

# PSA \_\_\_\_\_ HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

Date:	May 15, 2025
Client:	<b><u>EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.</u></b>
Attended by:	ELWCA-Jack Picker Management-Monica D'Ambrosio Landscape Workshop-Matt Mondelli PSA Horticultural-Tom Picciano

This landscape inspection report and subsequent ones will serve as both a benchmark of current landscape maintenance concerns and the progress toward correctives actions. It will also serve as a deficiency list of items that should be addressed under the current landscape agreement.

These items must be completed by May 30, 2025. Notify PSA in writing upon completion, via email, on or before 9:00 am on June 2, 2025. The contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

### **SCORING 1-POOR 2-FAIR 3-GOOD**

#### **3 MOWING/EDGING/TRIMMING**

Woodlands Parkway median- sections of turf were not hard edged and runners were hanging over the curb.

Sunflower exit- define bed lines. *Photo below.*



Tampa Road median flower bed- define bed lines. *Photo below.*



The turf was neatly mowed at the proper height. Mower blades were sharp.

### **3 TURF COLOR**

Woodlands Boulevard medians-turf color at the monument and the large median was a consistent medium green.

Woodlands Boulevard at Cross Creek-turf color was a consistent medium green.

Woodlands Boulevard along Aberdeen wall-turf color was a consistent medium green.

East Lake Woodlands Parkway medians from Eric Court to 30 MPH sign just northeast of Woodlands Drive-turf color on the medians ranged from mottled medium green to a consistent medium green. The parkway color was a consistent medium green. Heavy rain improved the color.

Woodlands Parkway medians and parkway-turf color on the medians ranged from a straw color to a consistent medium green. The parkway color was a consistent medium green.

Berm across from ballfield-turf color was a consistent medium green.

Cross Pointe-turf color was a consistent medium green.

Stonebriar-turf color was a consistent medium green.

The Bahiagrass on the Woodlands Drive power easement-turf color was a lightly mottled medium green. It will improve with the onset of summer rainfall and higher temperatures.

Tampa Rd. entry and exit side-the turf color on the east and west sides was a consistent medium green. The median was also a consistent medium green.

Sun Trust-the turf color was a mottled medium green except for the newly installed sod.

*May*



*May*



*May*



*May*



*May*



*April*



*April*



*April*



*March*



*March*



*March*





*February*



*February*



*February*



## **2 TURF DENSITY**

Woodlands Parkway medians-turf density of the St. Augustine on the medians still ranged from poor to good. It is made up of turf and weeds. The density along the parkway was strong. Irrigation system design and operation on the median is an ongoing concern.

Woodlands Boulevard at Cross Creek and Aberdeen-the St. Augustine turf density was good.

East Lake Woodlands Parkway medians inside of guardhouse at Woodlands Drive- turf density of the St. Augustine on the medians still ranged from poor to good but it did improve with the recent heavy rain. It is made up of turf and weeds. The density along the parkways was strong. Irrigation system design and operation on the median is an ongoing concern.

Firehouse-the St. Augustine turf density was good at the monument. The entry and exit side density was good. The density of the large median was good.

Along Tampa Rd. entry and exit sides-the St. Augustine turf density was good.

Tampa Rd. median-the St. Augustine turf density was good.

Woodlands Drive power easement-the density of Bahiagrass was good.

Sun Trust medians-the St. Augustine turf density ranged from poor to good. New sod has improved some of the density.

Cross Pointe and Stonebriar-the St. Augustine turf density was good.

Berm across from the ballfield-the St. Augustine turf density was good.

## **2 TURF WEED CONTROL**

SunTrust medians 1-treat broadleaf weeds.

Tampa Road east and west side- treat broadleaf weeds.

Woodlands Parkway- center median and sides- treat broadleaf weeds.

East Lake Woodlands Parkway- center median and sides- treat broadleaf weeds.

Firehouse entry drive at traffic light- treat broadleaf weeds.

## **2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH**

The turf is being cut at the appropriate height for optimum sunlight absorption. The color of the viable St Augustine turf has improved ranging from a mottled medium green to a consistent medium green. Its density ranged from fair to good. The recent heavy rainfall has helped to improve the density along the East Lake Woodlands Parkway and Woodlands Boulevard medians where the irrigation coverage is marginal. There were no signs of significant insect or disease activity in the St Augustine turf except for some active fire ant mounds which need to be controlled. The volume of broadleaf weeds in the viable St. Augustine turf can be easily spot treated. The Bahia grass is a mottled medium green and its density will continue to improve with the summer rainfall. Be certain that proactive contractual insect controls have been applied to help reduce insect damage.

SunTrust medians - treat active ant mounds.

Firehouse Monument median- treat active ant mounds.

Tampa Road entry gate berm - treat active ant mound by pepper trees.

## **3 SHRUB-TREE INSECT/DISEASE CONTROL /OVERALL HEALTH**

East Lake Woodlands Parkway median at power easement- straighten crape myrtle.

Firehouse entry side traffic light - consider removing all crotons, transplant them to another location if possible and closing the bed in with sod. *Photo below.*



## **2 BED WEED CONTROL**

Tampa Road outbound- treat crack weeds along curb.

Tampa Road guardhouse parking area - remove crack weeds. *Photo below.*



Corner of East Lake Woodlands Parkway at Woodlands Boulevard- remove bed weeds around base of crape myrtles.

Sunflower- treat crack weeds in sidewalk and street along the split rail fence.

Sunflower exit - remove bed weeds

Sunflower entry gate - remove vines from wall.

Woodlands Parkway median - treat crack and bed weed along entire length.

### **3 IRRIGATION MANAGEMENT**

It appears the landscape is receiving sufficient irrigation.

Tampa Road guard house parking area -repair broken rotor along curb line. *Photo below.*



East Lake Woodlands Parkway end cap at Eric Court behind guard house- new sod is dry. *Photo below.*



Sun Trust entry - valve boxes are laying in drainage ditch.

Firehouse long median entry side lower irrigation head along curb line it is above the turf and can be damaged by mowers.

### **3 SHRUB PRUNING**

\*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

SunTrust- remove dead vegetation from birds of paradise.

Tampa Road entry and exit drive - remove dead leaves from philodendron.

### **3 TREE PRUNING**

Tampa Road guard house - remove moss from crape myrtle.

Turtle Creek island - remove dead fronds from cabbage palms.

Sedgefield Court - remove dead fronds from fan palms at stop sign.

East Lake Woodlands Parkway just south of Pinehurst Court- elevate low hanging tree over sidewalk.

Woodlands Boulevard at Aberdeen-remove dead fronds from queen palm if within contractual height limit.

### **3 CLEANUP/RUBBISH REMOVAL**

Sunflower gate- clean up concrete flumes and clean up gravel and soil in street. *Photo below.*



Hunters Crossing and Silverthorne drainage ditch- remove debris from the top of storm grate.

Sun Trust entry drive- clean out both sides of culvert.

Cross Pointe-clean out grass flumes. *Photo below.*





**IMPORTANT** General work order-clear all grass flumes prior to the hurricane season. Locations are along Woodlands Parkway, East Lake Woodlands Parkway, across from Cross Pointe and at maintenance road for golf course across from clubhouse.

**3 APPEARANCE OF SEASONAL COLOR**

The seasonal flower display of a spring mix is providing good curb appeal in the locations. The plants are healthy. Some marigolds require deadheading.

*May*

*May*



**(0) CARRRIED FORWARD FROM PRIOR MONTH**

<b>INSPECTION SCORE -32</b>	<b>PASSING SCORE is 30/36 w/flowers</b>	<b>28/33 wo/flowers</b>
<b>PASSED INSPECTION. Payment for May service should be released after the receipt of the DONE REPORT.</b>		

**MANAGER:**

None

**RECOMMENDATIONS:**

Firehouse entry traffic light-submit a proposal to close in bed with sod



## **SUMMARY**

Landscape Workshop performed to contractual standards for this inspection. The turf is being mowed, edged, and trimmed properly. More attention needs to be paid to bed line definition and soft edging. The color and density of both the St Augustine turf and the Bahiagrass has improved since the last inspection due to the recent heavy rainfall. There was no significant insect or disease activity in the St Augustine turf. Broadleaf weeds can be controlled in the strong sections of St Augustine turf by spot treatments. Shrubs were actively growing and showed no signs of insect or disease activity. Most were neatly pruned, and it required no immediate attention. Cosmetic and clearance pruning needs to be done on a few palms and crape myrtles. Bad weed control was good, but the crack weed management needs to see improvement. A few issues were associated with the irrigation system, but it appears most of the landscape is receiving sufficient water. The seasonal flower display is performing well and has a good curb appeal.

**Landscape Workshop certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.**

Signature\_\_\_\_\_

Print Name\_\_\_\_\_

Company\_\_\_\_\_

Date\_\_\_\_\_