



## Inspection Report – July 21, 2023

### LAWN OF THE MONTH – July 21 - August – 2260 Brookshire Lp

*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 Maintenance and Driveway Extension Standards:

[Landscape-Maintenance-and-Driveway-Extension-Standards-0723.pdf \(pmsialaska.com\)](https://pmsialaska.com/Landscape-Maintenance-and-Driveway-Extension-Standards-0723.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, including landscape, changes, additions, etc. must be approved before any work can began – otherwise you risk being fined, as well as the modification being removed.

### 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 is available June - October.
- 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.
- XXXX – Requires design review

## 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 – 7/21/23 – door-tag-notice; 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).~~
- 2369 – 7/21/23 – Trashcan - monitoring
- 2391 – 7/21/23 – door-tag-notice; 7/5/23 – Weeds: remove weeds growing underneath porch/step area (~~monitoring~~).
- 2401 – 7/12/23 – Letter/email to homeowner; 7/5/23 – PMSI to send letter: deadline 8/31/23; 6/14/23 Downspout corroded/rusting – requires attention (~~monitoring~~).
- 2401 7/21/23 – door-tag-notice; 7/5/23 – Weeds: Remove weeds growing underneath porch area (~~monitoring~~)
- 2403 – 7/21/23 – door-tag-notice: front window blinds requires repair.  
7/21/23 – washer/dryer appliance front walk (monitoring).
- 2425 - Rental - 7/12/23 – Letter/email to homeowner; 7/5/23 – door-tag-notice: ~~Upper deck baluster needs to be reaffixed to handrail;~~ vertical [picture window] blind missing slat. Deadline: 7/27/23.
- 2447 – 7/21/23 – Guest Parking: JVR 836 (monitoring)  
Resolved: 7/21/23 Inspection 7/5/23 – ~~door tag-notice: decorative rocks along driveway – weed maintenance; lawn – weed maintenance.~~
- 2449 – Resolved: 7/21/23 Inspection 7/5/23 – ~~door tag-notice: Lawn – rake excess grass clipping from lawn.~~
- 2465 - Rental 7/20/23 – Fines reversed. 7/5/23: ~~no change holiday décor – \$100 fine assessed;~~ 6/14/23 – ~~holiday décor at front walk not removed. \$50 fine assessed.~~

Resolved: 7/21/23 Inspection ~~Upper deck cloth draped around single deck rail (monitoring).~~

2465- Rental – ~~Resolved: 7/21/23 Inspection 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.~~

**2487 Rental** – 7/21/23 – door-tag-notice – weeds growing between cracks of front walk patio bricks.

**2489** – 7/21/23 – Trashcan storage - *\$200 fine assessed.*  
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** – 7/12/23 – Letter/email to homeowner – Deadline 7/24/23. Fines to commence any additional infraction on the following:

1. *Parking on the street and blocking ingress and egress of neighboring driveway. Parking restricted to garages and driveways only.*
2. *Storage of personal items on the upper deck, front porch and yard. Children's daytime toys must be stored out of sight when not in active use.*
3. *Trashcan storage. Trashcans must be stored out site.*

**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: 10

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## LOCHENSHERE

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.

**2483** – 7/21/23 – PMSI to send letter; 7/5/23 – door-tag-notice: Holiday stickers in upper picture window; front porch window, front door – remove.

**2482 –Rental** – 7/21/23 – Lawn maintenance – monitoring.

**2443 – Rental** – 7/21/23 – Weeds – lawn requires weed maintenance; 7/13/23 - Letter/email to homeowner – Deadline 7/27/23; 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 – ~~Resolved: 7/21/23 Inspection 7/5/23: door tag notice: Lawn requires weed maintenance; weeds: remove weeds growing underneath porch/ steps~~

Total: 3

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## 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 – Resolved: 7/21/23 Inspection – monitoring; 7/9/23 – door-tag-notice – Weeds: Driveway extension weeds growing between the cracks of the patio pavers.

7987 – 7/21/23 – PMSI to send letter; 7/20/23 – continue to park on lawn; 7/9/23 – door-tag-notice – parking violation: vehicle parked on front lawn. Next infraction, formal notice, fines to commence.

7957 – Rental – 7/21/23 – PMSI to send letter – Trashcan storage – no additional reminders; lawn – requires active maintenance.

7955 – 7/21/23 – PMSI to send letter; trashcan reminder, infractions noted on 7/5/23.  
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: 4

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## 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 – 7/21/23 – Guest parking use – discontinue parking in guest parking; basketball goal must be positioned in the driveway. 7/9/23 – door-tag-notice – parking violation: vehicle parked on front lawn. ~~Next infraction, formal notice, fines to commence.~~

2439 – 7/21/23 – trimmed shrubbery left on front lawn – monitoring. 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 front lawn.  
7/21/23 – Covered D-1 gravel with mulch – monitoring (weed maintenance in respected areas).

2456 – 7/21/23 – door-tag-notice – Weeds: extended driveway

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

2476 – 7/21/23 – Sump pump discharge – monitoring.  
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

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### 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.

- 8045] 7/21/23 – door-tag-notice – Lawn – trim weeds from storm drain. Homeowners are responsible for right-of-way near property and on property lines.
- 8044] – Resolved: 7/21/23 Inspection – monitoring 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.
- 8043] – 7/21/23 – Weeds – curbside – brick barrier. Lawn – rake grass clippings from lawn. Monitoring.
- 8025] - 7/21/23 – Weeds – curbside – brick barrier; weeds growing through decorative rocks base of front lawn tree. Lawn – rake grass clippings from lawn. Monitoring.
- 8022] – Resolved: 7/21/23 Inspection – monitoring 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] – Resolved: 7/21/23 Inspection – monitoring 7/5/23: Lawn – no active maintenance; 6/14/23 – lawn requires mowing/trimming. PMSI to contact lender.
- 7965] – 7/21/23 – area along driveway edge requires attention. If no improvement by next inspection – PMSI to send formal notice for homeowner to submit design review and/or provide update on this particular area.
- 7963] – Guest parking use – KAL 423 Dodge Nitro; White SUV; Red Truck. Monitoring  
Resolved: 7/21/23 Inspection 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: 8

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### 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 – Resolved: 7/21/23 Inspection 7/5/23 – grill cover must be stored on the grill when not in use. Monitoring. Lawn: monitoring.

7959 – 7/21/23 – Upper deck storage – cooler – monitoring.

7961 – Rental – 7/13/23 – Letter/email to homeowner – Deadline 7/27/23; 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 – 7/21/23 – Upper window vertical blind missing slat; lawn dog urine spots. PMSI to send letter if lawn remains in poor condition by next inspection. 7/5/23 – Lawn - monitoring

7977 – Resolved: 7/21/23 Inspection 7/5/23 – door-tag-notice; 6/14/23 – Upper deck baluster needs to be reaffixed to handrail; Monitoring.

7976 – Resolved: 7/21/23 Inspection Lawn: monitoring; 7/5/23 – door-tag-notice – Lawn / weed maintenance.

7992 – Resolved: 7/21/23 Inspection Lawn: monitoring; 7/5/23 – door-tag-notice Lawn/weed maintenance

8038 – 7/21/23 – two white 5gal buckets stored side of unit – monitoring.

8040- Rental - Resolved: 7/21/23 Inspection Lawn requires weed maintenance; Lawn: monitoring; 7/5/23 – door-tag-notice Lawn/weed maintenance

8041 – Resolved: 7/21/23 Inspection 7/5/23 – door-tag-notice: Lawn – backyard lawn outside of fence

8039 – Resolved: 7/21/23 Inspection 7/5/23 – door-tag-notice: Lawn – backyard lawn outside of fence

8021 – 7/21/23 - Weeds – decorative rocks; lawn/weed maintenance; 7/5/23 – Lawn/weed maintenance – monitoring

Total: 10

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## **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 – 7/21/23 – door-tag-notice – Lawn – trim weeds from storm drain and manhole. Homeowners are responsible for right-of-way near property and on property lines.  
Resolved: 7/5/23 Inspection 6/14/23: door-tag-notice: Trashcan storage. Cannot be visible from the street. Formal reminder next infraction.

2580 – 7/21/23 – Lawn – progress – monitoring. 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 – Resolved: 7/21/23 Inspection ~~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 – 7/21/23 – door-tag-notice – upper deck storage – boxes; Lawn – weed maintenance.

2558 – 7/21/23 – PMSI to send formal notice re: driveway extension compliance.

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.

2540 – 7/21/23 – door-tag-notice – decorative rocks along driveway edges overgrown with weeds. Remove or restore. Lawn – requires weed maintenance.

2538 – 7/21/23 – door-tag-notice: Lawn – area at front walk – unkempt; empty wooden flower pot.

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 – 7/21/23 – Weeds: Driveway extension – D-1 gravel areas overgrown with weeds (monitoring).  
Resolved: 7/21/23 Inspection ~~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~~

2480 – 7/21/23 – PMSI to send letter: Backyard – trim tree branches and/or shrubbery away from and off Muldoon perimeter fence. The branches are causing damage to the perimeter fence.

2462 – 7/21/23 – PMSI to send letter: Backyard – trim tree branches and/or shrubbery away from and off Muldoon perimeter fence. The branches are causing damage to the perimeter fence.

2442 – 7/13/23 – Letter/email to homeowner – Deadline 7/27/23

2442 – 7/21/23 – property remains in poor condition, unkempt. Fines to commence, no waivers, if the property is not brought into a presentable condition by 7/27/23. No exception.  
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 – 7/21/23 – PMSI to send letter: Backyard – trim tree branches and/or shrubbery away from and off Muldoon perimeter fence. The branches are causing damage to the perimeter fence.

2440 – Rental – Unit for sale: Resolved: 7/5/23 Inspection ~~6/14/23: PMSI to contact homeowner re: condition of lawn.~~

- 2420** – 7/21/23 – PMSI to send letter: Backyard – trim tree branches and/or shrubbery away from and off Muldoon perimeter fence. The branches are causing damage to the perimeter fence.
- 2418** – 7/21/23 – PMSI to send letter: Backyard – trim tree branches and/or shrubbery away from and off Muldoon perimeter fence. The branches are causing damage to the perimeter fence.
- 2386 – ~~Resolved: 7/21/23 Inspection 7/5/23 – Weeds: remove weeds growing underneath porch/step area (monitoring).~~
- 2384** – 7/21/23 – Homeowner has until August 1<sup>st</sup> to submit design review; Unapproved lawn modification. Lawn/Weed maintenance – decorative rocks along driveway and curbside overgrown with weeds.
- 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~~
- 2324** – 7/21/23 – PMSI to send letter: Backyard – trim tree branches and/or shrubbery away from and off Muldoon perimeter fence. The branches are causing damage to the perimeter fence.
- 2322 Rental – ~~Resolved: 7/21/23 Inspection 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** – 7/21/23 – Monitoring areas noted; 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 – ~~Resolved: 7/21/23 Inspection 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 – ~~Resolved: 7/21/23 Inspection 7/5/23 – Lawn – backyard requires maintenance – possibly use weed trimmer if the area is swampy (monitoring).~~
- 2259** – 7/21/23 – Monitoring areas noted; 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** – 7/21/23 – Monitoring areas noted; 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** – 7/21/23 – PMSI to send letter. Homeowner required to submit design review for areas noted on 7/5/23.  
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** – 7/13/23 – Letter/email to homeowner – Deadline 8/1/23  
7/5/23: Lawn – requires active maintenance – dead lawn – Consider Scott’s turf builder rapid grass sun & shade mix. Water lawn regularly.  
~~Resolved: 7/21/23 Inspection 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** – 7/21/23 – Trashcan storage. *Fine assessed: \$50.00*  
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.  
7/21/23; 7/5/23; 6/14/23 – door-tag-notice: Trashcan storage. Cannot be visible from the street. Formal reminder next infraction.

**2246 – Rental** – 7/13/23 – Letter/email to homeowner – Deadline 8/1/23  
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** – 7/21/23 – Lawn – monitoring; 7/5/23 – door-tag-notice: Lawn – dead spots.

**2241** – 7/5/23 – guest parking use – monitoring.

**2239** – 7/21/23 – Lawn – monitoring; 7/5/23 – door-tag-notice: Lawn – poor condition.

Total: 24

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