

# Huntington Landmark



September 24, 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 & 811 completed. Building 812 at 80% and to Sept 30<sup>th</sup> till completion, 813 at 50% to Oct 8<sup>th</sup> or till completion, 814 at 20% to Oct 29<sup>th</sup> or till completion, 815 to start Oct 5<sup>th</sup> to Nov 12<sup>th</sup> or till completion and 816 to start on Oct 25<sup>th</sup> to Dec 3<sup>rd</sup> 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 – 809 have been painted.

**Buildings 810, 811 & 812... Advance notices have been posted. Power wash to start next Monday, Sept 27<sup>th</sup>.**

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 25<sup>th</sup> (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.**

**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. The 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 crew is on schedule, they are currently trimming the large trees by the perimeter walls, they will be completed by late next week.** 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 of our residents for their cooperation as we continue to keep Huntington Landmark a beautiful place to live.