



## Inspection Report – November 3, 2023

**Reminder:** Upper/lower decks are to be clutter free, clean, and neat in appearance. Items stored in these areas must be in compliance with the house rules.

**Window coverings:** Proper window coverings must be used. Blankets, film, tint, garments, bed linen, flags, foil, ect. is not in compliance with the house rules. Ensure your window coverings are in compliance with the house rules.

### 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

2353 – Resolved: 11/3/23; 10/5/23: Upper deck storage – cooler. PMSI to send letter. Next infraction – fine to commence. Resolved: 8/3/23 ; 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).

2401 – 8/15/23 – Update: homeowner in contact with company to repair downspout. 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 – Resolved: 8/3/23; 7/21/23 – door tag notice; 7/5/23 – Weeds: Remove weeds growing underneath porch area (monitoring)

2425 - Rental – 11/3/23: Upper deck storage – out-of-compliance with house rules; window screen on upper deck; cooler side of unit. PMSI to send letter. No additional reminders.

2425 – Rental – 10/5/23: Upper deck storage – bag of trash.

2425 - Rental – Resolved: 10/5/23; 8/23/23 – no change; cooler stored on front porch. Monitoring. 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 – 11/3/23 – Trashcan storage: **\$50. Fine assessed.**

**2447** – 10/5/23 – Trashcan storage rear of Unit seen from street. Must store out-of-sight. PMSI to send final reminder.  
8/5/23 – Guest Parking: vehicle tagged for impound – LFS 789.  
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.~~

**2489** – 11/3/24 – Excess storage – upper deck – cooler. PMSI to send letter.

**2503** – 11/3/23 – Excess storage – lower deck – trash bag – other miscellaneous -has until 11/10 to bring exterior property into compliance. **Next find to be assessed \$100.**  
10/5/23 – Excess storage lower deck; front lawn when not actively in use. **\$50.00 fine to be assessed (10/30/23).**  
8/3/23; 8/23/23 – Trashcan storage, children toys and other items strewn across the front lawn; 8/3/23 – Trashcan storage – fine pending. (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: 5

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## LOCHENSHIRE

**2462** – 11/3/23 – Upper deck storage – beverage - monitoring

**2460** – 11/3/23 – Upper deck storage – cardboard tray – monitoring

Total: 2

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## HILLSHIRE –

**8017** – 11/3/23 – External storage – upkeep of property – monitoring.  
~~Resolved: 11/3/23: 10/5/23 – External storage – trash bags, push broom, 5gal bucket, misc storage. PMSI to send letter.~~

**8015** – 11/3/23 – Trashcan storage. PMSI to send letter.

7957 – Rental – ~~Resolved: 11/3/23: 10/5/23 – Monitoring: 7/21/23 – PMSI to send letter – Trashcan storage – no additional reminders~~

7955 – ~~Resolved: 11/3/23: 10/5/23 – Monitoring: 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: 2

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## HAVENSHIRE

2459 – ~~Resolved: 11/3/23: 10/5/23 – Trashcan storage. \$50 fine assessed. 9/8/23; Aug, July – trashcan storage curbside throughout most of the week.~~

**2458** – 11/3/23 – Trashcan storage. Upper deck storage – water. Monitoring

**2477- Rental** – 11/3/23 – Upper deck storage – bag of trash. PMSI to send letter.

2476 – 10/5/23 – Monitoring.

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

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

2479 – ~~Resolved: 11/3/23: 10/5/23 – Inflatable summer item stored on back deck.~~

Total: 2

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## NORMANSHIRE

8043 – ~~Resolved 11/3/23 - 10/5/23 – Trashcan storage. Must be stored out of sight. No additional reminders. PMSI to send letter. 7/21/23 – Weeds – curbside – brick barrier. Lawn – rake grass clippings from lawn. Monitoring.~~

**8024** – 11/3/23 – upper deck storage – cardboard box - monitoring

~~Resolved 11/3/23 – 10/5/23 – Trashcan storage. Must be stored out of sight. No additional reminders. PMSI to send letter.~~

7890 Foreclosure – ~~Resolved 11/3/23: 10/5/23 – Trashcan storage. Must be stored out of sight. No additional reminders. PMSI to send letter. 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** – 11/3/23 – Trashcan storage - monitoring

**7963** – 11/3/23 – Monitoring – guest parking; upper deck storage – monitoring . 10/5/23 – Guest parking abuse. **\$50 fine assessed.** Fines and impound will continue with each infraction.

8/23/23 – door-tag-notice reminder to discontinue parking in guest parking. Vehicles will be tagged for Impound with fines to commence. June/July/August – Guest parking abuse. PMSI to send letter in addition design review for driveway extension. Guest parking use – KAL 423 Dodge Nitro; GMC White SUV; KFZ 771 Dodge Ram - 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: 3

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## ASTONSHIRE

7960 – Resolved 11/3/23 10/5/23 – Trashcan storage – monitoring; 7/21/23 – Upper window vertical blind missing slat; 8/3/23 - Trashcan – PMSI to send letter. No additional reminders.

Total: 0

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## BROOKSHIRE LP

**2558** – 11/3/23 – Unapproved driveway – due to winter season no additional fines. PMSI to send letter to bring driveway extension into compliance by May 15<sup>th</sup>, 2024. May 16<sup>th</sup> fines to commence.

10/5/23; 9/10/23 – Unapproved driveway extension remains out-of-compliance. **\$50 fine assessed (10/30/23). Next fine \$100.**

**2558** – 8/8/23 – Extension provided to 9/8/23 to bring driveway extension into compliance.

~~2558 – Resolved 8/10/23; 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 – Resolved 8/10/23 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** – 11/3/23 – Trashcan storage - **\$50 fine assessed.**

10/5/23 – Trashcan storage. Must be stored out-of-sight. No additional reminders. PMSI to send letter.  
~~7/21/23 – door tag notice – decorative rocks along driveway edges overgrown with weeds. Remove or restore. Lawn – requires weed maintenance.~~

2522 – Resolved: 11/3/23; 10/5/23: Upper deck storage/container. Monitoring. 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.

**2384** – 11/3/23 – Unapproved landscape – due to winter season no additional fines. PMSI to send letter to bring lawn into compliance by May 15<sup>th</sup>, 2024. May 16<sup>th</sup> fines to commence.

10/5/23; 9/10/23 – Unapproved driveway extension remains out-of-compliance. **\$50 fine assessed (10/30/23). Next fine \$100.**

10/5/23; 9/10/23 – Front lawn remain out-of-compliance. \$50 fine assessed.

~~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

- 2308 – Resolved: 11/3/23 - ~~10/5/23~~ – Trashcan storage – monitoring.  
 Resolved: 7/5/23 Inspection 6/14/23: door tag notice: Front porch winter shovel. Remove store out-of-sight.
- 2290** – 11/3/23 – Trashcan storage – monitoring
- 2265** – 11/3/23 – Vehicle storage. PMSI to send letter.
- 2259** – 11/3/23 – Monitoring 10/5/23 – Guest parking: Vivint truck; Chevy Equinox; and all other vehicles to this Unit is at risk of being impounded.  
~~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** – 11/3/23 – Upper deck storage – cardboard box – monitoring.  
 Resolved: 11/3/23: 10/5/23 – Trashcan storage. Must be stored out-of-sight. No additional reminders. PMSI to send letter. Monitoring.  
~~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.~~
- 2246 Rental** – 11/3/23 – Trashcan storage – PMSI to send letter.
- 2240 Rental** – 11/3/23 – Child's play set front lawn – store out-of-sight.
- 2247** – 11/3/23 – Trashcan storage: *Fines to continue with each violation.* Homeowner can only have the trashcan outside date of cleaning service and stored out-of-sight the same day of the cleaning service.  
 10/5/23; 8/4/23 – Trashcan storage – **Fine assessed \$100**  
 7/21/23 – Trashcan storage. **Fine assessed: \$50.00. Fines will continue with each violation. Deadline 8/2/23**  
~~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.

Total: 10

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