

Huntington Landmark



November 19, 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, 808, 809, 810, 811, 812, 813 & 814 completed. Building 815 at 95% and to Nov 22nd or till completion, 816 at 50% and to Nov 30th or till completion, 817 at 25% and to Dec 10 or till completion 818 to start on Nov 22nd to Jan 22nd till completion and 819 to start on Dec 06 to Jan 28, 2022 or till completed.** (Each building takes one month to complete.) **Note: Due to the Holidays, PPM will stop work from Nov 25 & 26 and from Dec 17, 2021, to Jan 3, 2022 (and no weekends).**

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 – 813 completed. **Note: Painting is scheduled to paint two to three buildings at a time.**

Paint Notices were posted to buildings 814 (to start on Nov 29th to Dec 2) and 815 (to start on Dec 2nd to Dec 7th).

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: Gutter notices have been posted to buildings 810, 811, 812 & 813 (Installation to start on Nov 22 to 24)

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. Advance notices have been mailed to residents in Phase 1. Buildings 1 to 5 have been inspected. Buildings 6 to 24 residents have been notified (inspections are on-going between Nov to early January. No work during the Holidays). 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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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. Harvest is has completed Phase 13, 11 & **10. They are currently at Phase 9.**

Harvest Landscape – Winter Tree Trimming has been scheduled. An Eblast was sent out. Please refer to the pruning schedule. The crew will start at Phase 12 on Nov 1 to 12 and to the Main Recreation area, Parking lot and the rest of the phases, Phase 1 to 11 & 13. **The crew is completing Phase 1 and moving to Phase 2 next week.**

Phase 12 Landscape Renovation Project – The Board of Directors approved the project. Management has mailed letters to Residents describing the project’s timeline and description, including tree removals (scheduled with the Winter tree trimming to start on Nov 1 to 12), shrub removal, installation of new irrigation and new plants and mulch. Also, new landscape drainage will be created to accommodate the new gutters & downspouts. **Harvest will start with the demolition of old plantings and irrigation by sections, Section 1 (Bldgs. 1201-1204) on Feb 7th, Section 2 (1205-1208) on Mar 7th, Section 3 (1209-1212) on Mar 28th and Section 4 (Bldgs. 1213-1216) on Apr 18th.**

Phase 12 Fumigation – As part of the final stage of our Phase 12 renovation and with the fumigation plan of every 13 years, the Board has awarded Payne Pest Management to fumigate the buildings and garages. Additionally, fumigation and landscape renovation are sequenced. Fumigation is performed first before new plants are put in. The project will start in the middle of January, few weeks before the Landscape renovation starts. Phase 12 residents have been notified, the first letter went out last Monday, it included the fumigation schedules and the townhall preparation meetings in early December for residents to attend at our Main Lounge.

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 which is anticipated to arrive in early to middle of December, has been delayed. The project that was tentatively scheduled to start in the middle of December is now pushed to a later date, in the middle of January 2022. **Residents affected have been notified, advance notification was mailed this week.**

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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. City permits have been acquired, construction has started and to continue to **December 15th or till completion** (subject to weather, OC Health department pre & final inspections, to include 10days to cure and start up procedures). We will inform residents of any updates.

Indianapolis Gate Replacement – We are happy to announce the most important project of the year will commence. **The new construction timeline has been changed due to industry-wide labor shortage, as well as expected delays due to upcoming holidays, to start on January 15th to February 15th, 2022 or till completion. (residents will be notified with any updates).** The gate entrance, exit and pedestrian gates will be closed for the entire period of the construction, which results in one month closure as opposed to a 6-week project, if we were to do in phases. At the end of each day, the work crew will place temporary fencing in the construction area for security of the community.

Residents – we know that there will be added traffic at the Atlanta Gate, Management is working with Security to move traffic through as quickly as possible to minimize the inconvenience. We are all looking forward to our new Indianapolis gates & fencing, as we welcome the new year.

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