



## Inspection Report – May 16, 2024

*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 **July 31, 2024**. 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.

**Brookshire has paint leftover from the paint project: 4 gals of Utterly Beige; and 10 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.

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 – Placed on Notice
- XXXX – No Change and/or progress noted; missed deadline given in notice by PMSI; fine to be assessed.
- XXXX – Possible fine to be assessed
- XXXX – PMSI to contact.
- XXXX – Provided Deadline to correct infraction.
- XXXX – Requires design review

## DUNCANSHIRE

**Duncanshire Residents:** *Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.*

2309 – Resolved 4/12/24 3/6/24 – Upper front window – Halloween décor; holiday lights – all accessible holiday decoration Remove.

2331 Rental – 5/16/24 (door tag notice) Upper deck – sliding glass – remove Easter décor; front door remove Easter Wreath.

2351 – 5/16/24 – upper deck – storage – diaper box – monitoring.

2353 – 5/16/24 (door tag notice) – front porch – shovel; bag of ice melt; miscellaneous items underneath porch.

2353 – 5/16/24 – Truck continues to park in guest parking. *Next fine \$100.00 (pending)*

(3/20/24 – letter from PMSI) – Chronic guest parking use. Fine assessed.

4/12/24 – Continued guest parking abuse – Black Ram truck;

3/6/24 – Guest parking abuse – Black Ram

truck with some sort of refrigeration component stored in the bed. This Truck must park in your driveway and is no longer considered a guest. No additional reminders. Fines to commence.

Resolved 4/12/24 3/6/24 – Upper deck storage – detergent/miscellaneous items.

2369 – Resolved 4/12/24 3/6/24 – Upper deck storage (beverage carton) – monitoring.

2401 – Resolved 5/16/24 4/12/24; 3/6/24 – upper deck storage – cardboard boxes – monitoring

2403 – Resolved 5/16/24 4/12/24: Upper deck: fast food cups wedged between railings. Monitoring.

Resolved 3/13/24; 3/6/24 – Vehicle storage – Kia van VCC552 shovel snow berm barricading vehicle. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).

3/13/24 – rolled discarded carpet on front snow pile. Monitoring.

2423 – Resolved 4/12/24 3/6/24 – Vehicle storage – Chevrolet sedan LJK 896 remove all snow from vehicle and clear snow from driveway edge /rear of vehicle. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).

2425 – Rental – 5/16/24; 4/12/24 (courtesy door tag notice in effort to avoid *next fine of \$100*) - Upper deck storage; beverage storage- beverage – water.

(3/22/24 – letter from PMSI) – Fine assessed – upper deck storage.

2425 – Rental – Resolved 5/16/24 - 4/12/24 – Upper deck storage – food boxes; beverage storage.

Resolved 4/12/24 3/6/24 – Vehicle storage – Chrysler sedan GEA 600 – vehicle is assessed as being stored has not moved from current parking spot in over a year; is currently not registered. Registration expired March 2023. Vehicles/trailers with expired tags or flat tires are considered inoperable. Remove vehicle from driveway store inside garage or off premises. Cannot be stored in driveway.

3/6/24 – Upper deck storage – bag of trash, 5gal bucket.

2447 – Resolved 5/16/24; 4/12/24; 3/6/24 - upper deck storage – cardboard boxes; remove hanging basket – dead flowers – monitoring

2503 – Resolved 5/16/24; 4/12/24 – Trashcan storage – no additional reminders

Total: 4

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## LOCHESHIRE

**Lochenshire Residents:** *Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.*

2480 – 5/16/24 (door tag notice) – upper deck – ceramic decorative pumpkin & snowman.

2462 – Resolved 4/12/24 3/6/24 – Trashcan storage – no additional reminders; upper deck miscellaneous storage.



2460 – Resolved 5/16/24 4/12/24 – Trashcan storage – no additional reminders.

2461 – 5/16/24 – upper deck – water cooler - monitoring.

2440 – Resolved 4/12/24 3/6/24 – street sign – fishing float (possibly a buoy) device roped on the street sign. Remove at breakup – monitoring.

2443 - Resolved 4/12/24 3/6/24 – Vehicle storage – Chevrolet truck/blue remove all snow from vehicle and clear snow from driveway edge of vehicle. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season). Front porch window – remove items from inside front porch window sill or lower the blinds so these items cannot be seen from the street.

Total: 2

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## HILLSHIRE –

**Hillshire Residents:** Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

7957- Rental – Resolved 4/12/24 3/6/24 – Trashcan storage – no additional reminders; Upper front window – Christmas décor.

7971 – 5/16/24 (door tag notice) – Upper front window – sofa stuffing remove or close blinds.

7973 – Resolved 4/12/24 3/6/24 – Vehicle storage – Honda KKE 641 No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles or trailers shall be kept, placed, stored or maintained anywhere within the community except within a Unit's garage

7987 – 4/12/24; 3/6/24 – Driveway extension requires restoration. Deadline July 31<sup>st</sup> 2024.

7989 – Resolved 5/16/24 4/19/24 – Trashcan storage – no additional reminders  
Resolved 4/12/24 3/6/24 – holiday lights – all accessible holiday decoration remove.

8015 – Resolved 5/16/24 4/12/24; 3/6/24 – pile of plastic bags stored corner of garage/front step – monitoring.

8017 – 5/16/24 – Monitoring compliance; 4/12/24 – On-street parking. No additional reminders – fines to commence re: on-street parking; upper deck sliding screen place on sliding track or remove screen from upper deck; 4/12/24 – Charcoal grill stored in driveway – monitoring.

8017 – 3/6/24 – Several infractions:

- Charcoal grill – stored on front lawn – store side of Unit when not in use.
- Resolved 4/12/24 Trashcan storage – no additional reminders;
- **Monitoring:** Property unkempt – exterior of property miscellaneous items strewn about the property (upper deck; lower deck; side of front step, front of garage).
- Resolved 4/12/24 holiday lights – all accessible holiday decoration remove.

8035 – Resolved 5/16/24 4/12/24 – Trash bag stored side of Unit – no additional reminders; 3/6/24 – Trash bag – upper deck monitoring.

Total: 3

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## HAVENSHIRE

**Havenshire Residents:** Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

2436 – 5/16/24 (door tag notice) – Basketball hoop must be maintained and utilized in the driveway of the Unit. Upper deck storage – household furniture (couch/love seat); other miscellaneous items; guest parking/work van.

Resolved 5/16/24 4/12/24 – box stored side of front step (porch) – monitoring.

2436 – Resolved 4/12/24 3/6/24 – upper deck storage – ladder; holiday lights – all accessible holiday decoration remove.

2438 – 5/16/24 – driveway extension – requires a design review to be on file.

2456 – 5/16/24 – driveway extension – requires weed maintenance – monitoring

2458 – Resolved 5/16/24 3/6/24 – Upper front window – damaged blinds – requires repair/replace/removal. April 30<sup>th</sup> deadline.

2476 – Resolved 4/12/24 3/6/24 – upper deck – storage – boxes other miscellaneous items. Monitoring

2479 – Resolved 4/12/24 3/6/24 – upper deck storage – beverage carton; lower deck – miscellaneous storage.

2477 - Rental – 5/16/24 – Trashcan storage – **Fine to be assessed**; 5/16/24; 4/12/24 – Trash bag stored upper deck. Monitoring

2477 Rental – Resolved 4/12/24 3/6/24 – Trashcan storage no additional reminders; holiday decoration upper deck

Total: 4

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## NORMANSHIRE

**Normanshire Residents:** Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.

8045 – Lawn – tree in front lawn appears dead. If so, homeowner will have to have the tree removed. Monitoring.

8043 – Resolved 5/16/24; 4/12/24 – Trashcan storage – no additional reminders

~~4/12/24 – Doormat propped against front door. Monitoring.  
3/6/24 – Verbal trashcan reminder. Monitoring.~~

8024 – Resolved 4/12/24 3/6/24 – Front door frame – damaged. 30 days to repair.

8022 – Rental – Resolved 5/16/24 (3/26/24 – letter from PMSI) 4/12/24 – 3/6/24 – upper deck storage – air fryer box. Fines to be assessed.

7995 – 5/16/24 – Guest parking use. Monitoring.  
Resolved 4/12/24 3/6/24 – Upper deck – loose plastic cover/tarp.

7980 – 5/16/24 – Exterior miscellaneous items – **monitoring**;  
4/12/24 – Vehicle storage – Truck No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles or trailers shall be kept, placed, stored or maintained anywhere within the community except within a Unit’s garage. Monitoring (possibly rental) –  
Resolved 4/12/24 3/6/24 – ~~Trashcan storage no additional reminders~~

7978 – 5/16/24 (door tag notice) - Shovel side of Unit; ice melt bucket – front porch.  
5/16/24 – Bush front lawn – monitoring.

7981 Rental – Resolved 5/16/24 4/12/24 – Upper deck – cushion(?); lower deck – front porch – 5 gal bucket w/trashbag; foliage plant toppled over. Monitoring.

7979 – 5/16/24(monitoring): 3/6/24 – Vehicle storage – Van/tan clear snow from driveway edge of vehicle. Vehicles/trailers Parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).

7965 – Resolved 5/16/24 ; 3/6/24 – On street parking – homeowner placed on notice.  
Fines to commence each infraction where there is on street parking and the vehicle is not being actively loaded/unloaded. Vehicle is at risk of being impounded. Monitoring.

7965 – Resolved 4/12/24 3/6/24 – ~~Trashcan storage – no additional reminders;~~

7963- Rental – 5/16/24; 4/12/24 – Upper deck storage: bags of trash; other miscellaneous items. **Fines to be assessed. Monitoring.** 5/16/24:-Guest parking – use (KAL 423) Dodge Nitro/Black.

7963 – Resolved 4/12/24 - 3/6/24 – child’s bicycle. If bicycle does not belong to homeowner; homeowner is responsible for discarding the bike from their property.

Resolved 5/16/24 4/12/24 – “9” of 7962 Unit address is missing. Replace. Deadline May 15<sup>th</sup>.

Total: 6

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## ASTONSHIRE

***Astonshire Residents: Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.***

7961 – Rental – Resolved 4/12/24 ; 3/6/24 – remove child toy from front lawn snow pile. Monitoring

7960 – 5/16/24 – (door tag notice) – Shovels side of Unit – store-out-of-sight.

Resolved 5/16/24; 4/12/24—Front door—appears to be a holiday wreath? Homeowner should contact PMSI to verify or remove the wreath. Monitoring.

7977]— 5/16/24 – Vehicle must have current registration – PMSI to check DMV records; if no current registration \$100 fine to be assessed; (3/22/24 – letter from PMSI) 4/12/24; 3/6/24 - Vehicle storage – Nissan Altima – KCD 435 vehicle is assessed as being stored; is currently not registered. Registration expired 2023; Vehicles/trailers with expired tags or flat tires are considered inoperable. Remove vehicle from driveway store inside garage or off premises. Cannot be stored in driveway. Fines to be assessed.

7993] – 5/16/24 – Front porch – water bucket (store out of sight after each use). Monitoring.

8038] – 5/16/24 – Trashcan storage – no additional reminders

8040- Rental] – 5/16/24 – Fence – in need of maintenance and repair (monitoring).

8039 – Resolved: 3/18/24 - 3/6/24—Front door—Christmas holiday wreath

8021 Rental – Resolved 4/12/24 3/6/24—Front door—Christmas holiday wreath

Total: 5

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## BROOKSHIRE LP

**Brookshire Residents:** *Please be aware that your Unit will need to be in compliance by July 31: Restoration areas to be assessed for compliance: garage door, garage door trim, front door, front decks (upper and lower), lower front deck side/front risers (steps) must be the same color of the Unit, upper deck railing with visible dirt, stains, discoloration, scuffed and/or peeled paint. Contact PMSI with questions.*

2596— Resolved 5/16/24 4/12/24—Damaged garage door; requires repair. July 31<sup>st</sup> deadline.

2558] 5/16/24 – (door tag notice) – Guest parking – discontinue. Fines to be assessed; vehicles at risk of being impounded.

5/16/24 – monitoring: 4/18/24; 4/12/24 – On-street parking. No additional reminders – fines to commence re: on-street parking

2558 – Resolved 5/16/24 3/6/24—Reminder: Must bring driveway extension into compliance by 5/15/24—next fine \$100. Reference letter dated 11/21/23.

2540 – 5/14/24 - (4/26/24; 3/23/24 – letter from PMSI) 4/12/24 – on-street parking. **Fines to be assessed \$100.**

2540] – 5/16/24 (door tag notice & letter from PMSI) 4/12/24 – Guest parking — all vehicles affiliated with this Unit – monitoring.

2540] – 5/16/24 (door tag notice & letter from PMSI)— Lawn modification – requires design review.

~~3/23/24—Garage repair. Deadline April 30<sup>th</sup>.~~

~~Resident reports garage door is broken cannot store trashcan out of sight. Homeowner has 30-days to determine alternative to store trashcan out of sight. After 30 days, fines will commence each week the trashcan is not stored out of sight.~~

3/6/24 – Several infractions



- On-street parking – homeowner placed on notice. Fines to commence each infraction where there is on-street parking and the vehicle is not being actively loaded/unloaded. Vehicle is at risk of being impounded.  
Resolved 5/16/24: 4/12/24 – ~~Holiday decoration: Garland, wreath, holiday lights, can tree front porch.~~
- 2538 – Resolved 4/12/24 Unit for sale: 3/6/24 – ~~Trashean storage~~ – no additional reminders
- 2520 - Resolved 4/12/24 3/6/24 – ~~child slide stored on top of front lawn snow pile~~ – store out of sight when not actively in use. Monitoring.
- 2482 - – 5/23/24 – Trashcan curbside; 4/19/24 - Trashcan storage – no additional reminders
- 2482 – Resolved 5/16/24: 4/19/24 – ~~Several miscellaneous items strewn about the property: 5 gal bucket side of Unit/middle of lawn; child’s roller scooter driveway; gas container front of garage; manual air pump(?), several other items~~ – Monitoring
- 2480 – 5/16/24 - Trashcan storage – no additional reminders
- 2462 – Resolved 4/12/24 3/6/24 - ~~Trashean storage~~ – no additional reminders. Monitoring
- 2386 - - Resolved 5/16/24 4/19/24 – ~~Trashean storage~~ – no additional reminders
- 2384 – 5/16/24 – Change of ownership – compliance deadline extended until 6/30/24;  
Resale Certificate: provided deadline of 5/15/24.  
3/6/24 – Reminder: Must bring lawn into compliance by 5/15/24 - next fine \$100. Reference letter dated 7/13/23.
- 2384 – Resolved 5/16/24 4/12/24 – ~~Front porch~~ – bag of trash – monitoring  
Unit for sale
- 2322 Rental – Resolved 5/16/24 ; 4/12/24 – ~~Trashean storage~~ – no additional reminders.
- 2322 – Rental 3/6/24; ~~Upper deck sliding screen door off track.~~ Monitoring
- 2322 – Rental – Resolved 4/12/24 3/6/24 – ~~upper deck storage~~ – oversize black trash bag; other miscellaneous items; ~~Blinds lower front porch window blind repair~~
- 2308 – 5/16/24 – (door tag notice) – Shovels; ice melt front porch – store out-of-sight.
- 2257 - Rental – Resolved 5/16/24 3/6/24 – ~~Guest parking use~~ – work (Utility van) vehicle. Continued abuse of guest parking fines to commence with work vehicle at risk of being impounded.
- 2252 – 5/16/24 – Upper deck – water cooler – monitoring.
- 2246 – Rental – Resolved 5/16/24 4/12/24 – ~~Holiday lights~~ – remove.
- 2240 – Rental – Resolved 5/16/24 4/12/24 – ~~Upper deck storage~~ – monitoring.

Total: 7

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