

# QUALITY SITE ASSESSMENT REPORT

**Property Name:** DANA POINT CONDO. ASSO.

**Date:** Thursday, August 29, 2013

**Next Inspection Date:** Wednesday, September 11, 2013

**Client Attendees:**

**Brickman Attendees:** Krista Hale, Leonar Rodriguez

## CARRYOVER ITEMS (CheckBox = DONE):

- Perennial Care: As needed the crew will begin dead heading the perennial flowers. This will be ongoing as perennials will begin to brown out at different times of the season.
- Remove dead branches in crab.

## MAINTENANCE ITEMS:

- 1) Tree removals and stump grinding complete. Fill seed and soil work tentatively scheduled for mid September
- 2) Prune yellowed pine branch

## RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) 1515 courtyard: snapped crab branch. Holding down other branch. This other branch may be broken as well. Hard to tell until the broken one is removed. Lisette is aware. Will inquire with the other tree company.
- 2) "Sink hole" behind 1605. Proposal to repair to follow.

## NOTES TO OWNER/CLIENT:

- 1) Areas of turf are very dry due to drought; not mowing some spots. Time is spent on other items.
- 2) Some turf in shaded areas on slopes and fields is still growing and needs cutting
- 3) Ongoing perennial care. Dry/yellow leaves have been cleared from most day lily on property. (See Carryover Items section of report) some badly wilted day lily are cut back completely and will sprout again. This practice is ongoing thought the end of the season.
- 4) On the same note, day lily and perennials, that are in the "personal tenant areas" between the yew hedges, will NOT be cut. Tis was reviewed with supervisor today.
- 5) Monarda was cut back two weeks ago as requested at all buildings.
- 6) 1505: Sedum doing well on both sides of the entry.
- 7) All crab apples on property have been pruned, raised canopies
- 8) 1415 drive: Bag worms and suffering arbs
- 9) 1415, west of parking lot: Dead tree down on fence, from other property
- 10) Deciduous shrubs in parking lots and fields have been pruned 3 times. Yew hedges are being pruned again through September where/as needed.
- 11) Cleaning excess debris out of tree rings
- 12) Utility company has buried several lines throughout the property, creating dry "lines" in turf (this is from the roots not taking hold and no rain and heat). Other cables were left exposed and in turf.

# QUALITY SITE ASSESSMENT REPORT

## Maintenance Items

Tree removals and stump grinding complete. Fill seed and soil work tentatively scheduled for mid September [ 1 / 2 ]



Prune yellowed pine branch [ 2 / 2 ]



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## Recommendations for Property Enhancements

1515 courtyard: snapped crab branch. Holding down other branch. This other branch may be broken as well. Hard to tell until the broken one is removed.  
Lisette is aware. Will inquire with the other tree company. [ 1 / 2 ]



"Sink hole" behind 1605. Proposal to repair to follow. [ 2 / 2 ]



# QUALITY SITE ASSESSMENT REPORT

## Notes to Owner / Client

Areas of turf are very dry due to drought; not mowing some spots. Time is spent on other items. [ 1 / 12 ]



Some turf in shaded areas on slopes and fields is still growing and needs cutting [ 2 / 12 ]



Ongoing perennial care. Dry/yellow leaves have been cleared from most day lily on property. (See Carryover Items section of report) some badly wilted day lily are cut back completely and will sprout again. This practice is ongoing thought the end of the season. [ 3 / 12 ]



On the same note, day lily and perennials, that are in the "personal tenant areas" between the yew hedges, will NOT be cut. Tis was reviewed with supervisor today. [ 4 / 12 ]



# QUALITY SITE ASSESSMENT REPORT

Monarda was cut back two weeks ago as requested at all buildings. [ 5 / 12 ]



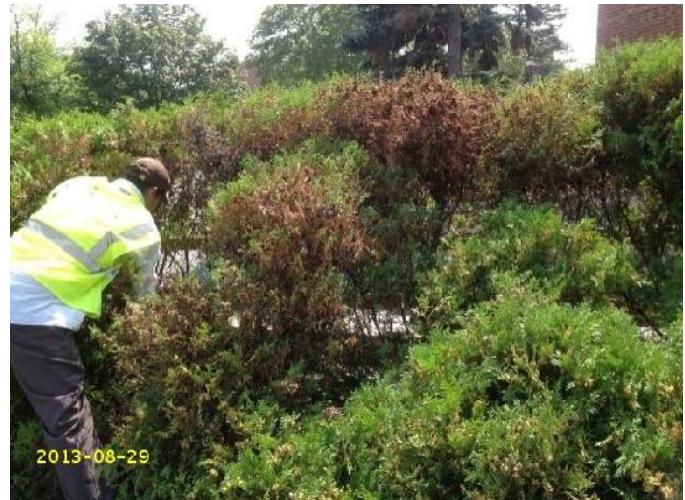
1505: Sedum doing well on both sides of the entry. [ 6 / 12 ]



All crab apples on property have been pruned, raised canopies [ 7 / 12 ]



1415 drive: Bag worms and suffering arbs [ 8 / 12 ]



# QUALITY SITE ASSESSMENT REPORT

1415, west of parking lot: Dead tree down on fence, from other property [ 9 / 12 ]



Deciduous shrubs in parking lots and fields have been pruned 3 times. Yew hedges are being pruned again through September where/as needed. [ 10 / 12 ]



Cleaning excess debris out of tree rings [ 11 / 12 ]



Utility company has buried several lines throughout the property, creating dry "lines" in turf (this is from the roots not taking hold and no rain and heat). Other cables were left exposed and in turf. [ 12 / 12 ]

