



Quality Site Assessment

Prepared for: **Center Pointe Vistoso**

General Information

DATE: Wednesday, Nov 23, 2022
NEXT QSA DATE: Monday, Nov 13, 2023
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Luis Meraz

Customer Focus Areas

interior common areas

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>	 <p>7 Neatly Pruned Trees & Shrubs</p>

QUALITY SITE ASSESSMENT

Center Pointe Vistoso

Maintenance Items



1 Corner of Palo Brea and Chrysanthia. Selective rejuvenation pruning has taken place.

2 Areas in Summit north, trees and shrubs trimmed in the cul-de-sac on Chrysanthia

3 Looking southwest along Pebble Creek from Chrysanthia, trees and shrubs trimmed. The team will continue to work along Pebble Creek the week of the 28th.

4 Looking northeast along Pebble Creek from Chrysanthia. Shrubs and trees look good

Maintenance Items



5 Same area as previous slide that shows the rejuvenated shrubs.

6 Breeze way at north end of Meadowhawk in good shape.

7 North end of Meadowhawk. Few weeds along curb line to be addressed.

8 a little further south along Meadowhawk. Trees and shrubs look good, some rejuvenation pruning in the area.

Maintenance Items



9 Meadowhawk between Palo Brea and Zebra Trail. There are items that the team was addressing today, 11-23. Trimming and selective rejuvenation pruning is taking place.

10 Palo Brea and Meadowhawk, this area is being addressed today, 11-23

11 Entry to common areas at Palo Brea and Meadowhawk. Trees and shrubs in good shape here. The basin area at the south end will be addressed.

12 Basin area to be addressed between Palo Brea and Hesperaloe. This will be taken care of the week of the 28th.

Maintenance Items



13 Weeds and grasses in riprap on Palo Brea are being addressed.

14 Looking north from mailboxes on Palo Brea. Areas were previously addressed.

15 Looking south from mailboxes on Palo Brea. This area had additional trimming that was needed. Team was working on this 11-23

16 Island behind gate on Northern Flicker. Tree will be lifted and Tecoma reduced in height.

Maintenance Items



17 Entry to Summit north, Northern Flicker. Island looks good. Seasonal cut backs on lantana and other plant material will take place.

18 Summit north entry, Regal mist grasses are putting on their seasonal color.

19 Looking north along Pebble Creek from Northern Flicker, trees and shrubs in good shape here.

20 Easement at the east end of Corax in the Pinnacle has some overgrown shrubs that will be addressed.

Maintenance Items



21 Path entry way at north end of Silver Cassia. Trees will be lifted slightly for clearance but there are no obstructions.

22 North side of Corax east of Silver Cassia. Shrubs and trees look good. Texas rangers throughout the community are starting to defoliate and have some leaves turning yellow. This is a normal, seasonal item. They are not dying or lacking water.

23 Same area as previous slide. Dead barrel cactus will be removed.

24 Park area on Corax. Texas rangers are defoliating here as well. There is additional trimming that needs to take place here. Areas will be addressed the week of the 28th.

QUALITY SITE ASSESSMENT

Center Pointe Vistoso

Maintenance Items



25 Corner of Corax and Silver Cassia, entry to park. Lantana are changing color due to the colder weather. Trimming will be completed here as well.

26 Basin between Silver Cassia and Alisma will be weeded down and debris removed.

27 Corner of Flaxleaf and Baccata, trees will be lifted to improve clearance.

28 View of basin from Trailing Indigo. There are some weeds and debris that will be taken care of.

Maintenance Items



29 A little further down the path south of Silver Cassia. Debris will be removed and trees lifted slightly. There is no encroachment

30 Weeds and debris to address in basin south of Silver Cassia.

31 Same area as previous slide, tree debris will be addressed.

32 Wash area on Silver Cassia. There is some residual weed growth that will be addressed.

QUALITY SITE ASSESSMENT

Center Pointe Vistoso

Maintenance Items



33 Trailing Indigo, trees and shrubs look good.

34 South side of Pinnacle entrance inside gate. Some weeds and debris to be addressed.

35 Center island on Corax, we were waiting for the bees to stop foraging to be able to cut back the plant material. I didn't see too many this visit. Regal mist grass color looks good.

36 North side of Pinnacle entrance looks good. Some weed growth to be addressed.

Maintenance Items



37 Front of Pinnacle gate island. Lady slipper plant looks good

38 Pinnacle entry and south entry roadside look good. Areas north and south of here along Pebble Creek will be addressed the week of the 28th.

39 Desert Crest, Cul-de-sac on Hesperaloe is over grown and will be taken care of the week of the 28th.

40 Flaxleaf and Hesperaloe, There is some rejuvenation pruning and trimming that will be addressed.

Maintenance Items



41 Very large Texas rangers along Pebble Creek will be selectively rejuvenated.

42 Baccata Ct, Pistache trees are beginning to change color and will defoliate completely. There will be elevated amounts of leaf litter during this process.

43 Corner of Flaxleaf and Baccata. Rejuvenation pruning will be done selectively.

44 Large common area on Baccata has some weeds, debris and trimming that will be addressed.

Maintenance Items



45 Trees need lifting in this area on the west end of Corax.

46 Looking east on Corax from Flaxleaf. Area has some debris to be addressed

47 Desert Crest entrance island, trees by monument will be lifted

48 South side of Desert Crest entrance. Large Texas rangers will be selectively rejuvenated.

Maintenance Items



49 North side of Desert Crest entrance. There is some encroachment that will be addressed.

QUALITY SITE ASSESSMENT

Center Pointe Vistoso

Completed Items



1 walking path from Desert Fire Trail to Pebble Creek weed free.

2 Additional staffing is being provided to assist with any pending items.

3 Path leading south from park in the Cove has some residual weed growth that will be addressed. Trees will be lifted slightly for better clearance. Any obstructions along sidewalk will be addressed.

4 Trees to be lifted slightly along walking path.

Completed Items



5 Slight encroachment from dahlias and shrubs along sidewalk. Stalks on desert spoons will be removed.

6 Common areas along Downey Dalia have some debris and weeds to address. Shrubs are being left natural and selectively trimmed unless they are causing site obstructions.

7 Looking north along Downy Dalea from Rock Daisy. Some residual weed growth and debris to address.

8 Common area easy of Rock Daisy looks good. Trees are lifted for clearance.

QUALITY SITE ASSESSMENT

Center Pointe Vistoso

Completed Items



9 Path that leads from Downey Dalea to Rainbow Cactus has been sprayed. Some dead grasses remain that will be addressed.

10 Path from Downey Dalea to Rock Daisy looks good.

11 South end of Downey Dalea cul-de-sac looks good.

12 Looking north from south end of Downey Dalea, some residual weeds to address.

QUALITY SITE ASSESSMENT

Center Pointe Vistoso

Completed Items



13 Downey Dalea north of Rock Daisy, shrubs are in their natural state. Minimal weed growth

14 Mail box area on Downey Dalea, shrubs are selectively trimmed. Some debris to address.

15 East side of main entrance at the Cove. Shrubs are selectively pruned, no weeds or obstructions.

16 Existing red yuccas are causing slight obstruction of signage. Proposal will be provided for removal and replacement.

QUALITY SITE ASSESSMENT

Center Pointe Vistoso

Completed Items



17 Center gate island needs some light trimming of lantana off of curb lines.

18 Center island at Cove entrance in good shape. One lady slipper plant missing on north side, proposal for replacement will be provided.

19 east side of interior common area inside gate. Large Texas ranger will be rejuvenated

20 Lantana to be trimmed off curb lines.

Completed Items



21 Large Texas rangers will be selectively trimmed or rejuvenated along west side of Cove entrance.

22 Plant material that is obstructing signage is being proposed for removal and replacement.

23 Missing plant material is being proposed for replacement.