



Inspection Report – June 14, 2023

LAWNS OF THE MONTH – June – Pending

*Submit a design review to change the **color** of your front door to a color of your choosing:
Color examples.. though not limited to the colors noted in below.*



Reminder: Deadline August 31, 2023

All 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.

*All Units are required to have the above areas taken care of by **August 31, 2023**. Units not in compliance will receive a formal reminder with fines to commence.*

Examples (photos taken in Brookshire):





Brookshire Landscape Standards:

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

Pet owners, 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 – Submit a design review: Driveway extensions are to Board specified limits and recommended grade material.

Inspection Pre-Notes

- All Homeowners: *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: 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. Or reference the email on 6/9/23 with this information.
- **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)

Color/Code Key:

- XXXX** – No Change and/or progress noted; missed deadline given in notice by PMSI; fine to be assessed.
- XXXX** – PMSI to contact.
- XXXX** – Provided Deadline to correct infraction.

DUNCANSHIRE

Please be aware that your Unit will need to be in compliance by August 31: Please assess these areas bringing them into compliance: 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. Contact PMSI with questions.

2309 – 6/14/23 – door-tag notice: Chalk markings on structure of Unit. Noted areas, each side of the garage; Sliding screen door – affix or store out-of-sight.

2353 – 6/14/23 – door-tag notice: Excess storage front porch (mixture of miscellaneous items).

2465 – 6/14/23 – holiday décor at front walk not removed. *\$50 fine assessed.*
Upper deck cloth draped around single deck rail (monitoring).

2489 – 6/14/23 – door-tag notice: Upper deck – blue cooler; lower deck/front porch – miscellaneous items – store out-of-sight after each use. Property overall unkempt in appearance. Monitoring.

2503 – 6/14/23 – door-tag notice: Miscellaneous items/toys strewn – store out-of-sight after each use. Property appearance unkempt.

Total: 5 _____

LOCHENSHIRE

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2443 – Rental – 6/14/23: door-tag notice: front lawn in poor condition. No active maintenance. Formal notice to be mailed if no noticeable maintenance progress by next inspection. Monitoring.

Total: 1 _____

HILLSHIRE –

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Total: 0

HAVENSHIRE

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2477 – 6/14/23: bag of grass front walk/ bag of open soil front step. Monitoring.

Total: 1

NORMANSHIRE

Please be aware that your Unit will need to be in compliance by August 31: Please assess these areas bringing them into compliance: 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. Contact PMSI with questions.

8044 – 6/14/23 - Lawn requires mowing/trimming. Monitoring.

7890 Foreclosure – 6/14/23 – lawn requires mowing/trimming. PMSI to contact lender.

7963 – 6/14/23 – upper deck storage – vacuum cleaner. Monitoring.

Total: 3

ASTONSHIRE

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7961 – Rental – 6/14/23 – door-tag-notice - Chalk markings on structure of Unit – upper deck/slide of garage door; number “7” of Unit address – remove all chalk markings from structure. Window coverings: out-of-compliance. Landlord to provide copy of house rules.

7977 – 6/14/23 – Upper deck rail needs to be reaffixed to rail banister. Monitoring.

BROOKSHIRE LP

Please be aware that your Unit will need to be in compliance by August 31: Please assess these areas bringing them into compliance: 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. Contact PMSI with questions.

- 2596** – 6/14/23: door-tag-notice: Trashcan storage. Cannot be visible from the street. Formal reminder next infraction.
- 2580** – 6/14/23: door-tag-notice: For Sale post. Remove from front lawn discard or store out-of-sight.
- 2558** – 6/14/23: door-tag-notice: PMSI to send formal notification. Unapproved driveway extension/ lawn modification. Out of compliance with area that can be extended.
6/5/23: Guest Parking formal notice KHK 545 – Infiniti G37x; LGX 760 Toyota Camry; and all other vehicles affiliated to this address. Continued violation of guest parking fines to commence.
- 2522** – 6/14/23: door-tag-notice: Chalk markings/drawings. Door-tag-notice is a follow up from formal notice on 11/7/2022. No additional reminders. In the event infraction remains by next inspection, fine to be assessed.
- 2482** – 6/14/23: door-tag-notice: Trashcan storage. Cannot be visible from the street. Formal reminder next infraction
- 2442** – 6/14/23: door-tag-notice: Property unkempt. Upper deck/lower deck/driveway. Tools, miscellaneous items, all sort of stuff. Must bring property to neat in appearance. Monitoring.
- 2440 – Rental** – 6/14/23: PMSI to contact homeowner re: condition of lawn.
- 2384** – 6/14/23: upper deck/empty beverage carton. Monitoring
- 2308** – 6/14/23: door-tag-notice: Front porch winter shovel. Remove store out-of-sight.
- 2290** – 6/14/23: door-tag notice: Upper deck chalk drawings/markings; repair downspout attachment.
- 2265** – 6/14/23 – door-tag-notice: holiday lights garage door trim. Remove.
- 2259** – 6/14/23 – door-tag-notice: Excess storage rear of property (coolers, lawn mower, bicycles, other miscellaneous items). Store out-of-sight.
- 2251** – 6/14/23 – door-tag-notice: front lawn in poor condition. No active maintenance. Formal notice to be mailed if no noticeable maintenance progress by next inspection. Monitoring.
- 2247** – 6/14/23 – door-tag-notice: Trashcan storage. Cannot be visible from the street. Formal reminder next Infraction.

2246 – Rental – 6/14/23- door-tag-notice: front lawn poor condition. Trashcan storage. Store out-of-sight non-collection days; pet elimination – pet are not allowed to eliminate on the front lawn and that of neighboring property.

Total: 15
