

QUALITY SITE ASSESSMENT REPORT

Property Name: DANA POINT CONDO. ASSO.

Date: Wednesday, July 17, 2013

Next Inspection Date: Saturday, August 17, 2013

Client Attendees:

Brickman Attendees: Josh Felt, Krista Lee Hale, Leonar Rodriguez

CARRYOVER ITEMS (CheckBox = DONE):

- Pruning operations are scheduled to begin next week and will take roughly two weeks to complete.
- The tree suckers are beginning to pop up again. BRICKMAN will address them starting this week and finish along with pruning operations.
- With the wet spring weeds have been growing much faster than we would like. The crew will make a concerted effort to keep up with weeding. Weeds along the parking areas will be sprayed with round up
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MAINTENANCE ITEMS:

- 1) Pruning: the round one pruning of shrubs has been completed. Round 2 pruning is on going through August as dictated by shrub growth.
- 2) Tree: Some of the trees need to be lifted and have the dead branches up to 15 ft cleaned out. This operation will be on going through out the season as needed.
- 3) Trees: A number of trees and large shrubs have already been pruned and lifted.
- 4) Turf: Second round turf spray application has been completed. Weekly mowing is ongoing as needed. The turf is looking a little dry with the recent heat and minimal rainfall. There is little to no rain in the 10 day forecast so the turf will continue to dry out and may begin to show signs of stress.
- 5) Cultivating of beds is underway.
- 6) Tennis Court: the courts need to be sprayed for weeds.
- 7) Bed and Tree Ring edges: the crews have been keeping a clean soft edge to maintain a clean turf appearance. As requested we have not been cutting a spade edge to avoid bed and tree ring growth.
- 8) Cultivating: The crews will be cultivating tree rings as best they can. Without mulch in the beds and tree rings it is very difficult to cultivate and obtain the appearance that is desired. When cultivating dirt only the appearance will only last a couple days or until the first rainfall. We highly recommend mulching the property to obtain the appearance that is desired and to increase the health of the trees
- 9) Weeding: The crew will concentrate on pulling the weeds along the drives and arborvitae.
- 10) 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.
- 11) Perennials at 1505 are struggling. Some new growth is coming in so the crew will remove the dead parts so that the new growth can begin to take hold.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) The arbs and privet shrubs lining the walk at the west side of 1505 are too large for the space and over taking the walk. The privet should be dormant pruned this winter when they can be cut back significantly and safely. The arbs would need to be removed and replaced with smaller ones or a different shrub as a major pruning, dormant or not, would stress them too much to survive.



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2) The privet bushes along the north parking lot entrance of 1405 are really struggling and getting worse. It would be beneficial to remove all of the existing ones, create a 2 ft border of river rock and lay soil and seed for the rest of the area.

NOTES TO OWNER/CLIENT:

- 1) The crab trees may have apple scab and might need to be sprayed. Yellow and dried leaves have been identified. If you would like Brickman's arborist to take a look we would be happy too.
- 2) The wall at 1615 along the garage is starting to crumble.
- 3) The newly planted arbs at 1505 west entrance are struggling and need to be watered.
- 4) Weeds are starting to appear in salt damaged areas where seed and soil work was not completed. The highlight areas were approved to seed and soil work this spring, however there are areas that were not approved.
- 5) The monarda at a couple of the entrances may be suffering from powdery mildew.
- 6) We have identified the area where fireworks were set off and needs to be addressed.
- 7) The hedge line along the east side of the 1605 parking lot has been pruned so that it is not encroaching on the parking spaces.

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Maintenance Items

Pruning: the round one pruning of shrubs has been completed. Round 2 pruning is on going through August as dictated by shrub growth. [1 / 11]



Tree: Some of the trees need to be lifted and have the dead branches up to 15 ft cleaned out. This operation will be on going through out the season as needed. [2 / 11]



Trees: A number of trees and large shrubs have already been pruned and lifted. [3 / 11]



Turf: Second round turf spray application has been completed. Weekly mowing is ongoing as needed. The turf is looking a little dry with the recent heat and minimal rainfall. There is little to no rain in the 10 day forecast so the turf will continue to dry out and may begin to show signs of stress. [4 / 11]



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Cultivating of beds is underway. [5 / 11]



Tennis Court: the courts need to be sprayed for weeds. [6 / 11]



Bed and Tree Ring edges: the crews have been keeping a clean soft edge to maintain a clean turf appearance. As requested we have not been cutting a spade edge to avoid bed and tree ring growth. [7 / 11]



Cultivating: The crews will be cultivating tree rings as best they can. Without mulch in the beds and tree rings it is very difficult to cultivate and obtain the appearance that is desired. When cultivating dirt only the appearance will only last a couple days or until the first rainfall. We highly recommend mulching the property to obtain the appearance that is desired and to increase the health of the trees [8 / 11]



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Weeding: The crew will concentrate on pulling the weeds along the drives and arborvitae. [9 / 11]



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. [10 / 11]



Perennials at 1505 are struggling. Some new growth is coming in so the crew will remove the dead parts so that the new growth can begin to take hold. [11 / 11]



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Recommendations for Property Enhancements

The arbs and privet shrubs lining the walk at the west side of 1505 are too large for the space and over taking the walk. The privet should be dormant pruned this winter when they can be cut back significantly and safely. The arbs would need to be removed and replaced with smaller ones or a different shrub as a major pruning, dormant or not, would stress them too much to survive. [1 / 2]



The privet bushes along the north parking lot entrance of 1405 are really struggling and getting worse. It would be beneficial to remove all of the existing ones, create a 2 ft border of river rock and lay soil and seed for the rest of the area. [2 / 2]



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Notes to Owner / Client

The crab trees may have apple scab and might need to be sprayed. Yellow and dried leaves have been identified. If you would like Brickman's arborist to take a look we would be happy too. [1 / 6]



2013-07-17

The wall at 1615 along the garage is starting to crumble. [2 / 6]



2013-07-17

The newly planted arbs at 1505 west entrance are struggling and need to be watered. [3 / 6]



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Weeds are starting to appear in salt damaged areas where seed and soil work was not completed. The highlight areas were approved to seed and soil work this spring, however there are areas that were not approved. [4 / 6]



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The monarda at a couple of the entrances may be suffering from powdery mildew. [5 / 6]



We have identified the area where fireworks were set off and needs to be addressed. [6 / 6]

