

Huntington Landmark



August 4, 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 11: Wood & Stucco Repair and Renovation – The Phase Renovation Project will be moving to Phase 11 condominium buildings to start on July 24th to start with Building 1101. 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. **Building 1101 at 60% completion and to Aug 14 or till completion**, 1102 to start on Aug 14 to Sept 15 or till completion, 1103 to start on Aug 24th to Sept 29th or till completion and 1104 to start on Sept 11th and to Oct 13th 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). The Renovation Preparation Advance revised notice has been mailed to residents. Please expect some landscape demolition to accommodate the building repair. Landscape Remediation of 4 buildings at a time will follow after Painting, this included trenching, some new plantings and irrigation adjustments.

Phase 7 Landscape Renovation Project – The Board of Directors approved the project. Management has mailed letters to Residents describing the project timeline and description, included **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.

Buildings 701 to 716 Completed.

717- Planted, Drip and Mulch in progress

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Additionally, all but 1 of the remaining trees have been planted. Following the meeting this morning, it appears that they will be able to install the final tree without issue so this will be done next week. The irrigators got the CST pathways in so they have been installing those. The crew will also continue to work on punch list items in addition to items such as tree staking, and the completion of the rock.

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, 17, 18 & 20 resurfacing and rock beds refurbishment completed. Buildings 19 (upper level only)**

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resurfacing have been completed and rock beds application in progress (waiting for resurfacing to be scheduled at the end of the Aug). Change order in progress– added DG in between the rocks on rock beds for easy maintenance. Buildings 301, 203, 1, 2, 3 & 5 completed. Residents affected by the postponement were notified. We thank the residents for their patience and cooperation.

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, electrical modification to support new garage door openers, painting and installation of new gutters. Trash enclosures at this location will also be renovated and painted. – Completed. Residents please claim your remotes/keys (whatever you submitted) at the Management office, please bring your photo ID.

Phase 4 Fumigation – The fumigation plan is of every 13 years, the Board has awarded Fenn Pest Management to fumigate the buildings and garages. The project will start in the middle of September (1st notice – were mailed to residents). Reminder: There are three townhall preparation meetings arranged in August for residents affected, **Aug 1 at 10am, we have a great turn out. Reminder: The next ones are on Aug 8 at 10am at the Main Lounge and one Saturday, Aug 19 at 10am in MPR1**, the last one for those that missed the meetings. Please attend one of the meetings, fumigation forms/agreements will be distributed to attendees and your signatures are required. 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 will be available at the Management office.

Annual Asphalt Road Repairs & Sealant: City Service Paving is authorized to remove/replace, crack seal/seal coating our roadways and parking areas, scheduled for Aug 18th and 25th. Details and map were sent via eblast this next week and will be featured on the August Newsletters. Aug 18th to 19th part of Oakridge, Marin, Placer , Butte garages and the Indy Gate will be closed and Aug 25 & 26 the other side of Oakridge, Benito, Kings & Kern garages and access to the RV lot will be closed. **Another reminder notice will be sent via eblast next week.**

Phase 8 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 Phase 8 to replace the remaining original wooden garage doors (as part of the final stage of Phase Renovation project). Homeowners & Residents with original wooden garage doors have been notified and scheduled. Please note: Garage closure notice (one week closure is required to accommodate the electrical modification, garage alteration, installation and inspections). This project will start in the middle of August by section of 6 doors per week and all through end of September. **Garage building 8A, please turn in your remotes/keys next week in preparation of the garage door replacement to begin Aug 14th.**

Garage areas /common areas throughout our Community & Atlanta/Indy Gates: The Board has approved the lights replacement/ installation of LED flood lights at many locations throughout Landmark and to be installed by Parrish Electric. The improved illumination provided by these new LED floods will enhance the safety of residents walking in the garage area. The LED floods are energy efficient and require little maintenance. The installation has started in Ventura and will continue on for few months.

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