

# Huntington Landmark



July 1<sup>st</sup>, 2022

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: Painting Building condominiums (801 – 825)** – The Board awarded this project to Action Painting. Buildings 801 – 825 completed.

**Note: Painting completed in Phase 8.**

**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 – 822 completed. Note: Gutter installation is scheduled three buildings at a time. **Buildings 823, 824 & 825 new gutters installed, completed today. Waiting for final inspection. Residents now can bring their furniture/items back to their patio. The building repair has been completed. Harvest Landscape to follow the landscape deep cleaning processed.**

**Phase 5: Wood & Stucco Repair and Renovation** – The Phase Renovation Project has moved on to Phase 5 for its 10-Year Preventive Maintenance – Condominiums and Garages. Once three or four of the 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 a 30day advance notice to each building to schedule the repairs with details regarding their work schedules.**

Starting with Building 501, followed by Building 502 and so on... working their way through to Building 526. Buildings 501, 502, 503 and 504 have been notified. **Bldg. 501 completed. Building 502 at 95% and to July 5th or till completed, 503 at 40% and to July 8th or till completed and 504 at 20% and to July 22<sup>nd</sup> or till completed, 505 to start on July 11<sup>th</sup> to July 22 or till completed, 506 to start July 20<sup>th</sup> and to Aug 12<sup>th</sup> or until completion and 507 to start on Aug 1<sup>st</sup> to Sept 2<sup>nd</sup> or till completion. (Each building takes 2 to 4 weeks to complete, depending on its condition). (Residents, per building will be notified 30days in advance). **There is no work this Monday, due to the 4<sup>th</sup> of July Holiday.****

**Phase 5: Painting Building condominiums (501-526)** – The Board awarded this project to 1<sup>st</sup> Street Painting. **Note: Painting is scheduled to paint 10 buildings at a time. (Waiting for 501 to 510, under building repair).**

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## **Phase 5: Garage Renovation & Roof Replacement:**

All seventeen Phase 5 garages are now scheduled to be re-roofed. The Garage closure notice was revised to tentatively start at the end of July, another notice will go out with the actual start date (To be advised) to residents with garages in buildings 5B & 5C (Fresno)– first set of garages to receive the new roof replacement.

**Note:** PPM started working on residential condominiums and in between buildings (Four to six condo buildings at time) and they will also work on the garages performing wood and stucco repairs (one street/section at a time, start with Fresno, Marin and Sutter), in tandem with roofing contractor- Roofing Standards, for roof replacement. A separate garage closure notice will be sent 30days in advance (to residents affected, two garage buildings at a time).

**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.

### **Just in from Harvest – progress report:**

#### **Section 1 (1201-1204)**

**-Punch List items being completed**

#### **Section 2 (1205-1208)**

**-Punch List items being completed**

#### **Section 3 (1209-1212)**

**-Punch list items being completed**

**-Final 4 trees being delivered on Tuesday**

**-Rock areas being installed**

**-concrete under benches to be poured**

## **Landscape Renovation Construction on 6 common areas (locations: Management/Recreation parking lots, Atlanta Gate and the RV lot)**

Many residents have noticed there are several small areas of turf on Oakridge where the grass has been sprayed in preparation for removal. This is the first step in a turf removal process for these areas – a project approved by the HOA Landscape Advisory Committee, Management and Board of Directors. During this time of drought, it is especially important we make water conservation measures, and this is one small project we are currently undertaking. We have applied for and received approval from the State of California for rebates due to our changing from turf to drought tolerant plantings and from turf irrigation to drip irrigation. The amount of the rebate, together with a Harvest Landscape plant credit negotiated by the Board of Directors, more than compensates for the cost of this project – WIN WIN!!

**Update! The crew has received the approval letter to proceed, they will return to these locations on the first week of July, to start with the areas by the Management and Recreation parking lots. They will tear out the turf and prepare the areas for new plantings.**

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**The Indy Gate turf area will also be included to this project, the new plantings will be species consistent with those currently at the Atlanta entry, in the Main Recreation entry area and in the newly renovated phases: 9, 10, 12 and 13. Harvest, our Landscape Contractor, uses drought resistant plantings approved by the Landscape Advisory Committee, and guarantees the plants for the duration of their contract with us.**

**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. Notices have been posted to buildings affected. The workers will be working outside the buildings and may request a water shut off depending on the extent of the repairs. No prior preparation needed from residents prior to work. The crew has completed few buildings: Buildings 516A/B, 517B, 603, 609, 1009 1012 and 1116 and this will continue on through to other Phases for several weeks. Waiting for the next schedule from Performance Pipeline...

**Phase 7 Fumigation** – As part of the final stage of our Phase 7 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 September** (1<sup>st</sup> notice – were mailed to residents, townhall preparation meetings are scheduled in late August and early September) the Landscape renovation is planned for early next year (2023).

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