



Inspection Report – July 5 - 9, 2023

LAWNS OF THE MONTH – July – 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 begin – otherwise you risk being fined, as well as the modification being removed.

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 as well as the link attached to this inspection report.
- **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 – **Resolved: 7/5/23 Inspection: 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 – 7/5/23 – Upper deck storage: beverage - monitoring
Resolved: 7/5/23 Inspection: 6/14/23 – ~~door-tag-notice: Excess storage front porch (mixture of miscellaneous items).~~

2391 – 7/5/23 – Weeds: remove weeds growing underneath porch/step area (monitoring).

2401 – 7/5/23 – PMSI to send letter: deadline 8/31/23; 6/14/23 – Downspout corroded/rusting – requires attention (~~monitoring~~).
 7/5/23 – Weeds: Remove weeds growing underneath porch area (monitoring)

2425 - Rental - 7/5/23 – door-tag-notice: Upper deck baluster needs to be reaffixed to handrail; vertical [picture window] blind missing slat.

2447 – 7/5/23 – door-tag-notice: decorative rocks along driveway – weed maintenance; lawn – weed maintenance.

2449 – 7/5/23 – door-tag-notice: Lawn – rake excess grass clipping from lawn.

2465 - Rental 7/5/23: no change holiday décor - *\$100 fine assessed*; 6/14/23 – holiday décor at front walk not removed. *\$50 fine assessed*. Upper deck cloth draped around single deck rail (~~monitoring~~).

2465- Rental – 7/5/23; 6/14/23: - Upper deck: patio table tablecloth must be neatly displayed on the table or removed stored out-of-sight. Tablecloth draped around deck railing.

2489 – 7/5/23 – Homeowner moving out. Unit to be placed on the market; 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 – 7/5/23 – PMSI to send letter to homeowner – on-street parking blocking ingress and egress of neighboring driveway; storage of personal items exterior of Unit; children's daytime toys and items must be stored out-of-sight when not actively in use; trashcan storage must be stored out-of-sight on non-collection days. 6/14/23 – door-tag notice: Miscellaneous items/toys strewn – store out-of-sight after each use. Property appearance unkempt.

Total: 9

LOCHENSHIRE

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2483 – 7/5/23 – door-tag-notice: Holiday stickers in windows – remove.

2443 – Rental – 7/5/23: Lawn – monitoring. 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.

2441 – Rental – 7/5/23: door-tag-notice: Lawn requires weed maintenance; weeds: remove weeds growing underneath porch/ steps

Total: 3

HILLSHIRE –

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.

7989 – 7/9/23 – door-tag-notice – Weeds: Driveway extension weeds growing between the cracks of the patio pavers.

7987 – 7/9/23 – door-tag-notice – parking violation: vehicle parked on front lawn. Next infraction, formal notice, fines to commence.

7955 – 7/5/23: door-tag-notice: Weed maintenance: decorative rocks along driveway edge. Weeds: remove end of driveway as well as weeds growing through the cracks in the driveway.

Total: 3

HAVENSHIRE

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.

2436 - 7/9/23 – door-tag-notice – parking violation: vehicle parked on front lawn. Next infraction, formal notice, fines to commence.

2439 – 7/5/23 – door-tag-notice: Lawn: poor condition; weeds maintenance required; remove weeds from D-1 gravel along front walk and driveway edge; remove twigs; prune bush/tree font lawn.

2457 Rental – **Resolved: 7/9/23 Inspection** ~~7/5/23 – front porch – cooler (monitoring)~~

2476 – 7/9/23 – Sump pump discharge pooling into guest parking.

2477- Rental – **Resolved: 7/5/23 Inspection** ~~6/14/23: bag of grass front walk/ bag of open soil front step.~~
Monitoring.

Total: 4

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 – 7/5/23 – door-tag-notice: Lawn maintenance. Placed on notice that HOA will hire lawn care company in the event lawn is not maintained by next inspection – billing back the Unit.
6/14/23 - Lawn requires mowing/trimming. **Monitoring.**

8022 – 7/5/23 – door-tag-notice: Lawn maintenance. Placed on notice that HOA will hire lawn care company in the event lawn is not maintained by next inspection – billing back the Unit.

7890 Foreclosure – 7/5/23: Lawn – no active maintenance; 6/14/23 – lawn requires mowing/trimming. PMSI to contact lender.

7963 – 7/5/23 – door-tag-notice: remove vacuum cleaner from upper deck; lawn - – backyard requires maintenance – possibly use weed trimmer if the area is swampy. 6/14/23 – upper deck storage – vacuum cleaner. **Monitoring.**

Total: 4

ASTONSHIRE

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.

7958 – 7/5/23 – grill cover must be stored on the grill when not in use. Monitoring. Lawn: monitoring.

7961 – Rental – 7/5/23; 6/14/23 – door-tag-notice Window coverings: out-of-compliance. Landlord to provide copy of house rules.

Resolved: 7/5/23 Inspection - Chalk markings on structure of Unit – upper deck/slide of garage door; number “7” of Unit address – remove all chalk markings from structure.

7960 – 7/5/23 – Lawn - monitoring

7977 – 7/5/23 – door-tag-notice; 6/14/23 – Upper deck baluster needs to be reattached to handrail; Monitoring.

7976 – 7/5/23 – door-tag-notice – Lawn / weed maintenance.

7992 – 7/5/23 – door-tag-notice Lawn/weed maintenance

8040- Rental - 7/5/23 – door-tag-notice Lawn/weed maintenance

8041 – 7/5/23 – door-tag-notice: Lawn – backyard lawn outside of fence

8038 – 7/5/23 – door-tag-notice: Lawn – backyard lawn outside of fence

8021 – 7/5/23 – Lawn/weed maintenance – monitoring

Total: 10

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 – Resolved: 7/5/23 Inspection 6/14/23: door tag notice: Trashcan storage. Cannot be visible from the street. Formal reminder next infraction.

2580 – 7/5/23 – door-tag-notice: Lawn in poor condition. Consider Scott’s turf builder rapid grass sun & shade mix. Water lawn regularly.

Resolved: 7/5/23 Inspection 6/14/23: door tag notice: For Sale post. Remove from front lawn discard or store out of sight.

2560 – 7/9/23; 7/5/23 – Storage: front porch. Door-tag-notice next inspection in the event items remain stored

on front porch. Monitoring.

2558 – 7/5/23 – Must bring driveway extension into compliance by 7/15/23.

2558 7/5/23: Upper deck storage – boxes (monitoring); 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 – ~~Resolved: 7/5/23 Inspection; 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 – 7/5/23 – Trashcan storage. No additional reminders. Fines to commence next infraction. 6/14/23: door-tag-notice: Trashcan storage. Cannot be visible from the street. Formal reminder next infraction

2442 – 7/5/23 – Property remains in poor condition. 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 – Unit for sale: ~~Resolved: 7/5/23 Inspection~~ 6/14/23: ~~PMSI to contact homeowner re: condition of lawn.~~

2386 – 7/5/23 - Weeds: remove weeds growing underneath porch/step area (monitoring).

2384 – 7/9/23 – Lawn: Unapproved lawn modification. 90pct of lawn covered in mulch; 7/5/23 – door-tag-notice: Lawn – poor condition. Must show improvement by next inspection.
~~Resolved: 7/5/23 Inspection 6/14/23: upper deck/empty beverage carton. Monitoring~~

2322 Rental – 7/5/23 – door-tag-notice: Lawn maintenance. Placed on notice that HOA will hire lawn care company in the event lawn is not maintained by next inspection – billing back the Unit.

2308 – ~~Resolved: 7/5/23 Inspection~~ 6/14/23: door-tag-notice: Front porch winter shovel. Remove store out-of-sight.

2290 – 7/5/23 – door-tag-notice: D-1 gravel to driveway extension requires restoration. Sliding screen door screen requires repair instead of tape.
~~Resolved: 7/5/23 Inspection 6/14/23: door tag notice: Upper deck chalk drawings/markings;~~
6/14/23: door-tag-notice: repair downspout attachment.

2265 – 7/5/23 – Lawn – backyard requires maintenance – possibly use weed trimmer if the area is swampy (monitoring).
~~Resolved: 7/5/23 Inspection 6/14/23—door tag notice: holiday lights garage door trim. Remove.~~

2263 – 7/5/23 – Lawn – backyard requires maintenance – possibly use weed trimmer if the area is swampy (monitoring).

2259 – 7/5/23 – Lawn – monitoring. Property compliance – monitoring.

Resolved: 7/5/23 Inspection 6/14/23—door tag notice: Excess storage rear of property (coolers, lawn mower, bicycles, other miscellaneous items). Store out of sight.

- 2258 – 7/5/23 – door-tag-notice: Lawn – poor condition. Must show improvement by next inspection. Weed maintenance: decorative rocks along driveway edge. Placed on notice that HOA will hire lawn care company in the event lawn is not maintained by next inspection – billing back the Unit.
- 2257 – 7/5/23 – door-tag-notice: Weed maintenance – decorative rocks along driveway edge overrun with weeds. If you no longer want to maintain this area, please remove the white decorative rocks. Or submit a design review of the plan for this particular area.
- 2251 – 7/5/23: Lawn – requires active maintenance – dead lawn – Consider Scott’s turf builder rapid grass sun & shade mix. Water lawn regularly.
7/5/23 – door-tag-notice: remove items from inside front porch window sill or lower blinds so these items cannot be seen from the street.
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 – 7/5/23 – door-tag-notice: Lawn maintenance. Placed on notice that HOA will hire lawn care company in the event lawn is not maintained by next inspection – billing back the Unit. Trashcan storage.
7/5/23: 6/14/23 – door-tag-notice: Trashcan storage. Cannot be visible from the street. Formal reminder next infraction.
- 2246 – Rental – 7/5/23 – Lawn: Poor condition, no active maintenance: 6/14/23- door-tag-notice: front lawn poor condition pet elimination – pet are not allowed to eliminate on the front lawn and that of neighboring property.
Resolved: 7/5/23 Inspection. 6/14/23: ~~Trashcan storage. Store out of sight non collection days;~~
- 2242 – 7/5/23 – door-tag-notice: Lawn – dead spots.
- 2241 – 7/5/23 – guest parking use – monitoring.
- 2239 – 7/5/23 – door-tag-notice: Lawn – poor condition.

Total: 20
