

# Huntington Landmark



January 6<sup>th</sup>, 2023

HAPPY NEW YEAR!

## Weekly Maintenance Report – UPDATES indicated in RED

Dear Residents:

Our Maintenance Department, in tandem with the Maintenance Committee, Landscape Committee, HOA-Approved Contractors and Board of Directors are working together in our best efforts to keep Huntington Landmark beautiful while you stay at home safe and well.

### Update – Ongoing Projects:

**Phase 5: Wood & Stucco Repair and Renovation** – The Phase Renovation Project has moved on to Phase 5 for 10-Year Preventive Maintenance of condominiums and garages. Once ten of the buildings wood and stucco repairs are complete, the Association will schedule building painting. The painter will distribute notices once approved by Management. Guttering will follow when painting is complete; the guttering contractor will distribute notices with the dates of the installations. PPM Construction will send out a 30-day advance notice to each building to schedule the repairs with details regarding their work schedules. It will start with Building 501, followed by Building 502 and so on...working their way through to Building 526. Buildings 501 through 514 completed. Building 515 at 45% and through January 13<sup>th</sup> or until completion, 516 to start on January 9<sup>th</sup> to February 10<sup>th</sup> or until completed, 517 to start on January 16<sup>th</sup> to February 17<sup>th</sup>, 518 to start on January 25<sup>th</sup> to February 24<sup>th</sup> or until completed and **519 to start on February 10<sup>th</sup> to March 10<sup>th</sup> or till completed (notices will be posted this Monday).**

Note: **PPM on holiday December 23 to January 8 – PPM will return on Monday, the 9<sup>th</sup>** (condo building takes 2 to 4 weeks to complete, depending on its condition). (Residents, per building will be notified 30 days in advance).

**Phase 5: Harvest Landscape Remediation after Building Renovation:** To deep clean the common area surrounding the unit and to refill the trenches created by the power trenching done to access the foundation. The trench fill will include re-grading the dirt so that in the future water from rains will flow away from newly renovated foundations. The second element of remediation involves addressing any damaged landscape plantings. Units **501- 508 completed. 509 to 512 with Marina Models (interior patio) completed. For the rest of the units, Harvest will remediate Saturday, January 14<sup>th</sup>, notices will be posted, Monday.**

**Phase 5: Painting Building Condominiums 501-526** – The Board awarded this project to *First Street Painting*. Note: Painting is scheduled 8 to 10 buildings at a time. **Building 501 and 512 are complete. Painters will return once buildings 513 to 516 are ready (515 & 516 are under building repair), 3 to 4 buildings at a time. We are preparing notices for these buildings.**

**Phase 5 Rain Stoppers: Gutters/downspouts and leaf/screen guard installation by Rain Stoppers (HOA approved contractor) follows painting** – To be installed at front and rear of the buildings. Work will be performed at the roof edges front and rear of each unit where rain gutters do not currently exist. Residents at buildings 501 – 526 will be notified two weeks prior to the start date. **Buildings 501 through 508 are completed. The next set, 509 -512 -completed.**

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**Harvest Landscape Turf De-thatching:** The de-thatching process has started in Phase 1 to Recreation area (a 4- month process). Working only on these areas for this year (Phase 1, 2 and Recreation area only). The crew will use a de-thatching tool which cuts the grass all the way to the dirt, thus separating the thatch from the grass. It is expected to take one day to complete three buildings, work hours from 8am to 3pm, Mon – Fri. There will be dirt, debris and noise during work hours. Please close your doors and windows to prevent noise and dust from entering your unit.

**The crew completed Phase 1, they are now in Phase 2. They just completed 201 to 203, currently at 204.**

**Phase 7 Landscape Renovation Project** – The Board of Directors approved the project. Management has mailed letters to Residents describing the project timeline and description, including **tree removals (scheduled completed in the Fall)**, shrub removal, installation of new irrigation and new plants and mulch. Also, new landscape drainage will be created to accommodate the new gutters and downspouts. **Harvest will start with the demolition of old plantings and irrigation by sections, Section 1 (Buildings 701-704) on January 15<sup>th</sup> (Reminder notice were posted on units doors today). Section 2 (705-708) on February 16th, Section 3 (709-712) on March 17<sup>th</sup> and Section 4 (Buildings 713-718) on April 18<sup>th</sup>.**

**Phase 6 & 7 Garage Sectional Doors Replacement:** The Wooden garage doors to Metal sectional doors Replacement by Phase Project has been approved by the Board and awarded Phase 6 to Door Posh and Phase 7 to Sam's Garage Door. Our Maintenance Committee, Management and the Board decided to move on to Phase 6 & 7, to replace the remaining original wooden garage doors (as part of the final stage of Phase Renovation project for both phases). Homeowners & Residents with original wooden garage doors have been notified and scheduled. Please note: Garage closure notice (one week closure is required to accommodate the electrical modification, garage alteration, installation and inspections). Phase 6 – 7 sections total of 38 garage doors on Butte & Placer – completed, **Door Posh to return on January 11<sup>th</sup>, two sections left, total of 11 doors to be completed by the January 19<sup>th</sup>.**

Phase 7 - completed total of 58 doors completed. The project continues through to January (no work on Christmas Holiday). Please turn in your garage remote /key at the Management office prior to the start date (please refer to your garage installation schedule accordingly).

**Sewer Maintenance:** The Board approved *Performance Pipeline* for our Sewer Cleaning, Inspection and Repairs project this year. They will be here in our community for the scheduled regular preventative maintenance to some selected areas. The crew has completed few buildings: Buildings 516A/B, 517B, 603, 609, 1009, 1012, 1116, 526, 519, 710, 709, 522A/B, 519, 1116 and 1113 are completed. **The crew is currently onsite for sewer inspections and will be working on the last area for inspection and clean. Phase 1 buildings 1-24, Main Recreation area, Atlanta Guard house, RV Lot, Phase 2 buildings 201-204 & 206 and Phase 7, building 701. The workers will be working outside the buildings. No prior preparation needed from residents prior to work. This project is almost done, few more residential buildings, Main Recreation area and Management, to be completed in the month of January.**

We thank all our residents for their cooperation as we continue to keep Huntington Landmark a beautiful place to live.