

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















- 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
- 2 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













- 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.













- 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
- 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.

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- Weeds and grasses in riprap on Palo Brea are being addressed.
- 14 Looking north from mailboxes on Palo Brea. Areas were previously addressed.
- 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.













- 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









- Path entry way at north end of Silver Cassia.

 Trees will be lifted slightly for clearance but there are no obstructions.
- 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.

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













- 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
 weedied down and debris
 removed.
- 27 Corner of Flaxleaf and Baccata, trees will be lifted to improve clearance.
- View of basin from Trailing Indigo. There are some weeds and debris that will be taken care of.













- 29 A little further down the path south of Silver Cassia. Debris will be removed and trees lifted slightly. There
- 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.

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Maintenance Items









- Trailing Indigo, trees and shrubs look good.
- 34 South side of Pinnacle entrance inside gate.
 Some weeds and debris to be addressed.
- 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.













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

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













- 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.

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- walking path from Desert Fire Trail to Pebble Creek weed free.
- 2 Additional staffing is being provided to assist with any pending items.
- 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.
- Trees to be lifted slightly along walking path.

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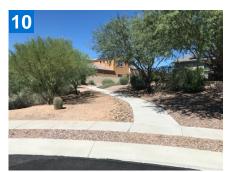


- 5 Slight encroachment from dahlias and shrubs along sidewalk. Stalks on desert spoons will be removed.
- Common areas along
 Downey Dalia have some
 debris and weeds to address.
 Shrubs are being left natural
 and selectively trimmed unless
 they are causing site
 obstructions.
- 7 Looking north along
 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.













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

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- Downey Dalea north of Rock Daisy, shrubs are in their natural state. Minimal weed growth
- Mail box area on Downey
 Dalea, shrubs are
 selectively trimmed. Some
 debris to address.
- 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.

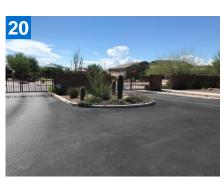
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- 17 Center gate island needs some light trimming of lantana off of curb lines.
- 18 Center island at Cove entrance in good shape.
 One lady slipper plant missing on north side, proposal for replacement will be provided.
- 19 east side of interior common area inside gate.
 Large Texas ranger will be rejuvenated
- 20 Lantana to be trimmed off curb lines.











- 21 Large Texas rangers will be selectively trimmed or rejuvenated along west side of Cove entrance.
- Plant material that is obstructing signage is being proposed for removal and replacement.
- 23 Missing plant material is being proposed for replacement.