D-1 gravel etc. Next inspection 8/10 if no progress PMSI to send letter.  
7/6 – (door-tag-notice) – Lawn/weed maintenance. If no improvement by next inspection, PMSI to send letter.

2520 – Resolved 7/15; 7/6 – (door tag notice) ~~Clean chalk and/or white residue from side of Unit.~~

2502 – 8/10; 6/22 – Lawn very nicely manicured. Property well maintained. Thank you Mr. Green!

2500 – 8/10 – Lawn – compliant; Be mindful that area corner of porch and boulders on property, including positioned around the tree must be actively maintained. Thanks! 7/27 – Lawn maintenance – progress – monitoring. 7/6 (door tag notice) progress; 6/22 – ~~Lawn maintenance – requires more than mowing. Curbside~~  
~~Areas of the lawn requires attention. Monitoring. Next inspection if no improvement, door tag notice.~~  
7/6 Resolved: ~~Area corner of porch requires active maintenance currently boulders are semi overgrown with grass/weeds~~

2482 Rental 8/10 – Lawn – compliant; Be mindful that small boulders along driveway edge must be actively maintained *to avoid being assessed fines.* Currently, this area is out-of-compliance. Overgrown with grass and weeds. Upper deck – sliding screen door off track. Reaffix or store out-of-sight.  
8/10; 7/27; 6/22 – Repeat infraction: small boulders along driveway edge overgrown with grass/weeds  
7/6 – Progress observed. Lawn-maintenance: Monitoring.  
Resolved 8/10; 7/27 – (door tag notice/ PMSI to send letter) ~~Charcoal grill store neatly side of Unit whenever not actively in use.~~  
Resolved: 7/6 - 6/22 – ~~same item on upper deck from 6/4 inspection. PMSI to send letter to homeowner.~~

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** – 8/10 – Lawn – significant progress lawn and property. Neat in appearance; 7/27 – Lawn/weed maintenance – progress – monitoring July 27<sup>th</sup> ~~deadline to have lawn brought into compliance.~~

2480 – 7/6 – Lawn/weed maintenance. Lawn requires more than mowing. Dry; minimal care/treatment. PMSI to send letter.

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).

**2462** – 8/10 – Upper deck – storage – trashcan of recycle cans. Remove – store out-of-sight. Monitoring.

**2460/2442** – Both Homeowners placed on notice that the gate must be kept closed if not actively accessing the side/rear of the Units.

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** 8/10 – Lawn – compliant;

8/10; 7/27 – Patio pavers around front porch no change – carryover from last season. *\$200 fine to be Assessed- pending meeting with homeowner. NOTE: Homeowner received reminder, 4/22/22 to bring pavers into compliance by July 1, 2022.*

7/6 – Pavers – driveway extension pavers acceptable – remove weeds/grass growing between the pavers. July 14<sup>th</sup> deadline to have areas of concern taken care of.

Pavers at the front walk – remain in very poor condition. Overgrown with weeds/grass.

7/27 – Lawn progress – monitoring; 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 \$50.*; 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>.**

Resolved: 7/20: Board approved Non-USA Flag – POW flag. No additional flags may be displayed aside the USA and the POW flag.

Resolved: 7/27: August 1<sup>st</sup> ~~deadline to have excess storage removed from front porch.~~ *If no change \$200 fine to be assessed.*

Resolved 7/27: July 20<sup>th</sup> ~~deadline to have excess storage removed from upper deck noted on 7/6.~~

7/6 – Charcoal grill/ bag of charcoal; bag of dog food upper deck – PMSI to send letter.

7/6 – No change *fine to be assessed \$100.00* (exterior storage front porch deadline July 5<sup>th</sup>). PMSI to send fine notification to include next tier in the fine process which is \$200.

7/6; Lawn maintenance – noticeable progress. (monitoring);

**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** – 8/10 – Lawn – compliant; 8/10 – (door-tag-notice) Weeds – growing underneath porch/step areas; 7/27 – Lawn maintenance – monitoring; 7/6 – Lawn – lawn excessively watered where water is streaming down the street passing several Units, causing deep water puddles. ~~PMSI to notify homeowner.~~

7/27; 6/22 (door-tag-notice) Lawn observable progress.

7/27; 6/22 - Decorative rocks along driveway edge remove weeds monitoring. ~~PMSI to send letter to homeowner.~~

~~Resolved: 7/27; 7/6 – Upper deck storage – water cooler; weeds going underneath porch – monitoring.~~

~~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 - ~~Resolved 7/6: 6/22 – Clean the chalk and/or painted letters “ND” from front surface of unit below Unit numbers.~~

2400 – 8/10; 6/22 - Lawn very nice and weed free. Property well maintained. Thank you!

**2386** – 8/10 – Weeds – corner of front porch/step area; 7/27 - Lawn/property well maintained. Lawn on track To be being recognized lawn of the month.

8/10; 6/22 - Lawn very nicely manicured. Property well maintained. Thank you!

**2384** – 8/10 – monitoring; 7/27 – top soil; decorative stones – monitoring.

August 1<sup>st</sup> deadline to have lawn brought into compliance.

7/6 –Lawn remains in poor condition; no progress –~~PMSI to send letter.~~ 6/22 – (door-tag notice) Lawn requires active maintenance. Lawn in poor condition. ~~Rake excess grass clippings after each mowing.~~

~~Resolved 7/15: 7/6 – (door tag notice) Trashcan storage – no additional reminders; Blue 5gal bucket front walk – store out of sight,~~

2366 – 8/10 – Lawn – compliant; 7/27 –Lawn maintenance progress; 7/6 –Lawn maintenance (monitoring) –~~if no progress by next inspection PMSI to send letter.~~

~~6/22 – (door tag notice) Lawn/weed maintenance. Lawn in poor condition.~~

2364 – 7/27 – Lawn maintenance compliance; 7/6 –~~lawn maintenance (monitoring) – if no progress by next inspection contact homeowner.~~

2346 – 7/27 – Lawn maintenance compliance; 7/6 –~~Lawn flower bed area corner of front porch be mindful of the weeds (monitoring).~~

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 – 8/10 – Picture perfect lawn. 7/27 – Lawn maintenance compliance. Amazing lawn transformation – weed free lawn. Thank you!

~~7/6 active progress (weeds) – Thank you!; 6/22 – Weed maintenance (monitoring).~~

~~Resolved: 7/6: 6/22 – weeds curbside driveway removed. Weeds around manhole in front of driveway please weed wack this area keeping it neat in appearance.~~

**2322 – Rental** – 8/10 – Lawn - progress – monitoring – lawn requires active maintenance more than mowing, in need of weed maintenance; *If not progress by next inspection – fine to be assessed.*

Front porch – storage – brown paper bag – monitoring; Front window – blinds require repair – missing several slats – PMSI to send letter – blinds only. Homeowner placed on notice re: lawn. August 2<sup>nd</sup> deadline to have lawn brought into compliance.

~~7/27 – Lawn maintenance – poor; 6/22 – (door tag notice) – Lawn/weed maintenance/care. Lawn in poor condition.~~

~~Resolved 8/10 - 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). 7/6\*\* (PMSI); 7/6 – No change. Must rake grass clipping after mowing and must clean up the grass clipping scattered into the street. July 26<sup>th</sup> deadline to have excess storage upper deck/exterior of property stored out of sight~~

**2308** – 8/10 – (door-tag-notice) upper deck storage; weed growing between crack in driveway.

7/27 – Upper deck patio furniture – being stored – door-tag-notice if storage remains on upper deck.

8/10; 7/27; 7/6 – Lawn – compliant.

~~7/6 – Lawn – water regularly – if no progress by next inspection – PMSI to send letter; 6/22 – (door tag notice) – Lawn care – lawn appears extremely dry. Water regularly.~~

2306 – 7/27 – Lawn maintenance compliance;

~~7/6 – Lawn has improved since last inspection! Continue to water regularly and treat the weeds.~~

~~6/22 – (door tag notice) – Weed maintenance. Lawn overall good condition.~~

**2290** – 8/10; 7/27 - – Upper deck areas covered in soot from gas grill; sliding screen door the screen is Damaged (poor appearance with duct tape) – repair or replace.

8/10; 7/27 – Downspout extension (monitoring);

~~Resolved 7/27 – 7/6 – (door tag notice) Lawn – area corner of porch overgrown with weeds;~~

~~Resolved 7/22: downspout extension missing. Replace/paint color of Unit. Paint code via PMSI.~~

2288 – 7/27 – Lawn maintenance compliance;

7/6 – Lawn – progress. Continue to water regularly. Boulder corner of driveway edge and manhole overgrown with grass – please make these areas neat in appearance; 6/22 – (door-tag notice) – Lawn care – ~~lawn appears extremely dry curbside.~~ Ensure lawn is equally watered.

2272 – 7/6 – Tremendous progress! Lawn looks very well maintained and cared for; ~~6/22 – Lawn maintenance – monitoring.~~

2270 - Lawn of the month - August

**2266** – 8/10 – Lawn – progress; however lawn consumed with weeds. Lawn requires active weed care and treatment. 7/27 – Lawn maintenance – progress - monitoring;

~~7/6 – July 19<sup>th</sup> deadline for lawn to show some level of progress.~~



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 – 8/10 – Lawn – compliant; car mat driveway (monitoring); ~~7/27 – Lawn maintenance – progress – monitoring;~~  
– ~~7/6 – July 19<sup>th</sup> – deadline for lawn to show some level of progress.~~  
~~6/22 (door tag notice). Lawn in poor condition. PMSI to send letter.~~

**2265** – 8/10 (door-tag-notice) – all previous mentioned areas of concerns in past inspections; 7/27 – Lawn maintenance – weeds around front porch, debris (paper plate) vegetation area of lawn; Lawn maintenance – progress - monitoring;  
7/27 – areas of concerns 7/6 – door-tag-notice if no progress; 7/6 – Shrubs, trees, bushes requires pruning/trimming. All are unkempt.  
~~7/6 – July 19<sup>th</sup> – deadline for lawn to show some level of progress.~~  
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>. \*\**

2263 – 6/22 - Lawn very nice and weed free. Property well maintained. Thank you!  
~~Resolved: 6/3; 4/19 – Front porch broom storage.~~

2260 – 6/22 – Lawn of the month - July

**2258** – 8/10 – Lawn – area along driveway edge and flower box requires trimming. Lawn – compliant, aside the noted areas mentioned.  
7/27 – Lawn maintenance – monitoring; 7/6 – Lawn – monitoring.  
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.  
~~Resolved 7/27 - Exterior storage – cooler rear of Unit. Store out of sight.~~

**2259** – 8/10 – Lawn – minimal progress; area along driveway edge bare; bush front lawn prune/round/shape. *Fine to be assessed if no active care and treatment by next inspection.*  
August 1<sup>st</sup> deadline to have lawn brought into compliance.  
7/27 – Lawn maintenance – minimal progress  
*NOTE: Design review need for lawn modifications. PMSI emailed homeowner form 7/27.*  
~~Resolved 8/10 – 7/27 – Trashcan storage 7/15 – Trashcan storage rear of Unit. Store out of sight at all times except day of collection.~~  
~~7/6 – Lawn/weed maintenance no observable progress; exterior storage piled side Unit (inflatable water tubes/kayaks) PMSI to send letter.~~  
~~6/22 – (door tag notice) Lawn/weed maintenance. Lawn in poor condition. Progress must be observed by next inspection – 2wks.~~  
**Placed on noticed 7/19:** Complaint of on-street parking. Discontinue parking on the street for any length of time (residents or guest no on-street parking).  
~~Resolved 7/27 - July 25<sup>th</sup> – deadline to have storage removed from side of Unit~~  
~~Resolved: 7/6: - 6/22 - 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.~~

Resolved: 6/22 6/3 - cooler side of porch; 6/3 - miscellaneous items stored in front window.  
6/22; 6/3; 4/19 - lawn/property - monitoring.

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

2254 - Resolved 7/27; 7/6 - Trashcan storage (monitoring).  
7/6 - observable progress; 6/22 - Lawn care: water regularly. Lawn appears dry in certain areas.

2252 - Resolved 8/10 - 7/27 - Charcoal grill - store neatly side of Unit whenever not actively in use.  
Resolved: 6/3; 4/19 - Front porch window - water bottles; upper deck - miscellaneous storage.

2253 - 6/22 - Lawn of the month - July

2251 - 8/10 - Lawn - progress. DO NOT rake debris from lawn curbside without collecting - disposing of.  
The area curbside of your lawn is unkempt - please clean this area up having it neat in appearance.  
7/27 - pile of debris curbside - monitoring. Do not rake debris curbside. There is no service to collect it.  
August 2<sup>nd</sup> deadline to have lawn brought into compliance. Consider Scott's turf builder rapid grass Sun & Shade mix  
7/6 - Lawn/weed maintenance - no observable progress. All areas of concerns noted on door tag notice remain active. PMSI to send letter.  
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. Placed on noticed 7/19 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

2248 - 7/27 - Lawn maintenance compliance;  
7/6; monitoring - Note: white decorative rocks be mindful of weeds/grass likely to encroach;  
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>. \*\*

2246- Rental - 8/10 - Lawn - failure to thrive; debris raked curbside into road is to be collected and disposed;  
flower box overgrown with weeds and grass. Over the many weeks the lawn has not made measurable progress towards being restored.  
of. 7/27 - pile of debris curbside - monitoring. Do not rake debris curbside. There is no service to collect it.  
7/11 - spoke with tenant provide lawn care tips. 7/6 - monitoring; 6/22 - lawn care - monitoring

2247 - 8/10 - Lawn - requires weed treatment - if no progress by next inspection PMSI to send letter; 7/27 - Lawn maintenance - focus on weeds - monitoring; 7/6; 6/22 - Lawn/weed maintenance - monitoring.  
Resolved: 7/6 - 6/22 - (door tag notice) Trashcan storage - no additional reminder

2245 - 8/10 - Lawn - compliant.  
8/10 - Downspout - rear of Unit in need of repair. Paint color of Unit after repair. HOA has this color paint.

August 10<sup>st</sup> if no progress. PMSI to send letter placing homeowner on notice.

7/6 — Lawn maintenance area at corner of porch requires attention; empty flower pots on front porch; storage — ladder stored side of Unit. If no progress by next inspection, PMSI to send letter.

2242 – 7/27 – Lawn maintenance compliance; 7/6 — D-1 gravel being overgrown with weeds. If no progress by next inspection, PMSI to send letter. 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** – 8/10 – (door-tag-notice) – tree branches, shrubs, bushes, trees all requires trimming/pruning. August 2<sup>nd</sup> deadline to have lawn brought into compliance. *Consider Scott's turf builder rapid grass Sun & Shade mix*

Tree branches; shrubs, bushes, trees requires trimming/pruning.

7/6 — Lawn/weed maintenance — no observable progress — lawn in very poor /deteriorated condition.

PMSI to send letter.

6/22 — (door tag notice). Lawn/weed maintenance. Lawn in poor condition. Progress must be observed by next inspection — 2wks.

Resolved 7/6: 6/22 — Remove pet line from tree. Pet is not allowed to be tethered to the Unit and/or landscaping.

**2241** – 8/10 – Lawn – requires active weed maintenance - monitoring; 7/27 – Lawn maintenance – progress – monitoring;

7/6 – Lawn/weed maintenance. Lawn requires active maintenance. If no improvement by next inspection, *door-tag-notice*.

2239 – Unit for sale

Total: 27

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

### **DUNCANSHIRE**

2309– Did not submit lawn care plan

2401– Did not submit lawn care plan

2425 – Rental – Rcvd: 7/1/22 (Grass and Lean Lawn care service)

2447 – Rental - Rcvd: 5/2/22

2465– Did not submit lawn care plan

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 - Reported a lawn care plan was submitted (4/27 to PMSI)  
2456 - Did not submit lawn care plan  
2459 - Rcvd: 6/30/22  
2477 – Rental Rcvd: 7/31/22  
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 - Rcvd: 4/27/22

## **ASTONSHIRE**

7961 – Rental Did not submit lawn care plan  
7977 - Rcvd: 4/15/22  
7991 - Rcvd: 8/02/22

## **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 Reported a lawn care plan was submitted (6/27 email to PMSI)  
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