



Inspection Report – June 20, 2024

LAWNS OF THE MONTH: June → 8023 Normanshire; 2540 Brookshire Lp.

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 begin – 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
- XXXX – Lawn must show improvement with prescribed timeframe

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.

2373 – 6/20/24 – (door-tag notice) Lawn/weed maintenance; bush front lawn requires pruning of dead twigs. Front lawn must be maintained and neat in appearance otherwise submit a design review to remove the bush from front lawn.

2309 – 6/20/24 – (door-tag notice) Miscellaneous items piled on front porch (items not in active use); Upper deck – monitoring. Lawn/weed maintenance.
~~Resolved 4/12/24 3/6/24 – Upper front window – Halloween décor; holiday lights – all accessible holiday decoration Remove.~~

2329 – 6/20/24 – (door-tag notice) shrubs corner/side of porch requires attention; dead twigs; poor appearance. Storage item on front porch.

2331 Rental – ~~Resolved 6/20/24; 5/16/24 (door tag notice) Upper deck – sliding glass – remove Easter décor; front door remove Easter Wreath.~~

2351 – 6/20/24 – (door-tag-notice) Lawn/weed maintenance; area along driveway edge requires attention; shrubs front lawn requires pruning; pile of dried grass curbside of lawn; children toys strewn about the front lawn - store out-of-sight when not in active use. Upper deck – cannot use diaper box as a trashcan remove. 5/16/24 – upper deck – storage – diaper box – monitoring.

2353 – 6/20/24 – Daily guest parking use; Truck considered resident due to daily guest parking use for several months. Homeowner placed on notice to discontinue guest parking use. Next fine tier: **\$100**

2353 6/20/24 – (door-tag notice) – Lawn/weed maintenance.

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 6/20/24 5/16/24 (door tag notice) – front porch – shovel; bag of ice melt; miscellaneous items underneath porch.~~

~~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.~~

2367 – 6/23/24 – Lawn – area at front walk overgrown with grass/weeds require weed whacking (monitoring).

2401 – 6/20/24 – (door-tag-notice) Lawn/Weed maintenance;

6/20/24 – outdoor rug draped over lower deck railing (monitoring)

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

2403 – 6/20/24 – Trashcan storage – no additional reminders; driveway – debris (car mats) strewn in driveway

~~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 – Resolved 6/20/24; 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 – 6/20/24 – (door-tag-notice) – Lawn – decorative rock area along driveway edge/curbside unkempt and overrun with weeds.
Resolved 5/16/24; 4/12/24; 3/6/24 - upper deck storage – cardboard boxes; remove hanging basket – dead flowers – monitoring

2449 – 6/20/24 - (door-tag-notice) Weed maintenance. Tree – area base of tree unkempt – requires attention. Weed barrier partially exposed. Remove/restore/or replace.

2489 – 6/20/24 – (door-tag notice) – Lawn requires active maintenance. Lawn in poor condition; Dry/dead areas about entire lawn. Driveway extension driveway edge covered in dirt.

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

Total: 11 (9 Door tag notices)

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.

2483 – 6/20/24 – (door-tag-notice) – Lawn maintenance – areas along fence requires weed whacking (Duncanshire/Brookshire areas).

2481 - 6/20/24 – (door-tag-notice) – Lawn maintenance – areas along fence requires weed whacking (Duncanshire).

2482 - Rental – 6/20/24 – (door-tag notice) PMSI to send letter; Lawn maintenance – requires mowing side and

backyard; rake excess grass clippings.

2480 - 6/20/24 – PMSI to send letter – upper deck; 5/16/24 (door tag notice) – upper deck – ceramic decorative pumpkin & snowman.
6/20/24 - (door-tag-notice) Lawn/Weed maintenance.

2463 - 6/20/24 – (door-tag-notice) – Lawn maintenance – areas along fence requires weed whacking (Duncanshire).

2461 – Resolved 6/20/24; 5/16/24 – upper deck – water cooler – monitoring.

2462 – 6/20/24 - (door-tag-notice) Weed maintenance; Guest parking – monitoring.
Resolved 4/12/24 3/6/24 – Trashcan storage – no additional reminders; upper deck miscellaneous storage.

2460 – 6/20/24 – Upper deck trash storage – monitoring continuance letter from PMSI placing homeowner on notice. Lawn – monitoring.
Resolved 5/16/24 4/12/24 – Trashcan storage – no additional reminders.

2443 Rental – 6/20/24 – (door-tag notice); PMSI to send letter: Lawn/weed maintenance. Area along driveway's edge requires active maintenance.
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.

2441 – Rental – 6/20/24 (door-tag notice); PMSI to send letter: Lawn/weed maintenance; areas along fence requires weed whacking (Hillshire/Duncanshire).

2442 – 6/20/24 – Lawn – monitoring.

2440 – 6/20/24 – Lawn – monitoring.
Resolved 4/12/24 3/6/24 – street sign – fishing float (possibly a buoy) device roped on the street sign. Remove at breakup – monitoring.

Total: 11 (8 Door tag notices)

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.

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.

8017 – 6/23/24 – On-street parking/no active loading/unloading. **Fine assessed: \$50.** 6/20/24 – Monitoring compliance; 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 ~~Trashean 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.~~

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

7989 – 6/23/24 – Vehicle must have current registration – Vehicle storage – LGX 903 BMW vehicle is assessed as being stored; is currently not registered. Registration is expired; 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.

6/20/24 (door-tag notice) – Lawn/weed maintenance; wood boards stored outside garage door – monitoring.

Vehicle storage: current registration in question – LGX 903 – Black BMW sedan

Resolved 5/16/24 4/19/24 ~~Trashean storage – no additional reminders~~

Resolved 4/12/24 3/6/24 ~~holiday lights – all accessible holiday decoration remove.~~

7987 – 6/28 – unapproved driveway extension – PMSI to send letter; 6/20/24; 4/12/24; 3/6/24 – Driveway extension requires restoration. Deadline July 31st 2024.

7973 - 6/20/24 (door-tag notice) – Lawn/weed maintenance;

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~~

7971 – Resolved 6/20/24; 5/16/24 (door tag notice) – Upper front window – sofa stuffing remove or close blinds.

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

Total: 4 (2 Door tag notices)

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 – 6/20/24 - (door-tag notice) – Lawn/weed maintenance

- 2436 – 6/20/24 – PMSI to send letter: non-adherent to door tag notice/basketball hoop; 5/16/24 (door tag notice) – Basketball hoop must be maintained and utilized in the driveway of the Unit.
6/20/24 – Guest parking use - guest parking/work van -
Resolved 6/20/24: ~~Upper deck storage – household furniture (couch/love seat); other miscellaneous items;~~
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 – Resolved 6/20/24; 5/16/24 – ~~driveway extension – requires a design review to be on file.~~
- 2437 - 6/20/24 - (door-tag notice) – PMSI to send letter. Lawn/weed maintenance; area along driveway edge/front walk requires weed maintenance. Have 7-days (July 1st) to bring lawn into compliance or HOA will have landscape company to service lawn billing back the homeowner.
- 2439 Rental – 6/20/24 – (door-tag notice); PMSI to send letter; Lawn/weed maintenance; lawn poor condition; mulch strewn into street.
- 2456 – 6/20/24 - (door-tag notice) Lawn – dead spots, uncertain if spots are due to pet urine burns.
5/16/24 – driveway extension – requires weed maintenance – monitoring
- 2458 – 6/20/24 – Very nice front lawn; Best in Brookshire!
Resolved 5/16/24 3/6/24 – ~~Upper front window – damaged blinds – requires repair/replace/removal. April 30th deadline.~~
- 2459 – 6/20/24 - PMSI to send letter: Lawn requires active maintenance – areas curbside and along driveway edge; Front porch – miscellaneous storage; Front lawn child pool/store out-of-sight when not in active use; Trashcan – stored side of unit – must be stored out-of-sight. No additional reminders regarding trashcan storage.
- 2476 – Resolved 4/12/24 3/6/24 – ~~upper deck – storage – boxes other miscellaneous items. Monitoring~~
- 2478 - 6/20/24 – (door-tag-notice) – Lawn maintenance – areas along fence requires weed whacking (Brookshire areas).
- 2477 - Rental – 6/20/24 – (door-tag notice); PMSI to send letter; Lawn/weed maintenance; area along driveway edge white decorative rocks requires restoration or remove.
6/23/24 – broom front porch; items stored in front porch window can be seen from the street – remove or lower the blinds. upper deck possibly trash, though uncertain. If confirmed, fine to be assessed
6/20/24 – Resolved: 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~~
- 2479 – 6/20/24 – (door-tag notice) Lawn/weed maintenance – entire lawn front/side/back
Resolved 4/12/24 3/6/24 – ~~upper deck storage – beverage carton; lower deck – miscellaneous storage.~~

Total: 8 (7 Door tag notices)

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 – 6/23/24 & 6/20/24 – (door-tag notice) Lawn/weed maintenance. Small boulders along property line overgrown with weeds. Area alongside house – requires active maintenance.
6/20/24 – Tree appears to have some life; though in poor condition; ~~Lawn—tree in front lawn appears dead. If so, homeowner will have to have the tree removed. Monitoring.~~
- 8043 – 6/20/24 – (door-tag notice) Lawn/weed maintenance – areas along the driveway extension and curbside is overrun with weeds. Curbside pavers – overgrown with weeds.
~~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.~~
- 8044 – 6/30 – Homeowner will not be reminded to maintain lawn. HOA will hire lawn service company in the event lawn reaches current condition as noted on 6/20 billing back the Unit.
6/20/24 – (door-tag notice) Lawn/weed maintenance; have 7-days (July 1st) to bring lawn into compliance or HOA will have landscape company to service lawn billing back the homeowner.
- 8042 – 6/20/24 – (door-tag notice) Lawn/weed maintenance
- 8025 – 6/20/24 – weeds or grass clipping base area of tree front lawn covering half of the white decorative rocks. If not taken care of next inspection – letter to be mailed. Monitoring.
- 8024 – 6/20/24 –Lawn poor condition dead spots; possibly pet urine burns - monitoring
~~Resolved 4/12/24 3/6/24 – Front door frame—damaged. 30 days to repair.~~
- 8022 – Rental – 6/30 – Homeowner will not be reminded to maintain lawn. HOA will hire lawn service company in the event lawn reaches current condition as noted on 6/20 billing back the Unit.
6/20/24 – (door-tag notice) – PMSI to send letter. Lawn/weed maintenance; have 7-days (July 1st) to bring lawn into compliance or HOA will have landscape company to service lawn billing back the homeowner.
~~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 – 6/20/24 – (door-tag notice); Lawn maintenance; PMSI to send letter: Lawn and chronic guest parking use; Mini Coopers – Countryman – JXS 881. Continued use of guest parking, fines to be assessed.
6/20/24; 5/16/24 – Guest parking use. Monitoring.
~~Resolved 4/12/24 3/6/24 – Upper deck—loose plastic cover/tarp.~~
- 7996 – 6/20/24 – Lawn requires active maintenance more than mowing; mower possibly set too low based on appearance of lawn – monitoring.

- 7981 Rental – 6/20/24 – Lawn requires active maintenance more than mowing/weed maintenance– monitoring.
 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 – 6/20/24 – Lawn requires active maintenance more than mowing/– monitoring. Weed growing from underneath front garage trim panel.
 Resolved 6/20/24 5/16/24(monitored): 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).
- 7980 – 6/20/24 – Lawn requires active maintenance more than mowing/ weed maintenance – monitoring.
 Resolved 6/20/24 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 – 6/20/24 – Lawn requires active maintenance more than mowing/ weed maintenance; bush front lawn requires pruning of dead twigs – monitoring.
 5/16/24 (door tag notice) - Shovel side of Unit; ice melt bucket – front porch.
 5/16/24 – Bush front lawn – monitoring.
- 7965 – 6/20/24 – Lawn – area along driveway edge and front walk – submit lawn care plan to PMSI regarding intentions for this area. Cannot remain as it.
 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 – 6/25 – homeowner has installed pavers along the driveway’s edge; indicated will treat lawn/weeds, and remove shrubby that’s in poor condition - monitoring
 6/20/24 – (door-tag notice) Lawn/weed maintenance – lawn in poor condition.
 Resolved 6/20/24; 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 15th.
- 7964 - 6/20/24 – Lawn requires active maintenance more than mowing – monitoring.

Total: 16 (7 Door tag notices)

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.

7958 – 6/20/24 – PMSI to send letter; Trashcan storage – no additional reminders. Lawn – in poor condition – dead spots; pet urine burns; maintain backyard area.

7960 – 6/20/24 – (door-tag-notice) Lawn requires active maintenance; front/side/back.

7960 – 6/20/24 – PMSI to send letter: appears to have moved shovels to back of Unit – PMSI to send letter; 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~~

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

7977 – 6/20/24 – (door-tag notice) Lawn/weed maintenance

~~Resolved: 6/20/24; 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.~~

7991 – 6/20/24 – (door-tag notice) Lawn/weed maintenance

7993 – 6/20/24 – (door-tag notice); 5/16/24 – Front porch – water bucket (store out of sight after each use). Monitoring.

7992 – 6/20/24 – (door-tag notice) Lawn/weed maintenance; upper deck – charcoal grill.

8021- Rental – 6/20/24 – (door-tag notice) Lawn/weed maintenance; area along driveway edge overrun with weeds.

~~Resolved 4/12/24 3/6/24 – Front door – Christmas holiday wreath~~

8038 – 6/20/24 – Lawn/weed maintenance - monitoring

~~Resolved: 6/20/24; 5/16/24 – Trashcan storage – no additional reminders~~

8040 Rental – 6/20/24 – (door-tag notice) Lawn/weed maintenance

8040- Rental – 6/20/24; 5/16/24 – Fence – in need of maintenance and repair (~~monitoring~~).

8039 – 6/20/24 – (door-tag notice) Lawn/weed maintenance

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

8041 – 6/20/24 – (door-tag notice) Lawn/weed maintenance

Total: 11 (9 Door tag notices)

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~~ - 6/20/24 – (door-tag notice) Lawn/weed maintenance. Lawn present dry. Water regularly.
~~Resolved 5/16/24 4/12/24 – Damaged garage door; requires repair. July 31st deadline.~~

2580 - 6/20/24 – (door-tag notice) Lawn/weed maintenance. Lawn present dry. Water regularly. Consider Scott's turf builder rapid grass sun and shade mix. Lawn must show improvement by next inspection in two-weeks (July 11th). Tree front lawn – trim hanging dead branches.

~~2578~~ - 6/20/24 – Lawn/weed maintenance - monitoring

~~2560~~ – 6/20/24 – Lawn/weed maintenance - monitoring

~~2558~~ - 6/20/24 – (door-tag-notice) – Driveway extension – requires weed maintenance; other area of lawn – monitoring.

~~6/20/24 – monitoring; 5/16/24 – (door tag notice) – Guest parking – discontinue. Fines to be assessed; vehicles at risk of being impounded.~~

~~6/20/24; 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~~ – 6/20/24 - monitoring; 5/14/24 - (4/26/24; 3/23/24 – letter from PMSI) 4/12/24 – on-street parking. Fines to be assessed \$100.

~~2540~~ – 6/20/24 – monitoring; 5/16/24 (door tag notice & letter from PMSI) 4/12/24 – Guest parking — all vehicles affiliated with this Unit – monitoring.

~~2540~~ – 6/20/24; 5/16/24 (door tag notice & letter from PMSI)– Lawn modification – requires design review.

~~3/23/24 – Garage repair. Deadline April 30th.~~

~~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~~ – 6/20/24 – (door-tag notice) Lawn/weed maintenance; area at front walk overgrown with weeds around the wooden flower pot. If no plans to plant flowers, remove store out-of-sight.

~~Resolved 4/12/24 Unit for sale: 3/6/24 – Trashcan storage – no additional reminders~~

~~2522~~ – 6/20/24 – (door-tag notice) Lawn/weed maintenance

~~2520~~ - 6/20/24 – (door-tag notice) Lawn/weed maintenance;

~~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 - 6/23/24; 6/20/24 - Recycle trashcan curbside - monitoring. If continued curbside outside of day of collection- fine to be assessed. 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 - 6/20/24 - (door-tag notice) Lawn/weed maintenance;
Resolved 6/20/24: 5/16/24 - Trashcan storage - no additional reminders
- 2462 - 6/20/24 - (door-tag notice) Lawn/weed maintenance;
Resolved 4/12/24 3/6/24 - Trashcan storage - no additional reminders. Monitoring
- 2460 - 6/20/24 - Lawn - area along driveway edge - monitoring.
- 2402 - 6/20/24 - (door-tag notice) Lawn/weed maintenance;
- 2386 - 6/20/24 - (door-tag notice) Lawn maintenance; Lawn - in poor condition - dead spots; pet urine burns; lawn must show improvement by next inspection within two-weeks (July 11th). Upper deck trash bag.
Resolved 5/16/24 4/19/24 - Trashcan storage - no additional reminders
- 2384 - Resolved 6/20/24: 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
- 2366 - 6/20/24 - (door-tag notice) Lawn - not neat in appearance. If areas of lawn cannot be neat in appearance remove the barrels from the lawn. Base of barrels being overgrown with weeds.
- 2346 - 6/20/24 - (door-tag- notice) - Lawn - area along driveway extension requires active maintenance; piece of card board front of garage (monitoring).
- 2322 Rental - Resolved 5/16/24 ; 4/12/24 - Trashcan 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 - Resolved 6/20/24: 5/16/24 - (door tag notice) - Shovels; ice melt front porch - store out of sight.
- 2306 - 6/20/24 - (door-tag notice) Lawn/weed maintenance;
- 2290 - 6/20/24 - (door-tag-notice) PMSI to send letter: Lawn/weed maintenance; driveway extension must be maintain - D-1 gravel unkempt at driveway edge (gravel scattered into the street); upper sliding screen door requires repair.

2288 – 6/20/24 – (door-tag-notice) – bush front lawn requires pruning of dead twigs.

2265 – 6/20/24 – (door-tag notice) Lawn/weed maintenance; front/side/backyard

2263 – 6/20/24 – (door-tag notice) Lawn/weed maintenance; front/side/backyard; consider Scott's turf builder rapid grass sun & shade mix.

2266 – 6/20/24 – (door-tag notice) Lawn/weed maintenance; consider Scott's turf builder rapid grass sun & shade mix.

2259 – 6/20/24 – (door-tag notice) Lawn/weed maintenance;

2258 – 6/20/24 – (door-tag notice) PMSI to send letter; Lawn/weed maintenance; area along driveway edge overgrown with weeds; planter box at front walk unkempt; trashcan and coolers stored in backyard – store out-of-sight. No additional reminders.
6/23 – front porch – 5 gal orange bucket (monitoring).

2257 - Rental – 6/20/24 (door-tag-notice) PMSI to send letter; area along driveway edge overgrown with weeds, restore, replace, or remove. Area must show improvement by next inspection July 11th.
Backyard requires moving - monitoring
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 – Resolved 6/20/24: 5/16/24 – Upper deck – water cooler – monitoring.

2253 – 6/20/24 – Lawn/weed maintenance – monitoring.

2248 – 6/20/24 – Trashcan storage – no additional reminders.

2251 – 6/20/24 – (door-tag notice) PMSI to send letter; Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns; area at front walk; lawn must show improvement by next inspection within two-weeks (July 11th). Informed to keep pets from eliminating on front lawn; consider Scott's turf builder rapid grass sun and shade mix. Do not allow pets to trespass onto neighbor's lawn to eliminate. Fines to commence if continued trespassing onto neighbor's lawn.

2247 – 6/20/24 – (door-tag notice) – Lawn/weed maintenance; ladders stored side of Unit must be stored out-of-sight and not in your backyard. Neighbor at 2251 placed on notice to discontinue allowing their pets to trespass onto your property. Consider installing a no dig decorative fence similar to 2400 Brookshire lp placing it along the property line between your and 2251 to prevent their pets from trespassing onto your property. As a homeowner, you are responsible for the condition of your lawn.

2245 – 6/20/24 – Lawn maintenance – monitoring.

2246 – Rental – 6/20/24 – (door-tag notice) PMSI to send letter; Lawn maintenance; Lawn – in poor condition
2246 - Rental – dead spots; pet urine burns; lawn must show improvement by next inspection within two-weeks (July 11th). Informed to keep pets from eliminated on front lawn; consider Scott's turf builder rapid grass sun and shade mix.

Resolved 5/16/24 4/12/24—Holiday lights—remove.

2242 - 6/20/24 - (door-tag notice) - Lawn/weed maintenance; Uncertain if neighbor at 2246 is allowing their pet to trespass onto your property? Consider installing a no dig decorative fence similar to 2400 Brookshire lp placing it along the property line between your and 2246 to prevent their pets from trespassing onto your property. As a homeowner, you are responsible for the condition of your lawn.
6/23/24 - Driveway extension - curbside/D-1 gravel requires weed maintenance (monitoring).

2240 - Rental - 6/20/24 - (door-tag notice). PMSI to send letter. Lawn/weed maintenance. Lawn present dry.
2240 - Rental Water regularly. Consider Scott's turf builder rapid grass sun and shade mix. Lawn must show improvement by next inspection in two-weeks (July 11th).

Resolved 5/16/24 4/12/24—Upper deck storage—monitoring.

2241 - 6/20/24 - Lawn maintenance - monitoring.

2239 - 6/20/24 - (door-tag notice). PMSI to send letter. Lawn/weed maintenance. Lawn present dry.

2239 - Water regularly. Consider Scott's turf builder rapid grass sun and shade mix. Lawn must show improvement by next inspection in two-weeks (July 11th).

Total: 36 (27 Door tag notices)

69 total door tag notices (June 23rd)

97 Infractions (June 23rd)