

Huntington Landmark



May 19th, 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 **524 completed. Building 525 at 65% to June 16th or till completion and the last building 526 at 5% and to June 23rd or till completion.**

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 523 are complete. **Painters are currently at Bldg. 524 and to complete by Monday, 5/22 (no weekends).** 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 518 are complete. The crew completed the installation at Buildings 519 to 521. Note: Gutter installation is scheduled 3 to 4 buildings at a time. Waiting now for the next set of buildings 522 – 524.**

Phase 5: Harvest Landscape Remediation (Part of Building Renovation, followed after Painting): 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- 518 completed. **519 to 522 were completed. (Remediation is set of 4 buildings at a time, once they have been painted).** Waiting now for buildings 523-526.

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Phase 11: Wood & Stucco Repair and Renovation – The Phase Renovation Project will be moving to Phase 11 condominium buildings tentatively to start in the middle of July, right after or in tandem with Phase 5 Sutter garages renovation & roof replacement. This is for the 10-Year Preventive Maintenance of condominiums (and the garages to be scheduled separately, tentatively in the summer of 2024). Once 3 or 4 of the buildings wood and stucco repairs are complete, the Association will schedule painting. The painters 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 1101 followed by 1102 and so on...working their way through to Building 1125.

Note: Condo building takes 2 to 4 weeks to complete, depending on its condition. (Residents per building will be notified 30 days in advance). The Renovation Preparation Advance notice were mailed to residents.

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 (completed)**, 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 turf irrigation in this section is complete. Everything necessary for the drip preparation for the planter has been completed. The master valve and flow sensor by building were also installed. The planting in this section completed. The rock swale and gravel areas were completed. Planting and the drip installed in the completed planting areas. Mulch will be put down following the drip completion. **Buildings 701 to 705 - completed.**

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. 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. The crew tilled these areas. The irrigators are also finishing up their work in this section. The drains and grading have been completed. These buildings are ready for plant material. **Buildings 706-708 are staging and pending the go-ahead to plant next week. Per approved change order, swales will be created behind the garages next to 709.**

Section 3 (711-714): Demolition completed. The crew finished cutting the shrubs around these buildings. They were able to complete the areas of the dead turf removal in this section. The crew tilled these areas. The rototilling was completed in this section and the drains are still in progress. The irrigators are now working in this section as well. Drainage was completed around these buildings and the final grading is being done. The irrigators are also finishing up the areas by 714 and will be moving into the last section of buildings soon. **The final grading has been completed and the irrigators also finished up in this area. Per approved change order, the stump behind 712 was removed and the area will be replaced with sod.**

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and **Section 4 (Buildings 715 to 718): Demolition to start on April 18th. Reminder notices were posted at units' front doors yesterday to residents affected. The rest of the demo and stump removals were completed. The Rototilling and drains have been completed and the final grading is in progress. The irrigators are working around buildings 715 and 716.**

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. Buildings 3, 5, 7, 8, 9 & 11, 15 & 18 resurfacing application completed, rock beds application are in progress. Building 19 upper level has received the resurfacing this week, the lower level along with buildings 16, 20, 21, 22, 24 have been postponed to early of next year (due to unforeseen circumstances). Notices are being prepared to residents affected by the postponement. We thank the residents for their patience and cooperation.

Phase 3 Fumigation – The fumigation plan is every 13 years. The Board has awarded Fenn Pest Management to fumigate the buildings and garages. **The project will start in the middle of May (2nd notice – were mailed to residents. There are three townhall preparation meetings arranged in April for residents affected, we have great attendance.** Most questions are answered during the town hall meetings, it is imperative for residents to attend one of the meetings. Fume bags and forms are distributed during the meetings and additional bags are available at the Management office. **A reminder notice to submit agreement forms and keys were posted in preparation of the upcoming fumigation. Note: Landscape will be affected during the fumigation. The condominium buildings have been fumigated. The garage buildings are next, this is scheduled for this Monday (May 22nd), please turn in your garage key, remote or keypad code to the Management office at your earliest convenience (latest by Sunday night), a mail drop located at our employees door is available at anytime (please label your key or remote with your unit number). Please remove your vehicle from your garage, park your vehicle away from the garage area (park along Greenfield or at Management/Recreation parking lots).**

Phase 5 - Garage Renovation & Roof Replacement - Sutter Garages (this is the last set of garages to receive renovation & roof replacement). The Board has awarded this project to PPM Construction for repair of the roof structure (support joist & new roof sheathing) and Roofing Standard for the installation of a new Fibertite roof membrane replacement. The scheduled work also involves installation of eaves vent, and electrical modification to support new garage door openers.

Note: PPM have been working on residential condominiums, they will complete the last two buildings 525 & 526 by end of June and in between these buildings, they will start to work on the garages performing wood and stucco repairs (Fresno & Marin - completed and moving now to Sutter), in tandem with roofing contractor- Roofing Standards, for roof replacement. Garage Closure notices were mailed to residents affected. (Construction is scheduled for two to three garage buildings at a time).

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