

# Huntington Landmark



**July 23, 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 & 808. Building 809 at 70% and to July 30<sup>th</sup> or till completion, 810 at 30% and to Aug 13<sup>th</sup> or till completed, 811 at 5% and to Sept 3<sup>rd</sup> or till completion, 812 to start Aug 5<sup>th</sup> to Sept 10<sup>th</sup> till completion, 813 to start Aug 24<sup>th</sup> to Oct 1 or till completion 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.

**Buildings 807 Painting notice posted start July 26<sup>th</sup> to July 30<sup>th</sup> and 808 start Aug 2<sup>nd</sup> to Aug 6<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 – 806 completed. Waiting now for 807, 808 & 809.**

**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 & 12 completed. The crew is now in Phase 13, working on 1301 & 1302.**

**Phase 1,2,3,4 (Two-story buildings only), Recreation Area & Main Lounge:** OC Fire Protection has scheduled an inspection/testing on the fire alarms and fire sprinkler systems on July 30<sup>th</sup> between 8am to 4pm. They will start at the Main Recreation area and to the Phases 1 to 4. This will take few minutes and some expected resultant noise during the testing. There is no Resident preparation required.

**Harvest Summer Tree Trimming Regular Annual Maintenance:** Scheduling and advance notices/ signage are being prepared today, to start on August 9th. An eblast announcement will go out to residents sometime today or Monday.

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!**