



Inspection Report – Fall 2023

Thank you to all homeowners that managed to maintain their lawn despite summer being on “vacation”

Thank you to all homeowners that complied with the August 31st deadline for Unit Maintenance. Letters to be mailed to homeowners that failed to comply to include potential fines attached.

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 – 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 - 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 – 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.~~

2503 – 10/5/23 – Excess storage lower deck; front lawn when not actively in use. **\$50.00 fine to be assessed.**
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

LOCHENSHIRE

Total: 0

HILLSHIRE –

8017 – 10/5/23 – External storage – trash bags, push broom, 5gal bucket, misc storage. PMSI to send letter.

7957 – Rental – 10/5/23 – Monitoring: 7/21/23 – PMSI to send letter – Trashcan storage – no additional reminders; lawn – requires active maintenance.

7955 – 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: 3

HAVENSHIRE

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

2476 – 10/5/23 – Monitoring.
7/21/23 – Sump pump discharge – monitoring.
7/9/23 – Sump pump discharge pooling into guest parking

2479 – 10/5/23 – Inflatable summer item stored on back deck.

Total: 3

NORMANSHIRE

8043 – 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 – 10/5/23 – Trashcan storage. Must be stored out-of-sight. No additional reminders. PMSI to send letter.

7890 Foreclosure – 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.~~

7963 – 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: 4

ASTONSHIRE

7960 – 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: 1

BROOKSHIRE LP

2558 – 10/5/23; 9/10/23 – Unapproved driveway extension remains out-of-compliance. \$50 fine assessed. Next fine \$100.

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

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 – 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 – 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 – 10/5/23; 9/10/23 – Front lawn remain out-of-compliance. \$50 fine assessed.
- 2384 – 7/21/23 – Homeowner has until August 1st 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 – 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.
- 2259 – 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 – 10/5/23 – Trashcan storage. Must be stored out-of-sight. No additional reminders. PMSI to send letter. 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.
- 2247 – 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: 8
