

Huntington Landmark



September 3, 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 completed. Building 811 at 65% completion and to Sept 20th or till completion, 812 at 45% and to Sept 30th till completion, 813 at 20% to Oct 8th or till completion, 814 to start Sept 18th to Oct 29th and 815 to start Oct 5th and to Nov 12th 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.

Waiting now for 810, 811 & 812...

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. Buildings 807, 808 & 809 – gutters installed, undergoing final inspection.**

Note: Installation is scheduled three buildings at a time.

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).

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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 will receive advance notices in the next few weeks, work is scheduled in middle to late October.

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 9th – 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 9th 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 ahead of schedule, they are currently in Phase 11.** 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.