

This reference contains full, uncropped photos for all 31 drive records with photo documentation, organized by REC ID. Landscape-oriented photos are shown full-width with the record's description above; portrait-oriented photos are shown at full aspect ratio, paired side-by-side where more than one accompanies a record. No photo is cropped or distorted. This is a companion document to the Drive #3 Master Tracker and Full Report.

REC-003

DRIVE NOTE

Clubhouse — rear / pool area

Weeds all the way around the pool at rear of clubhouse. Unclear if vendor is skipping this area. Fairness/consistency concern - homeowners held to standard, clubhouse pool area is not.

Status: Filed

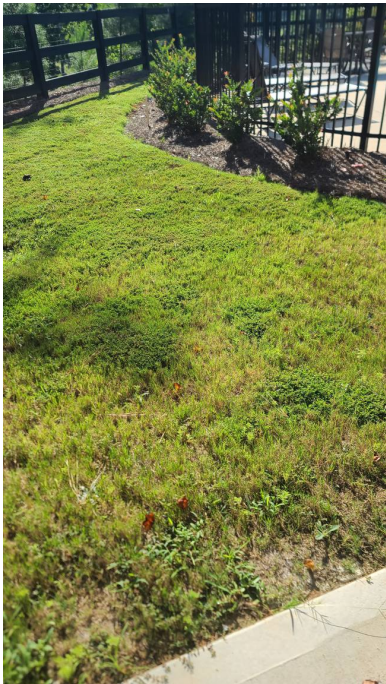


Photo 1 of 1 ·
REC-003_Clubhouse_PoolAreaWeeds_2026-08-19.jpg

REC-004/036

DRIVE NOTE

Clubhouse & Mailbox kiosk — shared pavement

Weeds growing through pavement/hardscape cracks in two connected areas: the mailbox kiosk area and the front of the clubhouse. Distinct from the grass overgrowth behind the clubhouse pool area (see REC-003).

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

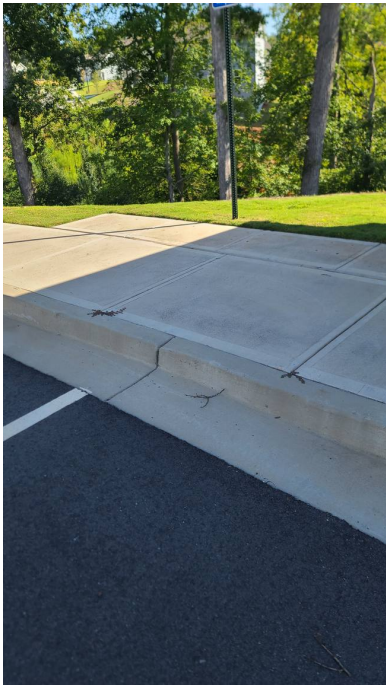


Photo 1 of 1 ·

REC-004-036_Clubhouse+Mailbox_CrackWeeds_2026-08-19.jpg

REC-005

DRIVE NOTE

Mailbox kiosk — interior

Bird nest residue and active wasp nest inside mailbox kiosk. Present since ~Feb/March 2026 (season start). Safety concern.

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 2 ·

REC-005a_Mailbox_BirdNestResidue+WaspNest_2026-08-19.jpg



Photo 2 of 2 ·

REC-005b_Mailbox_BirdNestResidue+WaspNest_2026-08-19.jpg

REC-006

DRIVE NOTE

Community entrance sign

Ground cover refreshed at season start but not maintained fresh since. Flagged by Gabriella D. Tory. Full video also documents nutsedge treatment inconsistency (see REC-029).

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 · REC-006b_Entrance_PineStrawCondition_CloseUp_2026-08-19.jpg

REC-007

DRIVE NOTE

Entrance — left vacant lot

Bermuda is the consistent turf standard used throughout the community; recommend reseeding this area with Bermuda seed strips (already in use elsewhere for this purpose) rather than leaving it bare. Previously overgrown, now mostly bare in patches, reseeding is the more presentable fix than leaving it bare.

Status: Filed — recommend landscaping follow-up

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 2 · REC-007a_Entrance_LeftVacantLot_BarePatches_2026-08-19.jpg

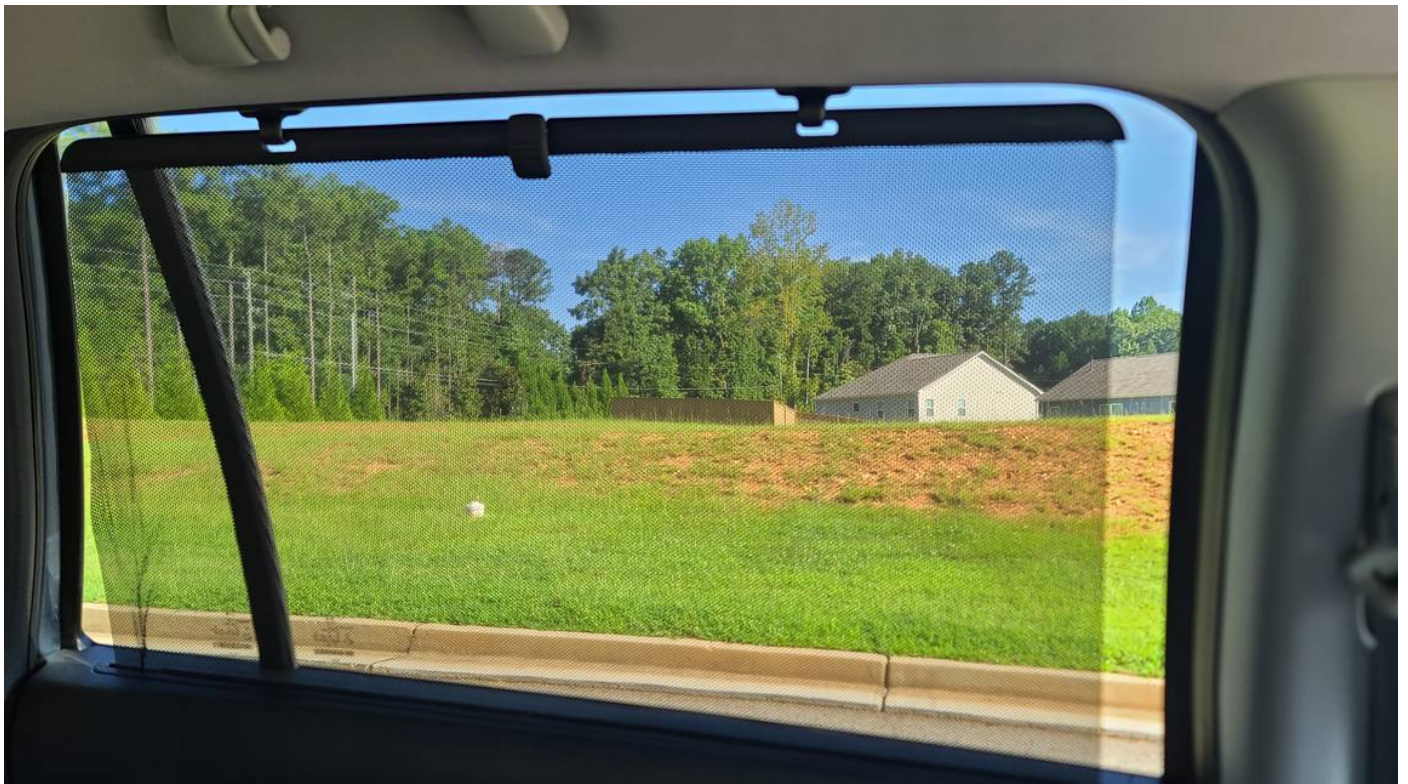


Photo 2 of 2 · REC-007b_Entrance_LeftVacantLot_BarePatches_2026-08-19.jpg

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

REC-008

DRIVE NOTE

Entrance — right vacant lot, near sales office

Correction: not fully overgrown, tall weed growth present. This is a community entrance area and should be held to a higher presentability standard given its visibility. Follow-up needed: confirm whether additional maintenance action is available to bring this area up to that standard.

Status: Filed — follow-up needed



Photo 1 of 2 ·

REC-008a_Entrance_RightVacantLot_TallWeeds_2026-08-19.jpg

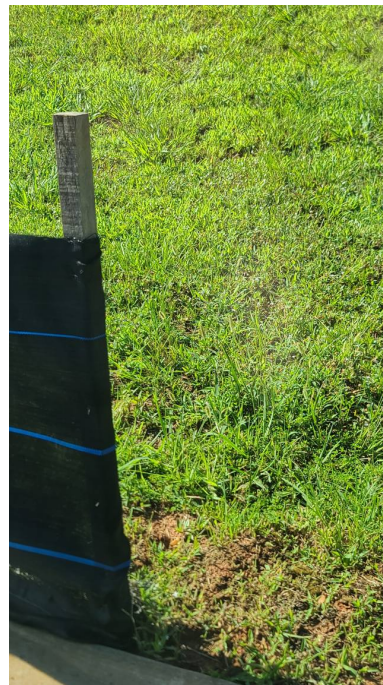


Photo 2 of 2 ·

REC-008b_Entrance_RightVacantLot_TallWeeds_2026-08-19.jpg

REC-009

DRIVE NOTE

Berm between 282 & 322 Thompson Dr

Berm not maintained. Ownership/maintenance responsibility unclear. No citation issued pending manager determination.

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

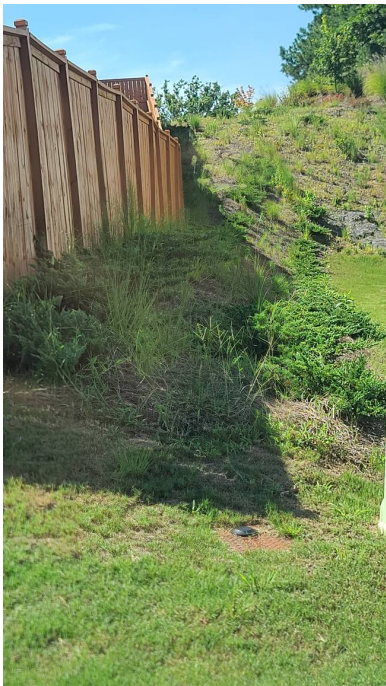


Photo 1 of 2 · REC-009a_282-322ThompsonDr_BermOwnershipDispute_2026-08-19.jpg



Photo 2 of 2 · REC-009b_282-322ThompsonDr_BermOwnershipDispute_2026-08-19.jpg

REC-011

CITATION

129 Thompson Dr

Commercial vehicle in driveway plus an additional vehicle on the street, present all three days of this drive.

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 · REC-011_129ThompsonDr_CommercialVehicle+StreetParking_2026-08-20.jpg

REC-012

DRIVE NOTE

451 Thompson Dr — common area utility strip

Utility access box (telecom/cable splice enclosure) knocked over, lid open, exposed wiring, next to pad-mounted transformer. Minor safety flag.

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 2 · REC-012_451ThompsonDr_TemporaryPowerMeter_2026-08-21.jpg



Photo 2 of 2 · REC-012b_451ThompsonDr_UtilityBoxKnockedOver_2026-08-21.jpg

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

REC-013

CITATION

386 Thompson Dr

This property's condition was already known to AEPM before this drive, not a new discovery. Previously cited approximately 3 to 4 months ago for related conditions, and has remained in an ongoing violation status since. During this drive, before reaching the sales office, the inspector encountered a D.R. Horton builder representative on-site who was attempting to identify which house in the community was causing concern. The inspector identified the exact house immediately, without hesitation, reflecting existing familiarity with this property's compliance history. The exchange went well. Notably, the builder representative independently characterized the property as looking like a "derelict house" and described it as presenting a very bad image for the community, an unprompted, outside confirmation of AEPM's own assessment. This drive: window treatments citation escalated to 1st Violation Fine Notice (non-conforming blinds, still visible after prior notice). Weed control citation also escalated to Fine Notice (front lawn condition significantly worsened since prior notice). Trash can citation issued fresh. Property is part of a broader multi-item pattern that also includes a previously-noted unapproved exterior camera with solar panel, ARC status still unresolved. Given the builder's own characterization and the multi-month duration, this property carries reputational risk beyond the individual citations, recommend PM/Board awareness given the external visibility of the issue.

Status: Filed — recommend PM/Board awareness



Photo 1 of 10 · REC-013_386ThompsonDr_ExteriorDoorNumber_2026-08-21.jpg

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 2 of 10 · REC-013-014_386ThompsonDr_WindowTreatments+CameraMounting_2026-08-21.jpg



Photo 3 of 10 · REC-013c_386ThompsonDr_FoundationBedWeeds_2026-08-21.jpg

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 4 of 10 · REC-013d_386ThompsonDr_Weeds_2026-08-21.jpg



Photo 5 of 10 · REC-013e_386ThompsonDr_TreeStakesPineStrawMound_2026-08-21.jpg

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 6 of 10 · REC-013f_386ThompsonDr_TrashCanCurb_2026-08-21.jpg



Photo 7 of 10 · REC-013g_386ThompsonDr_2026-08-20.jpg

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 8 of 10 · REC-013h_386ThompsonDr_2026-08-20.jpg



Photo 9 of 10 · REC-013i_386ThompsonDr_Weeds_2026-08-21.jpg



Photo 10 of 10 · REC-013j_386ThompsonDr_DisplacedBin_2026-08-21.jpg

REC-015

PM DECISION

263 Thompson Dr

A green-and-yellow temple-style shrine housing a red devotional figure consistent with a Hindu deity is displayed on a matching pedestal at the front door. The vessel holds no live plant, it's a religious icon housing, not a planter, flanked by unrelated potted landscaping on both sides. (Note: the house number in the transom above the door reads closer to "265" in the photo, confirm the address before this is finalized under 263.)

PM ACTION - citation decision needed, full context below:

Originally logged as "not cited, Fair Housing consideration." That framing was too broad and needed correcting before this went further.

The actual legal picture: Religion isn't protected under the Fair Housing Act the same way disability is, there's no automatic "reasonable accommodation" duty for religious items the way there is for disability. Courts have upheld neutral HOA appearance/display rules even where they incidentally restrict a religious item, as long as the rule isn't targeting religion. The FHA exposure comes from two specific things, not from the mere presence of a religious item: Disparate treatment (citing this shrine while letting an equivalent secular yard structure of similar size and prominence go uncited); and Disparate impact (a facially neutral rule that, in practice, ends up functionally banning religious display with no legitimate justification).

Bottom line: this is citable under Art. IX Section 9.1 (unapproved exterior structure) on the same footing as any other unapproved structure, as long as the standard is applied evenhandedly, not specifically at religious items. The covenant itself isn't the problem; selective enforcement of it would be.

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

Why this needs PM/manager decision, not a field decision: there's no prior Thompson Ridge citation for a comparable secular yard structure, no garden statue, decorative pedestal, or similar freestanding piece has been cited before. There's nothing to check consistency against. That means whatever is decided here effectively sets the working standard going forward, not just for this address.

Two clean paths, either one defensible, what's not defensible is landing in between: (1) Cite it under Art. IX Section 9.1, Courtesy Notice tier, consistent with other first-instance Section 9.1 items this drive, and going forward apply that same standard to secular yard statues/structures of comparable scale when they come up. (2) Don't cite it, and treat that as the working policy for similarly-scaled decorative yard structures generally, secular ones included, until the Board or ARC formally reconsiders.

Recommend looping AEPM counsel in before finalizing. Once decided, worth a permanent line in REF-001 or DEF-001 so it's not re-litigated from scratch on the next drive.

Status: PM decision pending



Photo 1 of 1 ·

REC-015_263ThompsonDr_ShrineDecor_2026-08-21.jpg

REC-016

PM DECISION

189 Thompson Dr and community-wide

Two example conditions on file with photos: (1) plastic edging that was pulled up/removed by a homeowner, was not an ARC-approved material to begin with; (2) stone/brick retaining-wall-style edging at 189 Thompson Dr, ARC status unclear. This drive's own citations (206 Thompson Dr, 32 Thompson Court, 79 Virgil St) already treated similar edging material under the ARC-approval question per the standing session override. Purpose of this note: get a formal manager decision confirming whether plastic and stone/brick edging materials require ARC approval under Art. IX Section 9.1, and whether

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

existing unapproved installations should be cited or routed through a retroactive ARC review instead.

Status: PM decision needed



Photo 1 of 1 ·

REC-016_189ThompsonDr_StoneEdging_2026-08-21.jpg

REC-017

DRIVE NOTE

Thompson Way — entrance

Common-area road maintenance issue, not a homeowner violation. Three separate residents have independently raised this. Condition has worsened, larger and deeper, now posing a real risk of tire/wheel damage. First reported approximately 3 months ago, still unresolved.

Status: Filed — recommend PM follow-up given complaint volume and liability exposure

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 ·

REC-017_ThompsonWay_RoadPotholeRepair_2026-08-21.jpg

REC-018/019/020

DRIVE NOTE

104 Thompson Way

Not about the mulch bags citation (#61112), which stands separately and is already cited. This note is specifically about tree replacement ARC verification: homeowner states his wife has an email confirming ARC approval for the tree replacement(s), the front yard tree and the second tree near the AC unit. No matching approval record exists in AEPM's files. Before creating a citation and starting an accountability loop, need to verify directly with the homeowner (request the email) whether approval genuinely exists but was never logged. As of this drive: no ARC record on file for either tree.

Status: Hold pending verification

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 2 · REC-018-019_104ThompsonWay_MulchBags+FrontTree_2026-08-21.jpg



Photo 2 of 2 · REC-020_104ThompsonWay_BackyardTreeNearAC_2026-08-21.jpg

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

REC-021

DRIVE NOTE

Near 46 Thompson Ct

Comcast/cable utility box cover open - utility issue, not homeowner

Status: Filed

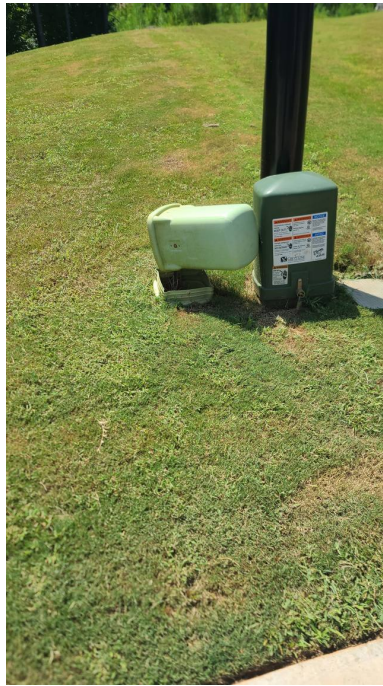


Photo 1 of 1 · REC-021_Near46ThompsonCt_ComcastCableBoxUncovered_2026-08-21.jpg

REC-022

DRIVE NOTE

55 Thompson Ridge Ln

Rocks used as tree ground cover - manager determination needed on material acceptability

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 · REC-022_55ThompsonRidgeLn_RockGroundCover_2026-08-21.jpg

REC-023

CITATION

306 Thompson Ridge Ln

Weeds citation issued (see Violations tab). Separate ARC question: does stone driveway lining itself require approval? Combined with REC-039 as one policy question.

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

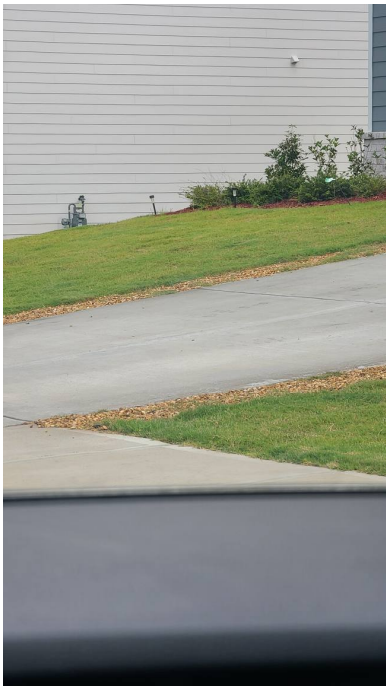


Photo 1 of 3 · REC-023_306ThompsonRidgeLn_RockDrivewayEdging_2026-08-21.jpg

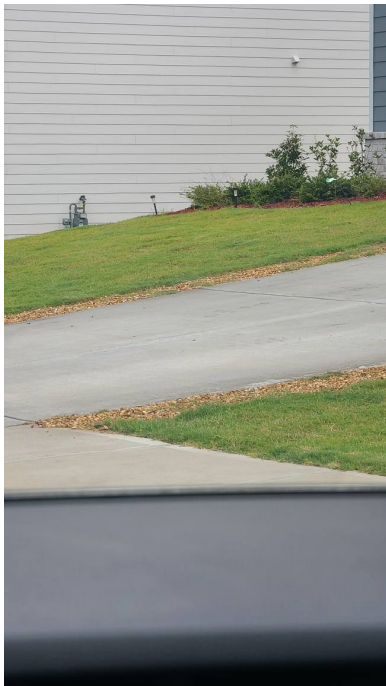


Photo 2 of 3 · REC-023b_306ThompsonRidgeLn_StoneDriveway_ARCQ
uestion_2026-08-21.jpg



Photo 3 of 3 · REC-023c_StoneEdging_NoApprovalNeededExempl
e_2026-08-21.jpg

REC-024

DRIVE NOTE

Between 388 & 384 Thompson Ridge Ln

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

Undeveloped lot with silt fencing and overgrowth. Tied to Flores follow-up at 388.

Status: Filed



Photo 1 of 1 · REC-024-025_Between388-384ThompsonRidgeLn_VacantLot_2026-08-21.jpg

REC-025

INFORMATIONAL

388 Thompson Ridge Ln

No violation found on site walk - resolves Flores follow-up list item

Status: Complete

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 · REC-024-025_Between388-384ThompsonRidgeLn_VacantLot_2026-08-21.jpg

REC-026

DRIVE NOTE

Between 248 & 262 Virgil St

Steep rear hillside overgrowth - maintenance responsibility unclear. Flagged by Gabriella D. Tory.

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 · REC-026_Between248-262VirgilSt_HillsideOvergrowth_2026-08-21.jpg

REC-027

DRIVE NOTE

Near 37 Virgil St

Common/undeveloped strip with newly planted trees - unclear if manicuring required

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 · REC-027_Near37VirgilSt_PlantedTreeStrip_2026-08-21.jpg

REC-028

DRIVE NOTE

Corner of Thompson Ridge Ln & Virgil St

Leaning stop sign, no collision evidence - traffic sign, common area

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 · REC-028_ThompsonRidgeLnVirgilStCorner_Leaning
StopSign_2026-08-21.jpg

REC-029

DRIVE NOTE

Sales office / Entrance (comparison)

Central question: is the landscaping vendor selectively treating areas? Photos show the entrance was treated (nutsedge yellowing visible), while the sales office area was missed entirely, weeds present in the grass there, not limited to nutsedge. The sales office is a highly visible location. Creates a fairness problem: AEPM holds homeowners accountable to a standard its own vendor isn't applying evenly to company/common areas.

Status: Filed — source material for a direct vendor notice

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 4 · REC-029_SalesOffice_NutsedgeUntreated_2026-08-20.jpg



Photo 2 of 4 · REC-029b_Entrance_NutsedgeTreated_Comparison_2026-08-20.jpg

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 3 of 4 · REC-029c_SalesOffice_NutsedgePatches_2026-08-20.jpg



Photo 4 of 4 · REC-029d_SalesOffice_NutsedgePatches_2026-08-20.jpg

REC-031

DRIVE NOTE

In front of 123 Thompson Way

AT&T utility box security pins protruding, caught in lawnmower. Homeowner cannot resolve himself, wants pins removed/fixed.

Status: Filed

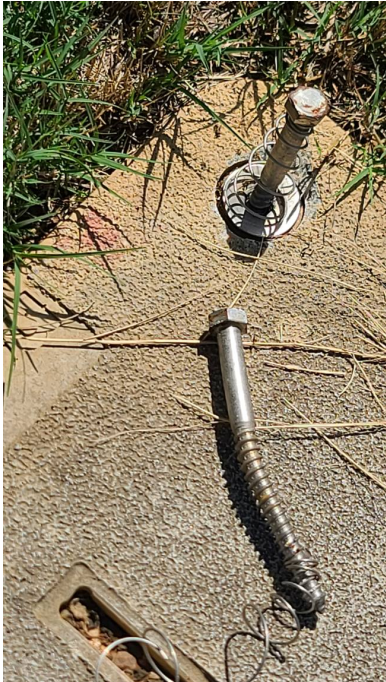


Photo 1 of 3 ·

REC-031a_123ThompsonWay_ATT_UtilityBoxPins_2026-08-19.jpg



Photo 2 of 3 ·

REC-031b_123ThompsonWay_ATT_UtilityBoxPins_2026-08-19.jpg



Photo 3 of 3 ·

REC-031c_123ThompsonWay_ATT_UtilityBoxPins_2026-08-19.jpg

REC-034

DRIVE NOTE

Clubhouse pool area — entrance / bathroom

Ground cover in two specific areas within the pool area (entrance, bathroom-adjacent) hasn't been refreshed since the start of the season. Ground cover outside the pool area was refreshed.

Status: Filed

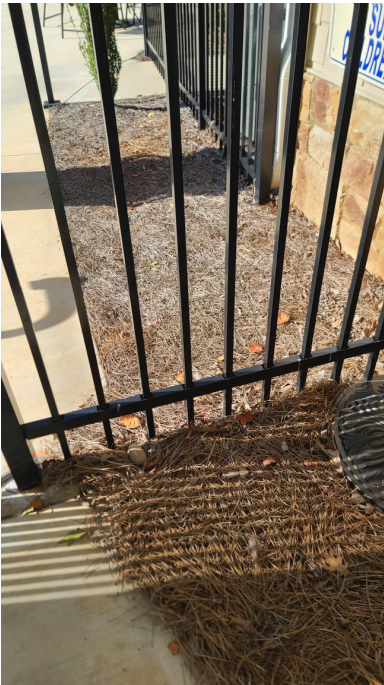


Photo 1 of 1 · REC-034_Clubhouse_PoolEntranceGroundCoverNot
Renewed_2026-08-19.jpg

REC-035

DRIVE NOTE

Clubhouse pool area

All umbrella stands present, but no umbrellas at any table. Unclear if stored elsewhere or missing. Amenity gap in current heat.

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 ·

REC-035_Clubhouse_PoolMissingUmbrellas_2026-08-19.jpg

REC-037

DRIVE NOTE

Clubhouse interior — HVAC access door

Temporary fix by Mr. Roberts remains. Gabriella D. Tory requested cosmetic fix - vendors can still access unit, purely appearance issue.

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete

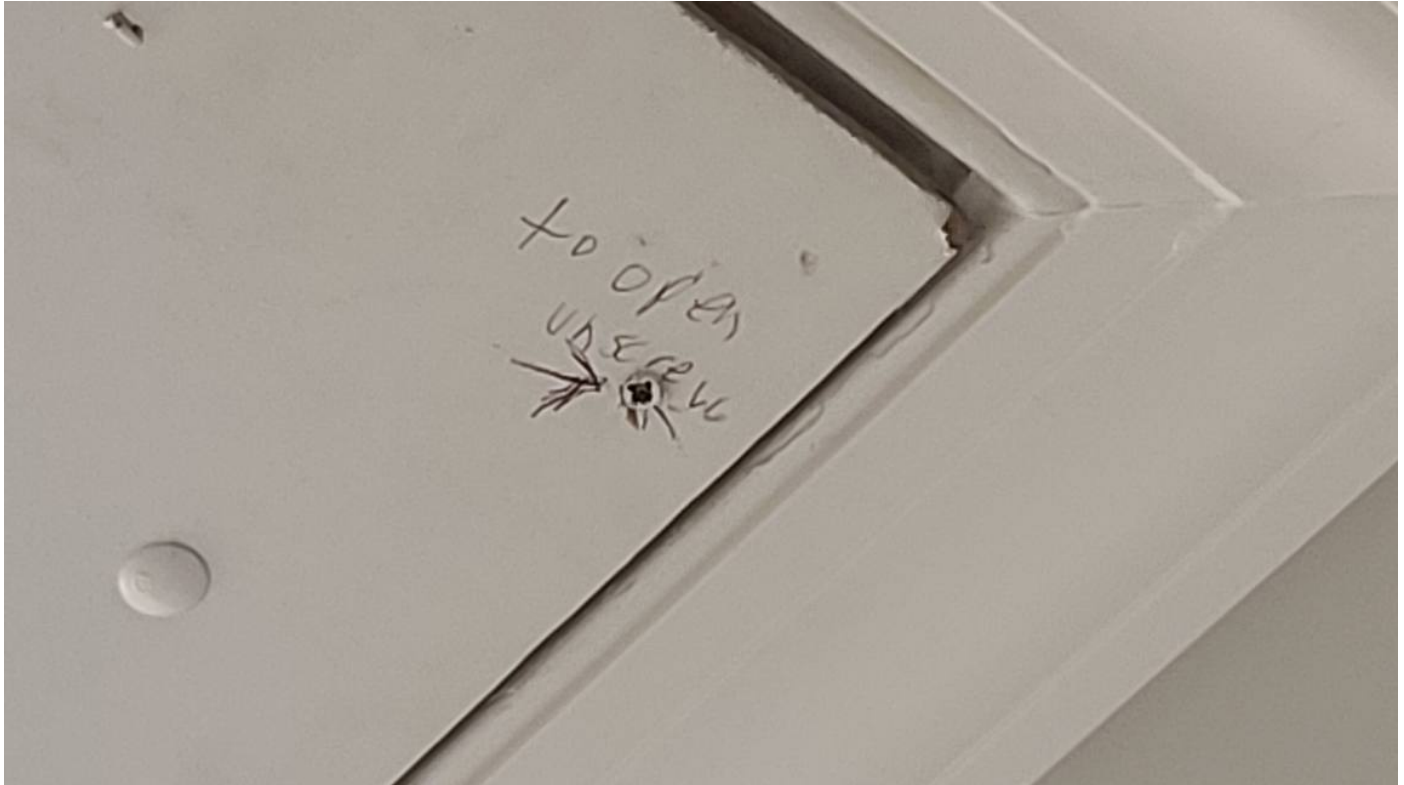


Photo 1 of 1 · REC-037_Clubhouse_HVACAccessDoorTemporaryFix_2026-08-19.jpg

REC-038

DRIVE NOTE

Clubhouse — rear exterior doors

Significant dead insect accumulation on all rear doors, needs cleaning

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 ·

REC-038_Clubhouse_RearDoorsDeadInsects_2026-08-19.jpg

REC-039

CITATION

32 Thompson Court

Plastic edging around tree - originally flagged by Mr. Flores. Cited (Architectural). Combined with REC-023 as one edging-material ARC policy question.

Status: Filed



Photo 1 of 1 ·

REC-039_32ThompsonCt_PlasticEdging_Flores_2026-08-21.jpg

REC-040

DRIVE NOTE

123 Thompson Way — beauty strip

Homeowner states Comcast dug up and left unrepaired mound, refuses to fix himself since not his fault. Second Comcast/AT&T issue at this address (see REC-031).

Status: Filed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 1 · REC-040_123ThompsonWay_ComcastDugUpMound_2026-08-19.jpg

REC-041

CITATION

End of Thompson Ridge Ln — cul-de-sac near #9

Family/group owning 2-3 houses, works for Coca-Cola, regularly parks commercial work trucks in cul-de-sac (near-nightly). Resolved via citations #61186 (9 Thompson Ridge Ln) and #61187 (5 Thompson Ridge Ln).

Status: Resolved, closed

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 1 of 3 · REC-041a_5-9ThompsonRidgeLn_CocaColaTrucks_2026-08-23.jpg



Photo 2 of 3 · REC-041b_5-9ThompsonRidgeLn_CocaColaTrucks_2026-08-23.jpg

Thompson Ridge Community Association, Inc.

Drive #3 — Photo Reference (All Records with Photos)

August 19–23, 2026 · Kevin Kirton, AEPM · FINAL — Drive Complete



Photo 3 of 3 · REC-041c_5-9ThompsonRidgeLn_CocaColaTrucks_2026-08-23.jpg