



Quality Site Assessment

Prepared for: **Center Pointe Vistoso**

General Information

- DATE:** Monday, Aug 22, 2022
- NEXT QSA DATE:** Monday, Aug 14, 2023
- CLIENT ATTENDEES:**
- BRIGHTVIEW ATTENDEES:** Stephen Valverde

Customer Focus Areas

Side walks clear of debris

Quality you can count on.

7 Seven Standards of Excellence	1  Site Cleanliness	2  Weed Free	3  Green Turf
	4  Crisp Edges	5  Spectacular Flowers	6  Uniformly Mulched Beds

Maintenance Items



1 Palo Brea Mailbox: Plants are trimmed and spaced. Area is free of weeds. Trees are raised and clear. Continue to remove plant debris from area.

2 Walkway on Palo Brea: Area is free of weeds. Plants are trimmed and spaced. Continue to remove suckers.

3 Walkway on Palo Brea: Remove this plant.

4 Walkway on Meadowlark: Plants are trimmed and spaced. Trees are raised. Continue to spray or remove weeds and remove suckers.

Maintenance Items



5 Walkway on Trailing Indigo: Plants are trimmed and spaced. Trees are raised and clear. Continue to remove plant debris from walkway.

6 Walkway Between Trailing Indigo and W Pebble Creek: Area is free of weeds. Plants are trimmed and spaced. Continue to remove volunteers.

7 Walkway Between Trailing Indigo and Alisma: Plants are trimmed and spaced. Continue to spray or remove weeds, remove plant debris and raise trees.

8 Alley on Silver Cassia: Plants are trimmed and spaced. Continue to spray or remove weeds and remove plant debris.

Maintenance Items



9 Walkway on Corax: Trim palo verde encroaching on walkway.

10 Park on Corax: Doggie station trash bags need to be changed.

11 Walkway on Corax, Between Alisma and Trailing Indigo: Plants are trimmed and spaced. Trees are raised. Continue to spray or remove weeds, remove plant debris and remove suckers.

12 Corner of Flax Leaf and Hesperaloe: Plants are trimmed and spaced. Tree is raised and clear. Continue to spray or remove weeds.

Maintenance Items



13 Walkway Between Hesperaloe and Palo Brea: Area is free of weeds. Continue to trim spent stalks. Trim trees encroaching on back of property.

14 Walkway on Flaxleaf: Plants are trimmed and spaced. Trees are raised and clear. Continue to spray or remove weeds.

15 Cul-de-Sac at End of Flaxleaf: Area is free of weeds. Continue to trim plants encroaching on walkway and remove plant debris.

16 Walkway Between Golden Barrel and Amberwing: Area is free of weeds. Plants are trimmed and spaced.

Maintenance Items



17 Walkway on Amberwing:
Plants are trimmed and spaced. Tree is raise. Continue to spray or remove weeds and remove suckers.

18 Alley on Amberwing:
Trees are raised and clear. Continue to remove or spray weeds and remove plant debris.

19 Walkway on Amberwing, Towards Gate: Area is free of weeds. Plants are trimmed and spaced. Continue to remove plant debris.

20 Walkway Between Rainbow
Cactus and Downy Dalea: Weeds need to be sprayed.

Maintenance Items



21 Walkway Towards Alley on

Rock Daisy: Trees are raised and clear. Plants are trimmed and spaced. Continue to spray or remove weeds and remove plant debris.

22 Alley on Rock Daisy: Trees

are raised and clear. Plants are trimmed. Continue to spray or remove weeds.

23 Walkway on Downy Dalea: Continue to trim plants to increase space and spray weeds.

24 End of Downy Dalea: Remove broken tree limb.

Maintenance Items



25 Cul-de-Sac on Cottontop: Area is free of weeds.

Trees are raised. Continue to remove plant debris and trim tree encroaching on street.

26 Landscape on Lark Bunting: Area is free of weeds. Trees are raised and clear. Continue to trim plants to increase spacing.

27 Walkway Towards Turf on Lark Bunting: Area is free of weeds. Continue to remove suckers and trim palo verdes to reduce encroachment on walkway.

28 Turf on Lark Bunting: Turf is green with visible mow lines. Continue to monitor irrigation.

Maintenance Items



29 Alley on Lark Bunting:
Continue to remove
volunteers and weeds from
riprap.

30 By Gate on Lark Bunting:
Area is free of weeds.
Plants are trimmed and
spaced.
Trees are raised and clear.
Curb lines are clear.

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Completed Items



1 monument areas are policed every visit to ensure they are looking good

2 residual weed growth is being addressed, larger weeds are being removed and smaller are being sprayed

3 turf areas are in a lot better shape then they were several weeks ago. The team reported there are several sprinkler heads that are not operating correctly. Proposal for replacement will be sent

4 Center area is where the faulty heads are. Once replaced the coverage will improve

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Completed Items



5 coverage issues to be addressed here also

6 some debris along curb lines. the pool area is addressed on a weekly basis

7 another round fertilization is scheduled for the week of 5th

8 playground turf area has filled in nicely

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Completed Items



9 gated entrance to the pool is also policed on a weekly basis.

10 seed pods will ne the next challenge the team faces as far as debris. this is being addressed on the rotation

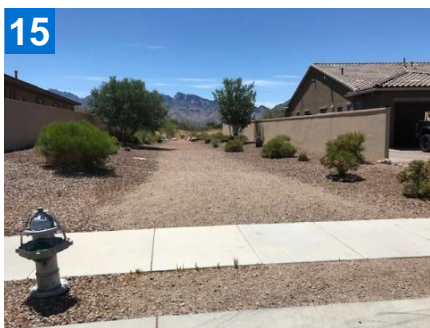
11 some overgrowth in this area to be addressed

12 areas that look like this are being prioritized and will be taken care of

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Completed Items



13 some trimming to be completed

14 this are looks good. shrubs and trees are trimmed, debris removed

15 some residual weed growth along curb line to be addressed

16 suckers and debris need to be removed

Completed Items



17 remove spent stalk, tree to be lifted slightly

18 suckers are being removed off of the tree as the team cycles through the community

19 minimal weeds or debris in this area

20 light trimming on trees to be completed

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Completed Items



21 park looks good, turf has filled in

22 suckers to be taken care of

23 looks good

24 some leaf litter to be addressed, trees lifted

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Completed Items



25



26



27



28

25 area looks good, no obstructions along walkway

26 trees and shrubs trimmed, debris removed

27 area looks good

28 mail box areas look good