



Community Inspection Report

Inspection Date: 07.19.2023

Manager Signature: Rachel Duree

Walls, Fences, Entry Monuments

Walls are not cracking or shifted –

Resolution:

Monument Entry lettering is not faded – light fixture broken on Grassland Blvd

Resolution: Corey Sly Electric has been contacted to provide a price for replacement-Bid attached

Perimeter Wooden and/or Wrought-Iron fencing is not missing pickets, needing stain or warped/broken:

Resolution:

Pools & Amenity Centers:

Restrooms are stocked, clean and in good working order -

Resolution:

Water fountains are working -

Resolution:

Pool is clean, color is normal (should be able to easily see to bottom) – Pool was clean and clear

Resolution:

Pool Plaster is in good repair (no cracking and not rough to the touch)

Resolution:

Pool decking and coping are not cracked; mastic (deck-o-seal) is complete without any gaps between deck and coping :

Decking is cracked in a few areas.

Resolution:

Signage is visible and not faded –

Resolution:

Life ring and Shepard's hook are on their hooks and in good condition -

Resolution:

Bulletin Board is locked with Pool Rules, VCM Emergency Contact and Pool Card Request Info, Pool Vendor CPO and Emergency contact info -

Resolution:

Any additional items to note:

Resolution:

Landscape:

Flowers are alive, and filled in completely. At install, should be approximately six inches apart. 2 Shrubs on side of clubhouse by fireplace have a lot of deadspots and may need to be removed and replaced

Resolution:

Other Plant material and Trees alive –

Resolution:

Trees are trimmed away from intersection site lines, homeowner properties, power lines, and provide proper sidewalk and street clearance?

Resolution:

Trees are NOT LEANING, BROKEN, SPLIT? Ensure trees are staked or un-staked as needed.

Resolution:

Property free of weeds – lots of grass in flowerbed in front of clubhouse

Resolution

Tree wells and beds are free of grass and weeds –

Resolution:

There is no standing water, grounds are draining properly –

Resolution:

All plant material looks to be receiving adequate water; beds are not dry and turf is not browning or balding -

Resolution:

Mulch looks good

Resolution:

Free of Ant Mounds, or treatment has been applied to ant mounds:

Resolution:

Grounds, Parks, Playgrounds, Trails

Equipment is in good condition, is not cracking, chipping or broken. Equipment is not faded and no screws are missing.

Resolution:

Kiddie Cushion is high enough (approximately 9” compacted – should only have about 3” exposed border on interior) –

Resolution:

Doggie Stations are stocked and trash bins are emptied -

Resolution:

There is adequate lighting in the area, bulbs are working

Resolution:

Basketball, Soccer or Volleyball nets are in good condition

Resolution:

Flags are in good condition -

Resolution:

Any additional items to note (please include any recommendations):

























Thank you for allowing VCM, Inc. to serve your community!