

Huntington Landmark



April 30, 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 have been completed. Building 804 at 80% to complete by May 4th or till full completion, 805 at 30% to complete by May 21st or till full completion, 806 to start on May 3rd to June 4th or till completion and 807 to start on May 12 to June 18th or till full completion, 808 notice were posted to start June 1st to July 7th or till completion and 809 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, 802 and 803 have been painted. **Waiting now for Buildings 804 and 805.**

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, 802 & 803 will receive Gutter installation Notice today. Installation is scheduled to commence next week, Thursday May 6th and to complete by the end of the next day, May 7th.**

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. Tree removals and gutter/downspouts installation were completed. **Harvest has completed the drainage application and demolition at Buildings 901 to 915. All of the plant material have been cut away and removed the remaining stumps. The irrigation adjustments have been completed. New plant materials have been staged at Section 1 (901 to 904) and working with plant layouts and designs to go over and to get them on the ground for the rest of the phase. Management and the Landscape Committee meet with Harvest periodically to inspect the progress of the Phase renovation. The plan is to stage one of the completed buildings to serve as the base for the others as we will use mostly similar plant material for the entire project to keep everything relative.**

Update from Harvest (Just in):

At the end of last week, Harvest have almost wrapped up Section 2 (Bldgs. 905 to 909). Much of the drip line is down and the area will begin to be mulched. The irrigator has also been working in the master valve and flo sensor in front of building 905/906 and will be checking on where he is at with that today. Once that is complete, they can reseed the grass in Section 1 (901 to 904) as the irrigation will be set for

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that area after the master valve. They have drawn out the next 6 buildings for plants which are Section 3 (910-912) and 4 (913-915), will be ready for staging next week. Also, the selected trees are being ordered this week.

Section 4 (Buildings 913-915), work has started and under construction up to May 22nd.

Section 5 (Buildings 916-918) work has started and under construction to June 11th.

Management & Residents will be notified immediately if there are any updates or changes.

Flagpole: Flagpole Replacement and Relocation Project - The new flagpole will be re-located to the corner of Greenfield and Oakridge, near the Atlanta Gate, where the "HL" planter is located. *Harvest* has taken over this project.

Harvest met with the City inspector at the site location, the construction site passed inspection. Harvest crew constructed the flagpole's footing. The cement has set and the pole was installed today. They have contacted the City of HB to schedule the final inspection. As soon as it passes inspection, we can schedule the raising of the flags (The flag ceremony event will be conducted by the American Legion. An eblast will be sent to residents with the full details of the event). We are in full anticipation to fly our flags high to greet residents as they enter Landmark.

Parrish Electric will install the LED lighting, once the pole has been installed. We will continue to keep you updated of its progress.

Performance Pipeline is currently here in our community for the scheduled regular preventative maintenance, they have been approved for our Sewer Cleaning and Inspection project this year. They have serviced Phase 6 and will continue on throughout the year. The areas they will cover will include Beacon Pool, Indianapolis gate, and some buildings in Phase 5, 7, 8, 9,10, 11 & 12. This is an on-going project throughout the year.

Here are the schedules we received from Performance Pipeline today for Sewer Maintenance:

***Friday 4-30-21 Buildings #809, 808, 807, 715, 713, 714**

***Monday 5-3-21 Buildings #515,712,711,1125**

***Tuesday 5-4-21 Building #706,707,705,708,702,703**

***Wednesday, 5-5-21 Mainline sewers**

***Thursday 5-6-21 Mainline sewers**

***Friday 5-7-21 if required: Mainline sewers**

Phase 12 Garage Sectional Doors Replacement: The Wooden garage doors to Metal sectional doors Replacement by Phase Project has been approved by the Board and awarded to Sam's Garage Door. Our Maintenance Committee, Management and the Board decided to move on to Phase 12 total of 59 doors, remaining original wooden garage doors (as part of the final stage of Phase Renovation project for Phase 12). Homeowners & Residents have been notified in advance of the garage closure (one week closure to accommodate the electrical modification, garage alteration, installation and inspections). Sam's Garage door and Management have prepared the schedule the garage buildings in Modoc and Modesto. Homeowners & Residents have been notified, advance notices for the garage closure and letter of preparation for the installation for Modesto garages (early May) and Modoc (middle to end of May) have been mailed out to homeowners & residents affected (with original wooden doors). Notices will also be posted on the garages affected one week prior to garage closure and door installation.

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

Our Maintenance Department have kept moving and will continue to give you updates, **we are here for you!**