



Inspection Report – July 27, 2024

LAWNS OF THE MONTH: July 2461 Lochenshire Pl ** 8015 Hillshire Ct**

Most Improved: Lawn of the season: * 2384 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.*

Inspections for the above-mentioned property maintenance compliance will take place the first week of August. All homeowners out of compliance will receive a formal notification letter to include placing you on notice that failure to comply may result in the commencement of the fine policy.

Examples (photos taken in Brookshire):





Brookshire Landscape guidelines and Driveway Extension 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 /lawn changes, changes of any kind, 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 gal of Utterly Beige; and 8gal 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 - September.
- 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
- XXXX – Required to submit lawn care plan spring 2025 (NLT: April 30, 2025).
- XXXX – Pending legal counsel response.

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.*

2273 – Resolved: 7/27/24; 7/27/24; 7/12/24; 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** – 7/27/24; 7/12/24 - Lawn overgrown with weeds. Base of small tree overgrown with grass. 6/20/24 – (door-tag-notice) Lawn/weed maintenance.
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved: 7/27/24; 7/27/24; 7/12/24; 6/20/24 — (door tag notice) Miscellaneous items piled on front porch (items not in active use); Upper deck — monitoring.. Resolved 4/12/24 3/6/24 Upper front window Halloween décor; holiday lights all accessible holiday decoration Remove.
- 2329 – Resolved 7/12/24; 6/20/24 — (door tag notice) shrubs corner/side of porch requires attention; dead twigs; poor appearance. Storage item on front porch.
- 2331 Rental** – 7/27/24; 7/12/24 – (door tag notice) Lawn requires active maintenance more than mowing; area at corner of porch requires active maintenance. Weed-whack area curbside/manhole.
Resolved 6/20/24; 5/16/24 (door tag notice) Upper deck sliding glass remove Easter décor; front door remove Easter Wreath.
- 2351** – 7/27/24; 7/12/24 – Lawn/weed maintenance – decorative white rocks require weed maintenance; small bush closest to front porch – dead twigs, base overgrown with grass, poor appearance; 6/20/24 – (door-tag-notice) Lawn/weed maintenance; area along driveway edge requires attention.
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved 7/12/24; 6/20/24 — (door tag notice) — 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** – 7/27/24; 7/12/24 – Lawn/weed maintenance - monitoring; 6/20/24 – (door-tag notice) – Lawn/weed maintenance.
- 2353** – 7/23/23 – Homeowner reminded the black truck is not considered guest and cannot park in guest parking; **next violation \$200** each occurrence. 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** – 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.
- 2367 – Resolved 7/12/24; 6/23/24 — Lawn area at front walk overgrown with grass/weeds require weed whacking (monitoring).

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

2401 – 7/27/24; 7/12/24 – Lawn/weed maintenance – monitoring; 6/20/24 – (door-tag-notice) Lawn/Weed maintenance;

Resolved 7/12/24; 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 – 7/27/24 – Front porch – bag of trash front porch (monitoring)

Resolved 7/12/24 - 6/20/24 – Trashcan storage – no additional reminders

Resolved 7/12/24 - 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 LTX 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 – 7/27/24 – (door tag-notice) Lawn requires active maintenance more than mowing; remove plastic tray from front porch. **NOTE:** 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

2425 – Rental – 7/12/24 – Trashcan storage – monitoring; front porch storage plastic tray of some sort.

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 – 7/27/24; 7/12/24 – No response to door-tag notice; remove dead tree (pot) from curbside of lawn; lawn/weed maintenance; decorative rocks – treat weeds; or remove the decorative rocks along the driveway's edge and curbside bring this area in compliance with landscape guidelines; 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 – 7/24/24; 7/12/24 – Lawn requires more than mowing; lawn overrun with weeds; lawn requires weed maintenance – consider Scott's turf builder: weed and feed; 6/20/24 – (door-tag-notice) Weed

maintenance. **NOTE:** 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

7/3/24 – HOA received questions on exterior improvements. Please submit design review for Board approval, before any modifications are made.

~~Resolved 7/12/24: 6/20/24 – (door tag notice) Tree area base of tree unkempt requires attention. Weed barrier partially exposed. Remove/restore/or replace.~~

2465 – Rental – 7/27/24; 7/12/24 (door-tag notice) – Lawn/weed maintenance. Lawn requires weed maintenance – consider Scott's turf builder: weed and feed.

2489 – ~~Resolved 7/27/24: 7/24/24; 7/12/24 Driveway extension driveway edge improved/acceptable; 6/20/24 (door tag notice) Driveway extension driveway edge covered in dirt.~~

~~Resolved 7/27/24: 6/20/24 – (door tag notice) – Lawn requires active maintenance. Lawn in poor condition; Dry/dead areas about entire lawn~~

2503 – 7/27/24; 7/12/24 – (door-tag-notice) – Lawn - area along driveway edge requires active maintenance; Storage: cooler front lawn – store out-of-sight.

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

Total: 11 (4 Door tag notices)

LOCHENSHIRE

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 – 7/27/24; 7/12/24 – (door-tag-notice) Homeowner has not remove graffiti from fence being tagged April 19th 2024. Homeowner given until first snowfall to remove graffiti from fence.

~~Resolved 7/12/24: 6/20/24 – (door tag notice) Lawn maintenance areas along fence requires weed whacking (Duncanshire/Brookshire areas).~~

2481 – 7/27/24; 7/12/24 – (door-tag-notice) – Pavers along driveway edge requires restoration, replace or removed in compliance with the driveway extension guidelines; Lawn/weed maintenance – monitoring.

~~Resolved 7/12/24: 6/20/24 – (door tag notice) – Lawn maintenance areas along fence requires weed whacking (Duncanshire).~~

2482 - Rental – 7/27/24; 7/12/24; 6/20/24 – Lawn/weed maintenance – monitoring.

~~Resolved 7/27/24: 6/20/24 – (door tag notice) PMSI to send letter; Lawn maintenance – requires mowing side and backyard; rake excess grass clippings.~~

2480 – 7/27/24; 7/12/24 – Lawn/weed maintenance; no response to door-tag notice re: Lawn/weed maintenance; 6/20/24 – (door-tag-notice) Lawn/Weed maintenance.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

~~Resolved 7/12/24; 6/20/24 – PMSI to send letter upper deck; 5/16/24 (door tag notice) upper deck – ceramic decorative pumpkin & snowman.~~

2463 - ~~Resolved 7/12/24; 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 – 7/27/24; 7/12/24 – Lawn/weed maintenance; no response to door-tag notice re: Lawn/weed maintenance; 6/20/24 – (door-tag-notice) Weed maintenance;
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

~~Resolved 7/12/24: Guest parking – monitoring.~~

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

2460 – ~~Resolved: 7/27/24; 7/12/24; 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 – 7/27/24; 7/12/24: Lawn – improved – monitoring;

~~7/27/24; 7/12/24 – (door-tag-notice) backyard area outside of fence on Duncanshire requires trimming/maintenance. 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 – 7/27/24; 7/12/24 – Lawn/weed maintenance – consider Scott’s Turf builder – weed and feed to combat the weeds; backyard area outside of fence on Duncanshire – **fine \$50.** 6/20/24 – door-tag-notice – regarding lawn/weeds and areas outside of fence areas required trimming/maintenance; 6/26/24 – letter from PMSI placing homeowner on notice regarding lawn.

7/27/24 – (door-tag-notice) – Storage: upper deck – cooler remove store out-of-sight; Weeds growing between openings of side steps.

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

2442 – 7/27/24 – Lawn – slight improvement – consider raising the mowing height to the next level to improve appearance of lawn; in the event no noticeable improvement by next inspection (8/15/24) – PMSI to send formal letter placing homeowner on notice; 7/12/24; 6/20/24 – Lawn – monitoring. (no door tag notice posted).

2440 – 7/27/24; 7/12/24 (door-tag-notice) – Lawn/weed maintenance – consider Scott’s Turf builder – weed and feed to combat the weeds; If no improvement by next inspection (8/15/24)– PMSI to send formal letter placing homeowner on notice; 6/20/24 – Lawn – monitoring.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

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: 9 (4 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 – 7/27/24; 7/12/24 – Significant improvement. Monitoring for continued compliance. Curbside pavers/rocks require weed maintenance - monitoring.
~~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 Trashed 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 – 7/27/24; 7/12/24 – (door-tag-notice) patio pavers along driveway edge requires weed maintenance; Lawn has not shown improvement re: weed maintenance; Lawn/weed maintenance – consider Scott's Turf builder – weed and feed to combat the weeds; If no improvement by next inspection (8/15/24)– PMSI to send formal letter placing homeowner on notice; 6/20/24 (door-tag notice) – Lawn/weed maintenance;

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

~~Resolved 7/27/24; 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) 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 Trashed storage no additional reminders~~

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

7987 – Unapproved driveway extension; Board to seek legal counsel before responding to homeowner. No action required, by homeowner, until after the HOA receives a response from legal counsel.
7/27/24; 7/12/24; 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 – 7/27/24; 7/12/24 (door-tag-notice) – Lawn – weed maintenance - consider Scott’s Turf builder – weed and feed to combat the weeds. Driveway extension in poor condition. Sections overgrown with weeds; unkempt in appearance. Requires restoration in compliance with the driveway extension guidelines. If no improvement by next inspection (8/15/24)– PMSI to send formal letter placing homeowner on notice.
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 – 7/27/24; 7/12/24 (door-tag-notice): Lawn/weed maintenance - consider Scott’s Turf builder – weed and feed to combat the weeds; patio pavers at front porch – sections overgrown with weeds.

7971 – 7/27/24 – Upper front window – sofa stuffing seen from street. PMSI to send letter.
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.~~

7955 – 7/27/24; 7/12/24 - (door-tag-notice): Lawn/weed maintenance - consider Scott’s Turf builder – weed and feed to combat the weeds; area along driveway’s edge continue active maintenance.

Total: 6 (4 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 – 6/26/24 – Homeowner received formal notice to place basketball hoop in driveway: 5/16/24 – 7/27/27 – Basketball hoop is being used curbside of lawn, kids playing in the street - **\$50 fine**;
6/26/24 – Homeowner received formal notice to discontinue guest parking use of all vehicles affiliated with the Unit. Homeowner continue to abuse guest parking - **\$50 fine**.
7/27/24: **NOTE:** Homeowner encourage to submit design review for driveway extension
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 -
2436 – 7/27/24; 7/12/24: Lawn/weed maintenance – improved – continue monitoring; 6/20/24 - (door-tag notice) – Lawn/weed maintenance

- 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 – 7/27/24; 7/12/24 – Lawn in compliance – monitoring; 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 – 7/27/24; 7/12/24 – Lawn improved – mulch area curbside grass starting to grow – monitoring; 6/20/24—(door tag notice); PMSI to send letter; Lawn/weed maintenance; lawn poor condition; mulch strewn into street.
- 2456 – 7/27/24: Beautiful transformation! Perfect in every way!! Congrats!! ☺
Resolved: 7/12/24: 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 – 7/27/24; 7/12/24 – Lawn – improved – monitoring.
7/27/24: **NOTE:** Driveway extension must be approved before modification is made.
6/20/24—PMSI to send letter: Lawn requires active maintenance—areas curbside and along driveway edge;
Resolved: 7/12/24: 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 - Resolved: 7/12/24: 6/20/24—(door tag notice)—Lawn maintenance—areas along fence requires weed whacking (Brookshire areas).
- 2477 – 7/27/24- Lawn/weed maintenance – improved – monitoring. Consider Scott’s Turf builder – weed and feed to combat the weeds.
6/20/24 – (door-tag notice); PMSI to send letter; Lawn/weed maintenance;
Resolved: 7/12/24: 6/23/24: area along driveway edge white decorative rocks requires restoration or remove.—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 – 7/27/24; 7/12/24 (door-tag-notice) – Miscellaneous items (toys, bicycles, trashcan, balls, scooter) all strewn across the lawn. All miscellaneous items must be stored away when done with for the day.
7/27/24- Lawn/weed maintenance – improved – monitoring; 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: 6 (1 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 – 7/27/24; 7/12/24 – Lawn appearance is unkempt. Several areas of lawn are of concern and requires active maintenance and upkeep:

- Bush side of porch – requires pruning of dead twigs. Base of bush is overgrown with grass and weeds.
- Lawn/weed maintenance. Consider Scott’s Turf builder weed and feed to combat weeds. Lawn is mostly weeds.
- Flower bed alongside of Unit – unkempt and overgrown with grass and weeds. Must be kept neat in appearance; Homeowner’s options are: remove all together or maintain this area. In the event the homeowner decision is to keep as is, the area must be actively maintained to avoid fines. In the event the homeowner does not actively manage this area, the HOA will require the homeowner to remove the flower bed returning the lawn to its original condition due to poor appearance and neglect by homeowner.
- Clear weeds/grass from around manhole – so that sump pump discharge can flow freely into the drain.
- 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.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

6/20/24 – Tree appears to have some life; though in poor condition.

6/20/24; ~~Lawn tree in front lawn appears dead. If so, homeowner will have to have the tree removed.~~
Monitoring.

8043 – 7/27/24 – Driveway extension – weed maintenance – monitoring. Curbside pavers requires active weed maintenance.

~~Resolved: 7/12/24; 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 – ~~Resolved: 7/3/24 & 7/4/24~~ NOTE: HOA hired lawn service to mow backyard area not taken care by lawn care company homeowner hired; in which the service will be billed back to the homeowner.

7/27/24; 7/12/24 – Lawn/weed maintenance: lawn is not being actively maintained. PMSI to send formal notice re: HOA will hire lawn service to ensure the lawn is in compliance according to the landscape guidelines.

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.

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

~~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 - 7/27/24; 7/212/24 – Lawn maintenance; Lawn – condition –

8042 dead spots; pet urine burns; lawn must show improvement by next inspection within two-weeks (Aug 15th). Must keep pets from eliminating on front lawn; consider Scott's turf builder rapid grass sun and shade mix. Driveway extension – requires weed maintenance.

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

8025 – Resolved: 7/12/24: Lawn quite nice in appearance. Congrats! ~~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 – 7/27/24; 7/12/24: Lawn/weed maintenance – improved – monitoring; lawn must show improvement by next inspection within two-weeks (Aug 15th). Must keep pets from eliminating on front lawn; consider Scott's turf builder rapid grass sun and shade mix.

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 – 7/4/24 – HOA hired lawn care service. Service provided will be billed back to the homeowner. Monitoring.

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 – 7/27/24; 7/12/24: Lawn/weed maintenance – monitoring.

~~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 – 7/27/24 – Lawn – (feedback only – no infraction re: lawn) – consider raising the mowing to the next level to improve the appearance of lawn.

6/20/24 – Lawn requires active maintenance more than mowing; mower possibly set too low based on appearance of lawn – monitoring.

7981 Rental – 7/27/24; 7/12/24 (door-tag-notice); PMSI to send letter – lawn/weed maintenance. Consider Scott’s turf builder weed and feed. Lawn mostly weeds. 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 – 7/27/24; 7/12/24 – Lawn improved significantly. Best lawn appearance in a number of years for this Unit. Simple, basic, though just right. Almost a perfect lawn. Congrats! Monitoring. ~~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 – 7/27/24 – Upper window screen torn – requires repair.
7/27/24 – Guest parking use – PMSI to send letter. Jeep Trail Hawk – North Dokata plate: 105 DSM; and all other vehicles at this Unit. Continued use of guest parking as overflow parking – fines to be assessed each occurrence. Vehicles at risk of being impounded.
7/27/24; 7/12/24 – Lawn improved – monitoring; ~~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 – 7/27/24 – Trashcan storage – no additional reminders; Bush front lawn prune dead twigs; and Lawn/weed maintenance - lawn requires weed treatment.
6/20/24 – Lawn requires active maintenance more than mowing/ weed maintenance; bush front lawn requires pruning of dead twigs – ~~monitoring.~~
Resolved: 7/12/24; 5/16/24 (door tag notice) – Shovel side of Unit; ice melt bucket front porch.
5/16/24 – Bush front lawn – monitoring.

7965 – 7/30/24 – Homeowner provided update/area along driveway’s edge and front walk - monitoring
7/27/24; 7/12/24 – No change in area of concern dated 6/20/24; Homeowner provided a deadline of 7/31/24 to bring area along driveway and front walk into compliance. Design review form provided to homeowner. Homeowner will be assessed a fine on 8/1/24 in the event the area is not in compliance and/or the homeowner has not been in contact with PMSI for an extension.
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 – 7/27/24 – pavers – weeds beginning to reveal. Monitoring.
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 – 7/27/24; 7/12/24: (door-tag-notice) Lawn/weed maintenance. Lawn requires weed treatment.
Guest Parking: Work van: LCG Inc plate: EXB 354 – monitoring.
6/20/24 – Lawn requires active maintenance more than mowing – monitoring.

Total: 14 (2 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 – 7/27/24; 7/212/24 – Lawn/weed maintenance – improved – monitoring;
7/27/24; 7/12/24; 6/20/24 – dead spots; pet urine burns; maintain backyard area.
6/20/24 – PMSI to send letter; Lawn – in poor condition –
NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved: 7/12/24 - ~~Trashean storage – no additional reminders~~

7960 – 7/27/24; 7/212/24; 6/20/24 – Lawn/weed maintenance – improved – monitoring;
6/20/24 – (door tag notice) Lawn requires active maintenance; front/side/back.
NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved: 7/12/24; 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 – 7/27/24 – (door-tag-notice) – clean chalk markings from structure of Unit.
Resolved 4/12/24 ; 3/6/24 – remove child toy from front lawn snow pile. Monitoring

7977 – 7/27/24; 7/212/24 – Lawn/weed maintenance – improved – monitoring; 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 - 7/27/24; 7/212/24 – Lawn/weed maintenance – improved – mostly weeds – monitoring; Weed maintenance. Consider Scott’s Turf builder weed and feed to combat weeds. Lawn is practically all weeds; 6/20/24 – ~~(door-tag notice)~~ Lawn/weed maintenance
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

7993 - Resolved: 7/12/24: 6/20/24 – ~~(door-tag notice)~~; 5/16/24 – ~~Front porch water bucket (store out of sight after each use). Monitoring-~~

7992 - Resolved: 7/12/24: 6/20/24 – ~~(door-tag notice) Lawn/weed maintenance; upper deck charcoal grill.~~

8021- Rental - 7/27/24; 7/212/24; 6/20/24 – Lawn/weed maintenance – improved – monitoring; Consider Scott’s Turf builder weed and feed to combat weeds. Lawn is mostly weeds; 6/20/24 – ~~(door-tag notice)~~ Lawn/weed maintenance; area along driveway edge ~~overrun with weeds~~ monitoring.
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved 4/12/24 3/6/24 – ~~Front door Christmas holiday wreath~~

8020 - 7/27/24 – Lawn – (feedback only – no infraction re: lawn) – consider raising the mowing to the next level to improve the appearance of lawn. Be mindful of weeds along driveway’s edge and front walk areas.

8038 - 7/27/24; 7/212/24 – Lawn/weed maintenance – monitoring; 6/20/24 – Lawn/weed maintenance – monitoring Resolved: 6/20/24: 5/16/24 – ~~Trashcan storage no additional reminders~~

8040 Rental - 7/27/24; 7/212/24 – Lawn/weed maintenance – lawn remains out-of-compliance with Brookshire landscape guidelines –**fine assess \$50**; Consider Scott’s Turf builder weed and feed to combat weeds. Lawn is practically all weeds. 6/20/24 – (door-tag notice) Lawn/weed maintenance

8040- Rental – Fence: PMSI to send letter with reason timeframe to have fence repaired: Sept 30, 2024; fines to commence if no communication from homeowner and/or homeowner designee and in the event the fence is not repaired by the deadline imposed. 6/20/24; 5/16/24 – Fence – in need of maintenance and repair ~~(monitoring)-~~

8039 - 7/27/24; 7/212/24 – Lawn/weed maintenance – monitoring; Consider Scott’s Turf builder weed and feed to combat weeds. Lawn mostly weeds. Consider raising the mowing to the next level to improve appearance of lawn; Current setting presents too low. 6/20/24 – ~~(door-tag notice)~~ Lawn/weed maintenance.
7/27/24; 7/21/24/ 6/20/24 – Must maintain backyard area outside of fence. No additional reminders.
Resolved: 3/18/24 - 3/6/24 – ~~Front door Christmas holiday wreath~~

8041 - 7/27/24; 7/212/24 – Lawn/weed maintenance – monitoring; Consider Scott’s Turf builder weed and feed to combat weeds. 6/20/24 – ~~(door-tag notice)~~ Lawn/weed maintenance.
7/27/24; 7/21/24/ 6/20/24 – Must maintain backyard area outside of fence. No additional reminders.

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

Total: 10 (1 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 – 7/27/24; 7/12/24 – Lawn/weed maintenance; no noticeable improvement to lawn since door-tag-notice on 6/20/24 – Homeowner must also clear the grass from around the beehive storm drain grate and from cracks curbside of the driveway.

PMSI to send letter.

6/20/24 – (door-tag notice) Lawn/weed maintenance. Lawn present dry. Water regularly.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

~~Resolved 5/16/24 4/12/24 – Damaged garage door; requires repair. July 31st deadline.~~

2580 – 7/27/24; 7/12/24 – Lawn/weed maintenance; minimal improvement to lawn since door-tag-notice on 6/20/24 – PMSI to send letter.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

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).

~~Resolved 7/12/24: Tree front lawn – trim hanging dead branches.~~

2578 – 7/27/24; 7/21/24 (door-tag-notice) – Lawn/Weed maintenance; minimal improvement since 6/20/24; Consider Scott's turf builder – weed & feed to combat the weeds. Lawn must show improvement by next inspection 8/15/24.

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

2560 – 7/27/24; 7/21/24 (door-tag-notice) – Lawn maintenance; minimal improvement since 6/20/24; area along driveway edge requires active maintenance. Barrier along driveway edge overgrown with grass/weeds. Remove, doesn't appear to serve a purpose. Lawn must show improvement by next inspection 8/15/24.

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

2558 – 7/27/24 – Thank you for such beautiful improvements to your lawn and the maintenance to your driveway extension. 6/20/24 – (door-tag-notice) – Driveway extension – requires weed maintenance – monitoring.

~~Resolved: 7/12/24~~

~~6/20/24 – other area of lawn – 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 – 7/27/24; 7/12/24 – Trashcan storage. **\$50 fine assessed.**

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 – 7/27/24; 7/12/24 – Lawn/weed maintenance; minimal improvement to lawn since door-tag-notice on 6/20/24; Lawn requires more than mowing. Consider Scott's turf builder weed and feed. Driveway extension unkempt treat weeds germinating between pavers – PMSI to send letter.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

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

~~Resolved 7/12/24: 6/20/24 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 – 7/27/24; 7/12/24 – Lawn/weed maintenance; minimal improvement to lawn since door-tag-notice on 6/20/24; Lawn requires more than mowing. Consider Scott's turf builder weed and feed – PMSI to send letter.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

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

2520 - 7/27/24 – Lawn/weed maintenance – improvement – monitoring; 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.~~

2500 – 7/27/24; 7/12/24 – Lawn/weed maintenance – monitoring.

- 2482 – 7/27/24; 7/12/24 – Lawn/weed maintenance – monitoring. Driveway extension sections overgrown with weeds.
7/24/24 – Both trashcans curbside – next observation fine will be assessed. Cans must be stored out-of-sight date of collection. 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 – 7/27/24; 7/12/24 – Lawn/weed maintenance – improvement – monitoring; 6/20/24 – (door-tag notice) Lawn/weed maintenance;
Resolved 6/20/24; 5/16/24 – Trashcan storage – no additional reminders
- 2462 – Resolved: 7/12/24; 6/20/24 – (door tag notice) Lawn/weed maintenance;
Resolved 4/12/24 3/6/24 - Trashcan storage – no additional reminders. Monitoring
- 2460 – Resolved: 7/27/24; 6/20/24 – Lawn – area along driveway edge – monitoring.
- 2402 – 7/27/24; 7/12/24 – Lawn/weed maintenance – improved – monitoring. Driveway extension sections overgrown with weeds. 6/20/24 – (door-tag notice) Lawn/weed maintenance;
- 2400 – 7/27/24 – Weed maintenance – monitoring; small rocks curbside – overgrown with grass/weeds dried grass clippings curbside rake/discard.
- 2386 – 7/27/24; 7/11/24 – Lawn improved; still has dead spots; lawn must be completely restored by final inspection end of September – monitoring. 6/20/24 – (door-tag notice) /PMSI to send letter - Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns; lawn must show improvement by next inspection within two-weeks (July 11th).
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved 7/12/24; 6/20/24: Upper deck trash bag.
Resolved 5/16/24 4/19/24 – Trashcan storage – no additional reminders
- 2384 – 7/27/24: Beautiful transformation! Perfect in every way!! Congrats!! ☺
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 – 7/27/24 – PMSI to send letter: Lawn requires active maintenance. Lawn unkempt; requires weed maintenance. Foliage in each respective barrel [metal flower garden] not actively maintained as evidenced by stray weeds and grass overgrowing the foliage. If lawn and barrels [metal flower gardens] continues to be unkempt, HOA will have homeowner to return lawn to its original condition. Lawn must show improvement by next inspection within two-weeks (Aug 15th).

- 2366 – 6/20/24 – (door-tag notice) Lawn – not neat in appearance. If areas of lawn cannot be neat in appearance remove the barrels [metal flower gardens] from the lawn. Base of barrels being overgrown with weeds.
- 2346 – Resolved: 7/27/24; 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 – 7/27/24; 7/12/24 – (door-tag-notice) – dead twig bush front lawn remove. Lawn/weed maintenance. Lawn requires active maintenance more than mowing.
Resolved 6/20/24; 5/16/24 – (door tag notice) – Shovels; ice melt front porch – store out of sight.
- 2306 – 7/27/24; 7/20/24 – (door-tag-notice) – remove charcoal grill from street. Must be maintained in your driveway even when actively in use. No additional reminders. Fines to commence.
- 2306 -7/27/24 – Lawn/weed maintenance – monitoring; Door tag notice 6/20/24 –(door-tag notice) Lawn/weed maintenance;
- 2290 – 7/27/24 – Trashcan storage – no additional reminders.
- 2290 - 7/27/24: monitoring 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);
Resolved: 7/27/24; 6/20/24 – upper sliding screen door requires repair.
- 2288 – Resolved: 7/12/24; 6/20/24 – (door tag notice) – bush front lawn requires pruning of dead twigs.
- 2265 – 7/27/24; 7/12/24 – PMSI to send letter – three-foot patch of grass/weeds along driveway extension. Small boulder, curbside, overgrown with weeds. Driveway extension requires weed maintenance.
- Homeowner will need to submit a design review if this area is to be preserved; otherwise must mow this area keeping it consistent with others of the lawn.
- 6/20/24 – (door-tag notice) Lawn/weed maintenance; front/side/backyard
- 2263 – 7/27/24; 7/12/24 – Lawn/weed maintenance – improved – monitoring; 6/20/24 – (door-tag notice) Lawn/weed maintenance; front/side/backyard; consider Scott’s turf builder rapid grass sun & shade mix.
- 2266 - 7/27/24; 7/12/24 – Lawn/weed maintenance – improved – monitoring; 6/20/24 – (door-tag notice) Lawn/weed maintenance; consider Scott’s turf builder rapid grass sun & shade mix.
- 2259 – 7/27/24; 7/20/24; 7/12/24; 6/20/24 – PMSI to send letter: Guest parking abuse
Guest parking abuse – discontinue using guest parking as overflow parking (KLP 295 – Chevy Equinox) – fines to commence; vehicle at risk of being impounded. All other vehicles registered to this Unit are prohibited from using guest parking due to years of guest parking abuse. Fines will commence each time any vehicle from this Unit is parked in guest parking and all are at risk of being impounded. No fine reversal will be granted when fined for parking in guest parking.

7/27/24; 7/12/24 – Miscellaneous storage (coolers, lawn mower, garden tools, other unidentifiable items) – monitoring. In the event items are stored in-sight next inspection PMSI to send letter.
Lawn/weed maintenance – improved – monitoring; 6/20/24 – (door-tag notice)
Lawn/weed maintenance;

2258 – 7/27/24; 7/12/24 – Trashcan storage – **fine \$50**. Homeowner received formal notice on 7/2/24.
7/27/24; 7/12/24 – all infractions noted on 7/2/24 – formal letter; and door-tag notice 6/20/24 – **fine \$50**
6/20/24 – (door-tag notice) PMSI to send letter; Lawn/weed maintenance; area along driveway edge
overgrown with weeds; trashcan stored in backyard – store out-of-sight. No additional reminders.
7/27/24; 7/12/24; 6/20/24 - planter box at front walk – monitoring ~~unempt~~
~~Resolved: 7/12/24; 6/23/24 – front porch – 5 gal orange bucket (monitoring); coolers stored in backyard~~
~~– store out-of-sight.~~

2257 - Rental – ~~Resolved: 7/27/24; 7/12/24 - 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 – ~~Resolved: 7/27/24; 7/12/24 6/20/24 Lawn/weed maintenance monitoring.~~

2251 – 7/27/24; 7/12/24 – Lawn/weed maintenance – improved – monitoring; In the event lawn does not
continue to improved a fine will be assessed due to not actively maintaining the lawn.
7/27/24; 7/12/24 – Empty flower pots – remove or plant flowers – monitoring.

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.

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire's final
summer inspection (end of September), homeowner will be required to submit a lawn care plan no later
than April 30, 2025 for the 2025 spring/summer season.

2248 – 7/27/24 – Trashcan – monitoring; 7/12/24 – Trashcan curbside; 6/20/24 – Trashcan storage – no
additional reminders.

2246 – Rental – 7/27/24; 7/12/24 – Lawn/weed maintenance – improved – monitoring; In the event lawn does
not continue to improve a fine will be assessed due to not actively maintaining the lawn.

6/20/24 – (door-tag notice) PMSI to send letter; Lawn maintenance; Lawn – in poor condition – 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

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire's final
summer inspection (end of September), homeowner will be required to submit a lawn care plan no later
than April 30, 2025 for the 2025 spring/summer season.

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

2247 - 7/27/24; 7/12/24 – lawn/weed maintenance – improved – monitoring; 6/20/24 – (door-tag notice) – Lawn/weed maintenance; 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.

Resolved 7/12/24: ladders stored side of Unit must be stored out of sight and not in your backyard.

2245 – Resolved: 7/27/24; 7/12/24 – 6/20/24 – Lawn maintenance – monitoring.

2242 - 7/27/24; 7/12/24 – lawn/weed maintenance – improved – monitoring 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.

7/27/24; 7/12/24 – Monitoring – Driveway extension – PMSI to send formal notice in the event weed maintenance has not been followed through on regarding driveway extension. Driveway extension must be maintained, kempt, and neat in appearance. Cannot be overgrown with weeds. 6/23/24 - Driveway extension – curbside/D-1 gravel requires weed maintenance (monitoring).

2240 – Rental- 7/27/24; 7/12/24 – Lawn/Weed maintenance – improved – monitoring; In the event lawn does not continue to improved a fine will be assessed due to not actively maintaining the lawn.

6/20/24 – (door-tag notice). PMSI to send letter. 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).

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

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

2241 - 7/27/24; 7/12/24; 6/20/24 – Weed maintenance; overall lawn in very good condition – monitoring.

2239- 7/27/24; 7/12/24 – lawn/weed maintenance – improved – monitoring; In the event lawn does not continue to improved a fine will be assessed due to not actively maintaining the lawn. 6/20/24 – (door-tag notice). PMSI to send letter. 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).

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire’s final summer inspection (end of September), homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

Total: 32 (4 Door tag notices)

21 total door tag notices (July 27th)

88 Infractions (July 12th and July 27th)

XXXX – Required to submit lawn care plan **No later than April 30, 2025**

DUNCANSHIRE

LOCHENSHIRE

HILLSHIRE

HAVENSHIRE

NORMANSHIRE

ASTONSHIRE

BROOKSHIRE