

Huntington Landmark



October 8th, 2021

Dear Residents:

Weekly Maintenance Report – **UPDATE indicated in RED**

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 8: Wood & Stucco Repair and Renovation - residential buildings only. (No garage buildings)– Phase Renovation Project has moved to Phase 8; PPM Construction is moving along...

A preparation notice has been mailed to Residents of Phase 8 (801 to 825). **Building 801, 802, 803, 804, 805, 806, 807, 809, 810, 811 & 812 completed. Building 813 at 98% to complete by Oct 11th, 814 at 45% to Oct 29th or till completion, 815 at 20% and to Nov 12th or till completion, 816 to start on Oct 14th to Nov 26th or till completion and 817 to start on Nov 1st and to Dec 10 or till completion** (each building takes one month to complete).

Once two or three of the buildings wood and stucco repairs are completed, the HOA will schedule the painting of the buildings. The painter will distribute the notices once approved by Management. Once painted, the guttering will follow. Notices will be distributed by the guttering contractor with the dates of the installations. Note: PPM Construction will send out at least two weeks or more in advance notice to each building to schedule the repairs with details regarding their work schedules.

Phase 8: Painting Building condominiums (801 – 825) – The Board awarded this project to Action Painting. Buildings 801 – 810 & 811 have been painted.

Building 812... Painting delayed due to rain, painters will return Monday, Oct 11th.

Building 813 – Advance notice is being prepared at this time (waiting for building repair completion)

Note: Painting is scheduled to paint two to three buildings at a time.

Phase 8 Rain Stoppers: Gutters/downspouts and leaf/screen guard installation by Rain Stoppers (HOA approved contractor) follows painting – They will be installing in front and rear of the buildings. Work will be performed at the roof edges front & rear of each unit where rain gutter does not currently exist. **Buildings 801 – 809 completed.**

Note: Installation is scheduled three buildings at a time. (Waiting now for 810, 811 & 812)

Phase 1 to 5 – Inspection and Maintenance of interior electrical subpanels – The Board has approved Parrish Electric to perform this service under our Reserve ten-year preventative maintenance plan. To start in Phase 1 in the middle of October. Advance notices have been posted, Phase 1 Buildings 1 to 12 inspection to start on Oct 25th (please refer to your building schedule) Parrish will inspect 5 to 8 units a day, 3 days in a week, 8am to noon and 15 to 20 minutes per unit (there will be no power during the inspection).

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Phase 13 Selected Garages – The Board has approved PPM Construction to install customized screen vents on these garages and Parrish Electric to complete the electrical modification to the remaining garages that received the new sectional doors. Residents affected have received their advance notices, work is scheduled starting early to middle of October. The garage closure will only take one to two days maximum. **This project is in progress and half way through...**

Harvest Landscape Turf De-thatching: The de-thatching process has started from Phase 13, working in descending order to Phase 1 (reverse order). 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 the work hours. Please close your doors and windows to prevent noise and dust from entering your unit.

Phase 1, 2 & 3 Breezeway lights: Our HOA Maintenance is currently at Phase 1 servicing the two-story buildings breezeway lights by cleaning the fixtures and replacing the bulbs as needed. **We have two more buildings remaining, Maintenance will move on to Phase 2 & 3 next week.**

Phase 4 Garage Sectional Doors Replacement: The Wooden garage doors to Metal sectional doors Replacement by Phase Project has been approved by the Board and awarded it to Luxor's Garage Door. Our Maintenance Committee, Management and the Board decided to move on to Phase 4 total of 59 doors, these are the remaining original wooden garage doors (as part of the final stage of Phase Renovation project for Phase 4). Homeowners & Residents will be notified far in advance of the garage closure (one week closure is required to accommodate the electrical modification, garage alteration, installation and inspections). The delivery of the new sectional doors are anticipated to arrive in early to middle of December. The project is tentatively scheduled to start in the middle of December.

PPM Annual Rain Gutter/Downspouts Cleaning - The Board approved PPM Construction Inc. to perform our regular annual preventive maintenance program, this is to clear & clean the rain gutters, balcony grates, roofs of the Condominiums, Garages, Main Recreation Areas, Gate houses and Maintenance shops of accumulated leaves, pine needles and other debris. This is to start on Oct 18 from Phase 1 and on...and all through the end of the month (An eblast will be send out today for more details of the scheduling).

Main Pool Resurfacing project – The Board has approved AquaTek Pool services to re-plaster the Main Pool area. The Maintenance plan is to resurface pools every ten years. This project requires the pool area to be closed for everyone's safety, tentatively scheduled from Nov 1 to 30 (An eblast will be send out today for more details).

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