

Huntington Landmark



July 16, 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. Building 808 at 90% to July 21st or till completion, 809 at 58% and to July 30th or till completion, 810 at 20% and to Aug 13th or till completed, 811 to start on July 21st to Sept 3rd or till completion, 812 to start Aug 5th to Sept 10th till completion, 813 to start Aug 24th to Oct 1 or till completion (preparing the notice & to be posted today at unit's front door) and 814 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 – 806 have been painted.

Waiting now for buildings 807 and 808.

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, 802 & 803 gutters & leaf screens installations completed. The crew is onsite, completing buildings 804, 805 & 806 – they started yesterday and to complete today by the end of the day.**

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 last week and Harvest is now addressing the items to be corrected.

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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, **they are now at Phase 12 (completed 1201 to 1211, at building 1212, next week 1213 to 1216 and to move to Phase 13 by end of next week.**

Street Repairs – The Board has contracted with City Service Paving to re-paint the “25MPH” stenciling on Oakridge, Greenfield, Beacon, Wellspring and Alameda streets. The streets will remain open during the re-painting. Please drive slowly, take extra caution while driving through the community and follow direction from onsite personnel. Some short delays are to be expected while they are directing traffic around areas with wet paint. This will be for July 14 and 15th from the hours of 8am to 5pm. **City Services Paving completed this project and did an amazing job.**

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!**