

# Huntington Landmark



August 20, 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. Building 810 at 70% completion to Aug 30th or till completed, 811 at 50% and to Sept 20th or till completion, 812 at 30% and to Sept 30<sup>th</sup> till completion, 813 to start Aug 24<sup>th</sup> to Oct 8th or till completion and 814 to start Sept 18 to Oct 29th and 815 so on...** (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 – 808 have been painted.

**Building 809- just painted – undergoing final inspection.**

**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 – 806 completed. Waiting now for buildings 807, 808 & 809 – Notices are being prepared to be posted soon.**

**Note: Installation is scheduled three buildings at a time.**

**Phase 9 Landscape Renovation Project** – The Board of Directors approved the project. Management has mailed letters to Residents describing project timeline and description, including tree removals, shrub removal, installation of new irrigation and new plants and mulch. Also, new downspouts and gutters will be installed along with landscape drainage.

All Buildings 901 to 918 completed- (old trees removed, new plants & trees planted, new irrigation system adjusted and turf management) Fine tuning... turf & weeds are being addressed to be brought to standard)

**Phase 9 Landscape Renovation is at its completion, a phase walk final inspection was scheduled and Harvest is now addressing the items to be corrected on the punch list.**

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**Phase 10, 12 and 13 – Rain Gutter cleaning and Leaf Guard Installation:** The Board has approved cleaning of gutters and installation of leaf guards to be performed by PPM Construction. The project aimed at prevention of gutter blockage with leaves and debris which could potentially damage the buildings with water overflow. This project is part of the final stages of Phase Renovation. An eblast notice was sent to residents (started on June 14 to Aug 20, 6 buildings per week). Residents were requested to unlock their patios, allow work area -by moving plants, decorations and furniture (or cover) and carpet/mats from the gutter and downspout area as preparation for this project. **PPM completed Phase 10 & 12 completed. The crew has completed Phase 13 except for the last building 1320 – pending waiting for supplies. PPM will return by the end of the month.**

**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 will go out to residents in September. Parrish will inspect 5 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).

**Harvest Summer Tree Trimming Regular Annual Maintenance:** The schedule and advance notices have been posted via eblast and posters/ flyers posted on bulletin boards and gates. Th project is to start on August 9<sup>th</sup> – next Monday. The pre-selected species for this season will be trimmed including the large trees along the perimeter wall. The crew will start from the exterior of the Recreation area (Main Pool - excluded), Tennis courts area (Tennis courts closed on Aug 9<sup>th</sup> and the Management parking lot) and on to Phase 1 to 13, Atlanta & Indy Gates, then finally to the large trees along the perimeter wall. The trimming will be on-going all through the end of September. **The trimmers are on schedule, they are currently in Phase 4. Please stay away from the work area and do not disturb the workers for your safety and theirs. If you have any questions, please call the Management office.**

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