

# Huntington Landmark



March 10<sup>th</sup>, 2023

## Weekly Management Report – **UPDATES indicated in RED**

Dear Residents:

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 5: Wood & Stucco Repair and Renovation** – The Phase Renovation Project has moved on to Phase 5 for 10-Year Preventive Maintenance of condominiums and garages. Once ten of the buildings wood and stucco repairs are complete, the Association will schedule building painting. The painter will distribute notices once approved by Management. Guttering will follow when painting is complete; the guttering contractor will distribute notices with the dates of the installations. PPM Construction will send out a 30-day advance notice to each building to schedule the repairs with details regarding their work schedules. It will start with Building 501, followed by Building 502 and so on...working their way through to Building 526. Buildings 501 through **518** completed. **Building 519 at 65% and to March 17th or till completed, 520 at 40% and to March 31<sup>st</sup> or till completed, 521 at 10% to April 14<sup>th</sup> or till completed, 522 to start on March 21<sup>st</sup> to April 28<sup>th</sup> or till completion and 523 to start on April 7<sup>th</sup> to May 12<sup>th</sup> or till completed. Note: Building 522 & 523– in preparation of the construction, PPM is currently doing some minor work on the foundation, small area of the buildings, no preparation needed for the residents during this time.**

Note: Condo building takes 2 to 4 weeks to complete, depending on its condition). (Residents, per building will be notified 30 days in advance).

**Phase 5: Painting Building Condominiums 501-526** – The Board awarded this project to *First Street Painting*. Note: Painting is scheduled 8 to 10 buildings at a time. **Building 501 and 517 are complete. Painters are at 518 throughout of next week (weather permit).** Note: Painters are onsite to paint 3 to 4 buildings at a time, after building renovation.

**Phase 5 Rain Stoppers: Gutters/downspouts and leaf/screen guard installation by Rain Stoppers (HOA approved contractor) follows painting** – To be installed at front and rear of the buildings. Work will be performed at the roof edges front and rear of each unit where rain gutters do not currently exist. Residents at buildings 501 – 526 will be notified two weeks prior to the start date. **Buildings 501 through 515 are completed. (waiting now for the next set 516 to 519).**

# Huntington Landmark

## **Phase 5: Harvest Landscape Remediation (Part of Building Renovation, followed after Gutters installation):**

To deep clean the common area surrounding the unit and to refill the trenches created by the power trenching done to access the foundation. The trench fill will include re-grading the dirt so that in the future water from rains will flow away from newly renovated foundations. The second element of remediation involves addressing any damaged landscape plantings. Units 501- 512 completed. **The next set of buildings 513 to 517, Harvest is scheduled to be onsite this Saturday, March 11<sup>th</sup> from 8am to 3pm (weather permitting).**

**Harvest Landscape Turf De-thatching:** The de-thatching process has started in Phase 1 to Recreation area (a 4- month process). Working only on these areas for this year (Phase 1, 2 and Recreation area only). The crew will use a de-thatching tool which cuts the grass all the way to the dirt, thus separating the thatch from the grass. It is expected to take one day to complete three buildings, work hours from 8am to 3pm, Mon – Fri. There will be dirt, debris and noise during work hours. Please close your doors and windows to prevent noise and dust from entering your unit.

The crew completed Phase 1, they are now in Phase 2. They are almost complete with Phase 2 (201 to 224 completed) **They are currently at the Main Recreation area, work in progress now at 75% completion (delayed due to the past rainy weather) will need 2 more weeks of dry weather to complete.**

**Harvest Landscape – Regular Winter/Spring Tree Trimming has been scheduled and on-going. Pruning schedule has started (March 1 to April 7<sup>th</sup> -no weekends) from the Recreation, Atlanta Gate, Phase 1 to 13 and the perimeter walls) Please observe signage and avoid the work area.**

**Phase 7 Landscape Renovation Project** – The Board of Directors approved the project. Management has mailed letters to Residents describing the project timeline and description, including **tree removals (scheduled completed in the Fall)**, shrub removal, installation of new irrigation and new plants and mulch. Also, new landscape drainage will be created to accommodate the new gutters and downspouts. **Harvest completed with the demolition of old plantings and irrigation at Section 1 (Buildings 701-705). The drains for the downspouts have been completed at this section and the irrigation work has continued in the remaining turf areas. The new drains worked and a have adjusted them as needed. The Landscape Committee, Harvest & Management did walk this week for the plant layout for this section. Crew is looking to start the plantings once it dries up and to make a few adjustments.**

**Section 2 (706-710)** – The demo has started in this section and with the removal of the dead turf areas. They were able to do this around the first few buildings. The remaining grass was removed and they have begun removing and chipping the bushes and shrubs around these buildings. This will continue into next week as well as the additional soil prep for these areas. **The crew finished cutting the shrubs around these buildings. They also have removed the stumps of the shrubs from most of the areas. The irrigators have also begun their work in this section. There will be some delays from the weather, both today and likely a couple of days next week**

**Section 3 (711-715) on March 20<sup>th</sup> - Reminder notices were posted and Section 4 (Buildings 716 to 718) on April 18<sup>th</sup>.**

# *Huntington Landmark*

**Phase 8 – 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. Parrish has completed Phase 1 to 4. We have moved to Phase 8, completed 801 to 815 and to continue on to **816 to 825....** **Notices were mailed to residents to start on March 1<sup>st</sup>. Residents will receive advance notices in the mail and reminders on their front doors, a week prior to the inspections.** Parrish will inspect 5 to 8 units a day, 3 days in a week (Mon, Wed & Fri) 8am to noon and 15 to 20 minutes per unit (there will be no power only during the 15 to 20mins of inspection). This will be an on-going inspection. Residents will be well-notified. **Completed 816-818 , 819 ,821 & 823 & 824. Reminder notice went out to 825.**

**Phase 1 - Breezeway Project (18 pre-selected two-story buildings)** upper landing and lower-level flooring and rock bed refurbishment. Based on Board approval, PPM, Specialized Surfaces and Harvest Landscape have been authorized by the Association to perform repair/refurbishments at these buildings. The landscape rock beds will be repaired and refurbished, and the floors on both levels will be resurfaced. Residents affected have received their advance notices in the mail. Door notices were posted on Buildings 3, 5, 7 & 8, the first buildings to receive the refurbishment. Minor preparation of these buildings by Harvest and PPM and resurfacing of floorings to start in March in Building 3. **Bldgs. 3 & 5 floorings were resurfaced, Harvest is started the work on the rock beds. Notices went out to buildings- 9, 10, 11 & 15 . The next set of buildings to receive notices will be buildings 16 to 19. The project is going along smoothly.**

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