



## Inspection Report – January 30<sup>th</sup>, 2025

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. Refer to the Driveway extension standards.

### Last page of Inspection Report

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

**NOTE:** In the event a lawn care plan **is not** submitted by April 30, 2025 – the homeowner risk being fined, per the lawn care plan letter (to be mailed December 2024), in the event the lawn infraction is the reason the lawn care plan was required.

#### 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** – Lawn care plan submitted
- XXXX** – Pending legal counsel response.
- (\*\*) - Will be required to remove if not actively used/maintained

## DUNCANSHIRE – LAWN OF THE STREET: PENDING

**2309** Lawn care plan submitted via email: 8/8/24  
[8/29/24 – Lawn requires active weed maintenance; 7/27/24; 7/12/24 - Lawn overgrown with weeds.  
6/20/24 –(door-tag-notice) Lawn/weed maintenance. 8/29/24: Base of small tree overgrown with grass]  
**NOTE:** 7/27/24: ~~In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2331 Rental** – 1/30/25 – Holiday décor – Christmas wreath front door. PMSI to send letter.

**2351** – Deadline to submit lawn care plan 4/30/25  
[8/29/24; 7/27/24; 7/12/24; 6/20/24 – (door-tag-notice) Lawn/weed maintenance; – Lawn/weed maintenance – decorative white rocks require weed maintenance. Decorative rocks must be kept free of weeds otherwise remove decorative rocks provide weed treatment to this area restoring it to its original condition; 8/29/24 - Tire ruts: area along driveway edge requires attention; 6/20/24 – (door-tag-notice) 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

2351 – Resolved: 1/30/25: ~~10/19 – 11/21: Upper deck storage: cooler – store out of sight.~~

**2353** – Deadline to submit lawn care plan 4/30/25  
[8/29/24 – Lawn/weed maintenance. 7/27/24; 7/12/24 – Lawn/weed maintenance - monitoring; 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

2367 – Resolved: 1/30/25: ~~10/19 – 11/21/24 – Sliding screen door – affix or store out of sight.~~

2369 – Resolved: 1/30/25: ~~10/19/24 – Upper deck storage: cooler. Store out of sight.~~

**2401** – Deadline to submit lawn care plan 4/30/25  
[8/29/24; 7/27/24; 7/12/24 – Lawn/weed maintenance – monitoring; 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2401** – Jan 2025 – monitoring: 11/21 – current: Guest parking: GMC – Terrain – JWM 663 and all other vehicles to this Unit. Vehicles at risk of being impounded.

**2403** – 2/8/25 – trash bag of trash - upper deck; 1/30/25 – cardboard box - Upper deck storage: **\$50 fine to be assessed;** 11/21/24; 11/30/24 – Upper deck storage (~~appears to be part of a table or pool table~~)

**2403** – 1/30/25 – Trashcan storage: **\$100 fine to be assessed.** 11/15/24–Trashcan storage. ~~\$50 fine assessed.~~

**2403** – 1/30/25 – Upper sliding door blinds - missing slats – repair/replace no later than April 30, 2025.

**2403**

6/20/24—Trashcan storage—no additional reminders

**2425 – Rental**—Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance - Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn; 7/27/24 – (door tag-notice) Lawn requires active maintenance more than mowing]

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

**2425 - Rental**—1/30/25; 11/21/24 – Holiday decoration – Halloween upper deck (skeleton);

**2425 - Rental** 1/30/25 – Trashcan storage: **\$50 fine to be assessed** 10/31/24 – Trashcan storage – no additional reminders.

~~2425 – Rental – 7/12/24 – Trashcan storage – monitoring;~~

~~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.  
—Cannot be stored in driveway.~~

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

**2447** – Deadline to submit lawn care plan 4/30/25.

[–8/29/24 – Lawn/weed maintenance; lawn – decorative rock area along driveway edge/curbside unkempt and overrun with weeds.]

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

**2447**—1/30/25 – Upper deck storage – vacuum, mop, cardboard tray box, ladder.

**2447**—1/30/25 – Holiday décor – Christmas wreath front door. PMSI to send letter.

**2447**—1/30/25 – pet waste bags stored corner of garage door –monitoring.

**2449**—Deadline to submit lawn care plan 4/30/25.

[8/29/24 – Lawn/weed maintenance 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2449**—1/30/25 –Upper deck: Patio panel dog door /affix or remove store out-of-sight; 5gal blue bucket.

**2465 – Rental**—Deadline to submit lawn care plan 4/30/25.

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 (door-tag notice) – Lawn/weed maintenance. Lawn requires weed maintenance – consider Scott's turf builder: weed and feed]

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

**2465 - Rental**—1/30/25; 11/21/24 – Holiday decoration – Halloween ceramic pumpkin front porch.

**2467**—1/30/25 – Holiday decoration: Christmas lights: Remove all Christmas lights that are not clear/white

lights – that can remain illuminated for the City of Lights; holiday wreath front door.

Resolved 11/21/24; ~~10/18/24 – front porch storage – cooler.~~

**2487 – Rental** – Deadline to submit lawn care plan 4/30/25.

[8/29/24 – front walk patio pavers require weed maintenance; 8/29/24 - Lawn/weed maintenance. Lawn is overrun with weeds.

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

**2487 – Rental:** 1/30/25 – Remove all holiday decoration – Christmas lights; upper deck Christmas displays.

2487 – Rental – Resolved: 1/30/25: ~~10/19 – 11/21 – Trashcan storage – no additional reminders.~~

**2503** – Deadline to submit lawn care plan 4/30/25.

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – (door-tag-notice) – Lawn - area along driveway edge 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2503** – 1/30/25 – Monitoring: Oct/Nov – front porch; front lawn – excessive miscellaneous storage. Please store out of sight. No additional reminders re: exterior being unkempt. Fines to commence each occurrence.

**2503** – 1/30/25 – Monitoring: 11/15; 11/21 – Trashcan storage: ~~\$50 fine to be assessed.~~

Resolved: 8/29/24; ~~Storage: cooler front lawn – store out of sight.~~

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

Total: 13

## LOCHESHIRE - LAWN OF THE STREET: PENDING

**2483** – 1/30/25 – Upper deck sliding screen off track. Replace on track or remove storing screen out-of-sight.

Resolved: 1/30/25; ~~11/21/24, 11/15/24 – Trashcan storage. No additional reminders. Gas container corner of garage (monitoring).~~

**2481** – Deadline to submit lawn care plan 4/30/25.

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24: Lawn/weed maintenance – monitoring.]

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

2481 – Resolved: 1/30/25: ~~11/21/24 – Upper deck storage: bag of trash – monitoring.~~

**2482 - Rental** – Deadline to submit lawn care plan 4/30/25.

[8/29/24; 7/27/24; 7/12/24; 6/20/24 – 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2480** – Deadline to submit lawn care plan 4/30/25

[8/29/24; 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2480** - 1/30/25 – Trashcan storage – no additional reminders.

**2462** – Deadline to submit lawn care plan 4/30/25

[8/29/24; 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

2462 – 1/30/25 – Monitoring: 11/21/24; 11/15/24 – ~~Trashcan storage. \$50 fine to be assessed.~~

2462 – 1/30/25 – Monitoring: 11/21/24; 11/15/24 – ~~ATV and trailer stored on front lawn. Remove stored out of sight. PMSI to send letter.~~

~~Resolved 4/12/24 3/6/24 Trashcan storage no additional reminder; upper deck mis. 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.~~

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

**2461** – 1/30/25 – Upper deck: Grill cover. Store cover over grill when not in use or remove from cover from upper deck.

**2443 Rental** – Deadline to submit lawn care plan 4/30/25

[8/29/24: Lawn/weed maintenance. Area along driveway's edge requires active maintenance. Lawn Significant Improvement! Thank you! 7/27/24; 7/12/24: Lawn – improved]

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

**2441 – Rental** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn /weed maintenance - improved; 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) – Weeds growing between openings of side steps.

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

**2442** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – unchanged from 7/27/24: 7/27/24 – Lawn – slight improvement – consider raising the mower height to the next level to improve appearance of lawn]

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

**2440** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 (door-tag-notice) – Lawn/weed maintenance – consider Scott’s Turf builder – weed and feed to combat the weeds; 6/20/24 – Lawn].

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

2440 – Resolved: 1/30/25; ~~11/21/24~~ – Upper deck: Holiday decoration: pumpkin – monitoring

Total: 10

## HILLSHIRE CT - LAWN OF THE STREET: PENDING

~~8017~~ – 1/30/25 – Guest parking use – monitoring.

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

~~7989~~ – Deadline to submit lawn care plan 4/30/25

~~{8/29/24 – Lawn has improved. Lawn/weed maintenance; 7/27/24; 7/12/24 – 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; (8/15/24); 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

~~7989~~ – 8/29/24; 7/27/24; 7/12/24 – (door-tag-notice) patio pavers along driveway edge requires restoration within compliance with the driveway extension guidelines. Deadline: June 30<sup>th</sup> 2025.

~~1/30/25: Monitoring: 11/21/24 – On street parking. Continue violation, fines to be assessed~~

~~Resolved 1/30/25 :11/21/24 – Guest parking abuse: LGA 143 Subaru Outback. Discontinue parking in Guest parking as overflow parking. Unit will be assessed a fine each violation with vehicles at risk of being impounded. Storage front porch: wooden board; upper deck storage: cooler – store out-of-sight. PMSI to send letter.~~

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

~~7987~~ – 8/26/24 – Unapproved driveway denied. Deadline to bring driveway extension in compliance with driveway extension guidelines June 30<sup>th</sup> 2025. No extensions will be granted.

~~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 31<sup>st</sup> 2024.~~

~~7973~~ – Deadline to submit lawn care plan 4/30/25

~~{8/29/24 – Lawn has improved; 7/27/24; 7/12/24 (door-tag-notice) – Lawn – weed maintenance – consider Scott’s Turf builder – weed and feed to combat the 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

~~7973~~ – Driveway extension requires upkeep and maintenance in compliance with the driveway extension guidelines. Deadline to bring driveway extension into compliance June 30<sup>th</sup>, 2025.

6/20/24: 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.

**7971** – Deadline to submit lawn care plan 4/30/25  
[8/29/24 – Lawn has improved 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]-

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

7971 – Resolved 8/29/24 **NOTE: next infraction \$50 fine to be assessed.** - 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 –8/29/24 – Tree front lawn – appears diseased. Monitoring. In the event next season condition remains unchanged, homeowner will be required to have tree removed.

7957- Rental Resolved 4/12/24 3/6/24 – Trashcan storage – no additional reminders;

**Note: Excessive sump pump discharge pooling onto the roadway. HOA will assess area for remedy 2025**

**7955** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn slight improvement; Lawn/weed maintenance; 7/27/24; 7/12/24 Lawn/weed maintenance – consider Scott's Turf builder – weed and feed to combat the weeds; area along driveway's edge continue active maintenance.]

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

**Note: Excessive sump pump discharge pooling onto the roadway. HOA will assess area for remedy 2025**

Total: 6

## **HAVENSHIRE – LAWN OF THE STREET: PENDING**

2436 – Resolved: 8/29/24: 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 – Guest parking use – guest parking/work van –

2436 – Resolved 6/20/24: Upper deck storage household furniture (couch/love seat); other mis. items;

2436 – Resolved 4/12/24 3/6/24 – upper deck storage – ladder

2438 – Resolved 11/21/24: 10/18/24 – Trashcan storage (no letter).

**2437** – Deadline to submit lawn care plan 4/30/25

[8/29/24: 7/27/24; 7/12/24 – Lawn in compliance – monitoring; 6/20/24 Lawn/weed maintenance; area along driveway edge/front walk requires weed maintenance]-

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

**2439 Rental** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – 6/20/24 – Lawn/weed maintenance; lawn poor condition; mulch strewn into street.]

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

**2457 Rental** – 1/30/25 – Front door banner – non-compliance with house rules.

**2459** – 1/30/25 – Upper deck – holiday decoration/inflatable; blue 5gal bucket; grey plastic dishpan; Lower deck front window: holiday decals; front porch railing – holiday lights; front porch appears to be holiday decoration; front of porch railing appears to be a folded mat?

Exterior of Unit unkempt. Miscellaneous items and flower pots all should be stored out-of-sight.

**NOTE:** Pending fine in the event appearance remains unkempt. Reminder letter July 2, 2024 regarding the excessive storage.

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** – 1/30/25 – side of porch – cardboard box – monitoring. Next infraction pertaining to storage, PMSI to send formal reminder letter.

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

**2477** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance; 7/27/24- Lawn/weed maintenance. Consider Scott's Turf builder – weed and feed to combat the weeds. 6/20/24 – 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

2477 – Resolved: 1/30/25: ~~10/19/24 – Upper deck storage: trash bag of trash. \$50 fine to be assessed.~~

Resolved 6/20/24: ~~5/16/24 Trashcan storage Fine to be assessed; 5/16/24; 4/12/24 Trash bag stored upper deck. Monitoring~~

2477 – Resolved 4/12/24 3/6/24 – ~~Trashcan storage no additional reminders;~~

**2479** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance; area along driveway's edge white decorative rocks overgrown with weeds. 7/27/24- Lawn/weed maintenance – 6/20/24 – Lawn/weed maintenance – entire lawn front/side/back]

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

2479 – Resolved: 1/30/25: Monitoring: ~~11/21/24 – Upper deck debris appears to be home renovations.~~

2479 – ~~8/29/24 – same infraction as prior inspections ; 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.~~

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



**NORMANSHIRE – LAWN OF THE STREET: PENDING**

**8045** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – minimal maintenance/treatment; 7/27/24; 7/12/24 – Lawn appearance is unkempt. Several areas of lawn are of concern and require 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.
- Storm drain unkempt and overgrown with grass/weeds preventing water from sump pumps to flow freely.
- Clear weeds/grass from around storm drain – so that sump pump discharge can flow freely into the drain.
- 6/23/24 & 6/20/24 – 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**8043** – 1/30/25 – Upper deck storage – black filled trash bag. No additional reminders

~~8/29/24 – strip along driveway edge requires active maintenance. 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.~~

~~3/6/24 – Verbal trashcan reminder.~~

**8044** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance. 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. 6/20/24 (door-tag notice) Lawn/weed maintenance; have 7-days (July 1<sup>st</sup>) to bring lawn into compliance or HOA will have landscape company to service lawn billing back the homeowner].

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

8042 – Resolved: 8/29/24 – Significant improvement. Thank you! 7/27/24; 7/21/24 – Lawn maintenance;

~~Lawn condition – dead spots; pet urine burns; lawn must show improvement by next inspection within Two weeks (Aug 15<sup>th</sup>). 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

8023 – Rental – Resolved: 1/30/25; 11/21/24—Trashcan storage: no additional reminders.  
Resolved: 9/30/24; 8/29/24— Upper deck—cooler. Remove store out of sight

**8024** – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Lawn/weed maintenance – noticeable improvement since previous inspection. Tire ruts curbside of lawn/driveway; 7/27/24; 7/12/24: Lawn/weed maintenance – improved; lawn must show improvement . 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]

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

**8024** – Safety concern: Cable spooled from side of Unit across neighboring side lawns to a utility box. Must be removed after breakup. May 31<sup>st</sup> 2025. Otherwise, HOA will have a service provider remove the cable.

Resolved: 1/30/25; 11/21/24— front porch— pumpkin— monitoring.

Resolved: 1/30/25; 10/9— On street parking; 10/18— bed of truck extended into the roadway from driveway. Monitoring

**8022 – Rental** – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Weed maintenance; 7/4/24 – HOA hired lawn care service. Service provided will be billed back to the homeowner. 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 –7-days (July 1<sup>st</sup>) to bring lawn into compliance or HOA will have landscape company to service lawn billing back the homeowner].

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

**8022 – Rental** – 1/30/25 – Monitoring: 11/21/24: Upper sliding door blinds - missing slats.

**7995** – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24: Lawn/weed maintenance. 6/20/24 Lawn maintenance}

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

7996 – 8/29/24—Lawn maintenance—same feedback as last inspection. 7/27/24—Lawn—(feedback only—no infraction re: lawn)—consider raising the mower 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** – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 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.]

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

7979 – 1/30/25 – Front porch/corner of porch/side of porch – seasonal items – store out-of-sight. No additional reminder.

~~8/29/24 – Lawn maintenance – mow; otherwise lawn has significantly improved this season. 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.~~

7980 - Rental – Resolved: 1/30/25; ~~8/29/24 – Chronic Guest parking abuse. Vehicles to this Unit is banned from guest parking due to excessive guest parking abuse. Fines to commence; vehicle at risk of being impounded. KMJ 478 Mazda CX 9. \$50 fine assessed – due to chronic on-going guest parking abuse. 9/4/24 – KFN 720 truck; 7/27/24 – Guest parking use – PMSI to send letter. Jeep Trail Hawk – North Dakota 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. Resolved 4/12/24 3/6/24 – Trashcan storage no additional reminders~~

7978 – Deadline to submit lawn care plan 4/30/25

~~[8/29/24 – Lawn/weed maintenance.; 7/27/24: 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]~~

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

7978 – 1/30/25 – Guest parking violation: ALL vehicles to this Unit are banned from guest parking unless otherwise approved by the HOA: Mazda JFM 528 due to chronic guest parking abuse for several months. Unit will be fined each occurrence and vehicles are at risk of being impounded.

~~Resolved: 8/29/24; 7/27/24 – Trashcan storage – no additional reminders;~~

7965 – Deadline to submit lawn care plan 4/30/25

~~[8/29/24 – Lawn/weed maintenance; area along driveway required active maintenance. Area has small pebble rocks scattered throughout the area; 7/30/24 – driveway's edge and front walk; 7/27/24; 7/12/24; 7/31/24 to bring area along driveway and front walk into compliance; Homeowner will be assessed a fine on 8/1/24 in the event the area is not in compliance. 6/20/24 – Lawn – area along driveway edge and front walk – submit lawn care plan to PMSI].~~

**NOTE:** 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire's final summer inspection, 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 ; 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 – 1/30/25 – Upper deck: Holiday lights; beverage box.

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

7963 – Resolved 1/30/25; 11/21/24 – Upper front window – window blinds requires repair; removal; or replacing. Window covering must comply with house rules. PMSI to send letter.  
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.

7964 – Deadline to submit lawn care plan 4/30/25  
[8/29/24 – Lawn/weed maintenance – no active weed treatment; 7/27/24; 7/12/24: Lawn/weed maintenance. Lawn requires weed treatment; 6/20/24 –Lawn requires active maintenance more than mowing]  
**NOTE:** 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire's final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

7964 – 1/30/25 – Holiday lights remove.  
Resolved 1/30/25; 11/21/24: Front porch/step – holiday decoration – Halloween pumpkins.

Total: 11

### ASTONSHIRE CT –LAWN OF THE STREET: PENDING

7958 – Deadline to submit lawn care plan 4/30/25  
[8/29/24 – Lawn/weed maintenance ;7/27/24; 7/12/24 – Lawn/weed maintenance –7/27/24; 7/12/24; 6/20/24 – dead spots; pet urine burns; maintain backyard area. 6/20/24 – 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, 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 - Trashed storage – no additional reminders  
Note: Excessive sump pump discharge pooling onto the roadway. HOA will assess area for remedy 2025

7960 – Deadline to submit lawn care plan 4/30/25  
[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24; 6/20/24 – Lawn/weed maintenance; 6/20/24 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.  
Note: Excessive sump pump discharge pooling onto the roadway. HOA will assess area for remedy 2025

7959 – 1/30/25 – Satellite dish – blown into front lawn. Discard

7961 – Rental – 1/30/25 – Upper deck – charcoal grill – remove storing side of Unit; usage should be away from the structure. No additional reminders.

7975 1/30/25 – Upper deck: Grill cover. Store cover over grill when not in use or remove cover from upper deck.

7977 – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Lawn/weed maintenance – noticeable improvement since last inspection; 7/27/24; 7/212/24 – 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

7976 – 1/30/25 – Front porch storage – industrial tote – monitoring.

7991 – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Lawn/weed maintenance – lawn mostly weeds – no assertive weed maintenance; 7/27/24; 7/212/24 – Lawn/weed maintenance – mostly weeds; 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

8021- Rental – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Lawn/weed maintenance – lawn mostly weeds – no assertive weed maintenance 7/27/24; 7/212/24; 6/20/24 – Lawn/weed maintenance; 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

8018 – Resolved 1/30/25: 10/11/24; 10/18/24; 11/15 – Trashcan storage – \$50 fine assessed. 8/29/24 – Trashcan storage. No additional reminders. Fines to be assessed each occurrence.

8020 – 1/30/25 – Holiday lights remove. No additional reminders.

~~8/29/24 – Lawn – same feedback from last inspection. Weed maintenance curbside lawn; 7/27/24 – Lawn – (feedback only – no infraction re: lawn) – consider raising the mower to the next level to improve the appearance of lawn. Be mindful of weeds along driveway's edge and front walk areas.~~

8038 – 1/30/25 – Guest Parking Violation: ALL vehicles to this Unit are banned from guest parking unless otherwise approved by the HOA: Toyota 4Runner – JXF 675; Ford F-150 Truck – JPG-476 due to daily guest parking use for several months. Unit will be fined each occurrence and vehicles are at risk of being impounded.

8040 Rental – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Lawn/weed maintenance – no active care; 7/27/24; 7/212/24 – Lawn/weed maintenance – lawn remains out-of-compliance–**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. Throughout the spring/summer – minimal lawn care maintenance}.

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

**8039** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – no assertive improvements. All aspects of lawn must be maintained including areas outside the fence (side/back yard areas) – fines to be assessed in the upcoming spring/summer 2025 season in the event these areas are out-of-compliance; 7/27/24; 7/21/24 – Lawn/weed maintenance; Consider Scott’s Turf builder weed and feed to combat weeds. Lawn mostly weeds. Consider raising the mower 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].

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

**8041** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – no assertive improvements. 8/29/24 – Lawn/weed maintenance – no assertive improvements. All aspects of lawn must be maintained including areas outside the fence (side/back yard areas) – no additional reminders – fines to be assessed in the upcoming spring/summer season in the event these areas are out-of-compliance;. 7/27/24; 7/21/24 – 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]

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

Total: 14

### **BROOKSHIRE LP –LAWN OF THE STREET: PENDING**

**2596** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – minimal improvement; 7/27/24; 7/12/24 – Lawn/weed maintenance; no noticeable improvement to lawn since door-tag-notice on 6/20/24. 6/20/24 – (door-tag notice) Lawn/weed maintenance. Lawn present dry. Water regularly; must clear the grass from around the beehive storm drain grate and from cracks curbside of the driveway.].

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

**2580** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – minimal improvement 7/27/24; 7/12/24 – Lawn/weed maintenance; minimal improvement to lawn since door-tag-notice on 6/20/24; 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]

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

**2578** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – minimal improvement; 7/27/24; 7/212/24 (door-tag-notice) – Lawn/Weed maintenance; minimal improvement since 6/20/24; Consider Scott’s turf builder – weed & feed to combat the weeds; 6/20/24 – 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2560** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – minimal improvement; 7/27/24; 7/212/24 (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; 6/20/24 – 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2558** – Monitoring: 11/21/24 – Vehicle in driveway (EXD 807) appears to be stored – monitoring. Seasonal vehicles parked In driveways cannot appear stored e.g. cannot be covered in snow. All vehicles must have current registration and must be operable.

~~8/29/24 – Trashed storage – no additional reminder.~~

~~8/29/24 – Driveway extension – requires active weed maintenance~~

~~9/12/24 – Guest parking – black Nissan Infinity. Unit will be automatic assessed fines in the event guest parking is being abused.~~

~~6/20/24 (door tag notice) – Driveway extension – requires weed maintenance.~~

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

~~2540 – Resolved: 1/30/25: 11/21/24; 11/15/24 – Trashed storage: \$100 fine assessed;~~

~~2540 – Resolved: 1/30/25: 11/21/24 – excess storage propped against garage door; upper deck storage – storage container.~~

~~Resolved: 1/30/25: 11/21/24 – Holiday decoration – Halloween~~

~~8/29/24 – Black filled trash bag. Next trashed infraction \$100.~~

~~7/27/24; 7/12/24 – Trashed 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~~

~~2540 – 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.~~

**2538** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – Lawn/weed maintenance; door-tag-notice on 6/20/24; Lawn requires more than mowing. Consider Scott’s turf builder weed and feed. 6/20/24 – (door-tag notice) Lawn/weed maintenance; Driveway extension unkempt treat weeds germinating between pavers; Driveway extension curbside requires attention; 6/20/24 area at front walk overgrown with weeds around the wooden flowerpot. If no plans to plant flowers, remove store out-of-sight].

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

**2522** – Lawn care plan submitted via email: 8/21/24  
[8/29/24 – Lawn requires active weed maintenance; 7/27/24; 7/12/24 – Lawn/weed maintenance; door-tag-notice on 6/20/24; Lawn requires more than mowing. Consider Scott's turf builder weed and feed; 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2522** – 1/30/25 – Front walk – storage – green plastic oversize shell – remove/store out-of-sight

**2522** – 1/30/25 – Deadline of 3/15/25 to register Toyota Prius (LKY 349) or remove from driveway. Fines will assess immediately after 3/15/25 in the event the vehicle registration remains expired. In the event this vehicle has current registration, provide proof of registration to PMSI. As of 1/30/25, the vehicle is considered stored. Seasonal vehicles parked in driveways cannot appear stored e.g. cannot be covered in snow. All vehicles must have current registration and must be operable. PMSI to check DMV database to ensure truck has current registration.

11/21/24 – Vehicle in driveway (LKY 349) appears to be stored.

**2520** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn requires active weed maintenance; 7/27/24 – 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2520** – 1/30/25 – Trashcan storage – no additional reminders.

**2500** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn requires active weed maintenance; portable wire fence overgrown with weeds; Lawn poor appearance; 7/27/24 7/12/24 – 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,~~ homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2482** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn requires active weed maintenance; Driveway extension poor condition, unkempt, overgrown with weeds. 7/27/24; 7/12/24 – Lawn/weed maintenance. Driveway extension sections overgrown with weeds].

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

~~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. 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~~

2480 – ~~Resolved 6/20/24: 5/16/24 – Trashcan storage – no additional reminders~~



2462 – Resolved 4/12/24 3/6/24 - Trashcan storage—no additional reminders. Monitoring

2460 – 1/30/25: Monitoring: 10/9; 10/15; 10/18; Guest parking: JJV 202 – Toyota; Parking violation:: vehicle parked on lawn. Must submit design review for driveway extension.  
Resolved: 7/27/24; 6/20/24 – Lawn—area along driveway edge—monitoring.

2420 – Resolved: 1/30/25: 11/21/24—Seasonal items: Upper and lower decks: spring/summer flower pots; blue Lowes 5gal bucket stored side of front porch—store out of sight. PMSI to send letter.

**2402** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – slight improvement from last inspection. Driveway extension requires upkeep in compliance with the driveway extension guidelines. The outer edges of extension is overgrown with weeds.

8/29/24 – Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn 7/27/24; 7/12/24 – Lawn/weed maintenance. Driveway extension sections overgrown with 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2402** – 1/30/25 – Holiday Inflatable lying in driveway.

2400 – 8/29/24—Lawn/weed maintenance improved. Small rocks curbside in the street (monitoring—to ensure rocks are repositioned back on property and not in the road); 7/27/24—Weed maintenance—monitoring; Resolved 8/29/24: dried grass clippings curbside rake/discard.; small rocks curbside—overgrown with grass/weeds.

**2386** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn continues to improve; not enough time to fully restore to an acceptable condition before fall season. 7/27/24; 7/11/24 – Lawn improved; still has dead spots; 6/20/24 – (door-tag notice) Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns];

**NOTE:** 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, 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 4/19/24 – Trashcan storage—no additional reminders

2384 – Resolved 11/21/24: 10/18/24—Upper deck storage: cooler. Monitoring

**2366** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Areas noted on 7/27/24 – improved due to lawn not actively maintained throughout the summer season, homeowner is required to submit a lawn care plan, as to their plan to maintain the lawn and the metal flower gardens to an acceptable condition in compliance with the landscape guidelines. In the coming summer spring/summer season 2025, the HOA will not continue to remind the homeowner that the metal flower garden requires “active” maintenance. Instead, the HOA will have the homeowner to return the lawn to its original condition by removing the metal flower gardens.

7/27/24 Lawn requires active maintenance. Lawn unkempt; requires weed maintenance. Foliage in each respective barrel [metal flower garden] is 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].

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

**2346** – 1/30/25 – Trashcan storage – no additional reminders  
1/30/25: Monitoring: 11/21/24 – Vehicle in driveway (license plate - Jeep) appears to be stored – Seasonal vehicles parked In driveways cannot appear stored e.g. cannot be covered in snow. All vehicles must have current registration and must be operable.

2346 – Resolved: 7/27/24: 6/20/24 – (door tag notice) Lawn – area along driveway extension requires active maintenance;

**2322 Rental** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

**2322 – Rental** – Upper deck: small charcoal grill

2322 – Rental – Resolved 1/30/25: 11/21/24; 10/18/24 – Upper deck storage: cooler. \$50 fine to be assessed.

2322 - Rental – Resolved 1/30/25: 11/21/24 – Halloween decals upper front window. PMSI to send letter.

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

**2308 – possibly rental** – Deadline to submit lawn care plan 4/30/25

[8/29/24; 7/27/24; 7/12/24 – (door-tag-notice) – Lawn/weed maintenance. Lawn requires active maintenance more than mowing. - Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn].

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

2306 – 8/29/24 – Lawn improved – almost weed free. Thank you! – Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn 7/27/24 – Lawn/weed maintenance – monitoring; Door tag notice 6/20/24 – (door tag notice) Lawn/weed maintenance;

**2290** – 1/30/25 – Trashcan storage: **\$50 fine assessed.**

**2290** – 1/30/25 – Upper deck storage – miscellaneous items (crate; cardboard box; plastic; bucket; other items)

8/29/24 – driveway extension unkempt, no change from 7/2/24 – letter from PMSI – \$50 fine assessed. Driveway extension must be neat in appearance or return the extension to its original state before the extension was installed.

8/29/24 – Front porch storage – fan (monitoring);

8/29/24; 7/27/24; 7/2/24; 6/20/24 driveway extension must be maintain – D-1 gravel unkempt at driveway edge (gravel scattered into the street); 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.

Resolved 8/29/24: 7/27/24 – Trashcan storage – no additional reminders.

2265 – Resolved: 1/30/25; 12/12/24 – Deadline of 1/15/25 to register truck or remove from driveway. Fines to be assessed immediately after 1/15/25 in the event the truck registration remains expired. Over a year to current: 11/21/24 – Vehicle in driveway (JVB 569 – vintage truck – tags expired 8/24) appears to be stored – monitoring. Seasonal vehicles parked in driveways cannot appear stored e.g. cannot be covered in snow. All vehicles must have current registration and must be operable. PMSI to check DMV database to ensure truck has current registration.

Resolved 8/29/24: 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

2266 – 8/29/24 – Lawn/weed maintenance – noticeable improvement.; – Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn; 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.

2264 – Rental – Upper deck storage: cooler; seasonal flower pots; front porch/front walk- seasonal flower pots. Store out-of-sight

2259 – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – noticeable improvement; 7/27/24; 7/20/24; 7/12/24 - Lawn/weed maintenance – improved – monitoring; 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

8/29/24 – Miscellaneous items scatter about the front porch; cups and other items stored in downstairs window sill that can be seen from the street. Lower window blinds or remove items from the window sill (monitoring).

Resolved 8/29/24: 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

Resolved: 1/30/25; 11/21/24 – Upper deck – pumpkin – monitoring.

Resolved 8/29/24: 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.

2258 – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – minimal improvement. 7/27/24; 7/12/24; 6/20/24 Lawn/weed maintenance; 8/29/24; 7/27/24; 7/12/24; 6/20/24 area along driveway edge overgrown with weeds; 7/27/24; 7/12/24; 6/20/24 - planter box at front walk – unkempt; 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)]

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

2258 – Resolved: 1/30/25: ~~10/1; 10/3; 10/9; 10/15; 10/17~~ – guest parking use – GHY 863 – Dodge. PMSI to send letter ~~Resolved 8/29/24: 7/27/24; 7/12/24~~ – Trashean storage – fine \$50. trashean stored in backyard – store out of sight. No additional reminders].

Resolved: 7/12/24: ~~6/23/24~~ – front porch – 5 gal orange bucket; coolers stored in backyard – store out of sight.

2257 - Rental – Resolved 5/16/24 ~~3/6/24~~ – Guest parking use – work (Utility van) vehicle. Continued abuse of guest parking fines to commence with work vehicle at risk of being impounded.

2254 – Resolved: 1/30/25: ~~11/21/24~~ – front porch – bag of trash – monitoring.

**2251** – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Significant Improvement. Thank you! Please extend this level of maintenance next spring/summer season 2025. Ensuring your pets does not urinate on your front lawn. Empty flower pots must be maintained with foliage otherwise store out of sight; 7/27/24; 7/12/24 – Lawn/weed maintenance; 6/20/24 – (door-tag notice); Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns; area at front walk; 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}  
8/29/24 (\*\*); 7/27/24; 7/12/24 – Empty flower pots at front walk – remove or plant foliage – Next season, will be required to remove if not maintained.

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

1/30/25 – Monitoring: 10/1 – 11/17 – Guest parking abuse: KKC 231 PMSI mailed letter 11/18/24

2248 – Resolved 8/29/24: ~~7/27/24~~ – Trashean – monitoring; ~~7/12/24~~ – Trashean curbside; ~~6/20/24~~ – Trashean storage – no additional reminders.

**2246 – Rental** – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Lawn/weed maintenance; rocks curbside overgrown with grass/weeds; 7/27/24; 7/12/24 – Lawn/weed maintenance; 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); Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns; 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, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

2246 – Rental – Resolved: 1/30/25: ~~11/21/24; 11/15/24~~ – Trashean storage – \$50 fine to be assessed.

2246 – Rental – ~~9/5/24~~ – Trashean storage – no additional reminders.

**2247** – Deadline to submit lawn care plan 4/30/25

8/29/24 – Lawn/weed maintenance – lawn deteriorated. Does not appear to be actively maintained.  
7/27/24; 7/12/24 – lawn/weed maintenance; 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.

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

2247 – Resolved: 1/30/25; 11/21/24; 10/31/24; 10/18/24: Upper deck storage: kitchen trashcan; sliding screen door – affix or store out of sight; Trashcan: must be stored out of sight. No additional reminders. PMSI to send letter.

2242 – 8/29/24 – Lawn/weed maintenance – improved; 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. Resolved: 8/29/24 - 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** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – no noticeable improvement since last inspection. Lawn requires active maintenance, more than mowing. 7/27/24; 7/12/24 – Lawn/Weed maintenance; In the event lawn does not improved a fine will be assessed due to not actively maintaining the lawn. 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]

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

2240 – Rental: Resolved: 1/30/25; 11/21/24 – Holiday decoration: Halloween – front porch/corner of front porch. Resolved 5/16/24 4/12/24 – Upper deck storage – monitoring.

**2241** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn maintenance - tire ruts along driveway's edge; lawn overgrown with weeds; Lawn appear to have deteriorated since the last inspection; 7/27/24; 7/12/24; 6/20/24 – Weed maintenance; overall lawn in very good condition]

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

**2241** – 1/30/25 – Parking violation:: vehicle parked on lawn. Must submit design review for driveway extension.

Resolved: 1/30/25; 11/21/24 – Holiday decoration – front porch – Jack-O'-Lantern pumpkins.

**2239** – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – lawn/weed maintenance; In the event lawn does not improved a fine will be assessed due to not actively maintaining the lawn. 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.]

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

Total: 27

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

**NOTE:** In the event a lawn care plan is not submitted by April 30, 2025 – the homeowner risk being fined immediately as per the lawn care plan letter (to be mailed December 2024), in the event there is a lawn infraction for the reason the lawn care plan was required. **SUBMIT** Your Lawn care plan ASAP!!

### **DUNCANSHIRE**

2309 – Lawn care plan submitted via email: 8/8/24

2351 –

2353 –

2401 –

2425 [Rental]

2447

2449

2465 [Rental]

2487 [Rental]

2503

### **LOCHENSHIRE**

2481 –

2482 – [Rental]

2480 –

2462 –

2443 [Rental]

2441 [Rental]

2442 –

2440 –

### **HILLSHIRE**

7989 –

7973 –

7971 –

7955 –

### **HAVENSHIRE**

2437 –

2439 –

2477 –

2479 –

### **NORMANSHIRE**

8045 –  
8044 –  
8024 –  
8022 Rental –  
7995  
7981 Rental  
7978 –  
7965 –  
7964 –

## **ASTONSHIRE**

7958 –  
7960 –  
7977 –  
7991 –  
8021 Rental –  
8040 Rental –  
8039 –  
8041 –

## **BROOKSHIRE**

2596 –  
2580 –  
2578 –  
2560 –  
2538 –  
2522 – Lawn care plan submitted via email: 8/21/24  
2520 –  
2500 –  
2482 –  
2402 –  
2386 –  
2366 –  
2322 –  
2308 Rental –  
2259 –  
2258 –  
2251 –  
2246 Rental –  
2247 –  
2240 Rental –  
2241 –  
2239 –