

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

FEBRUARY, 2021

BOARD OF TRUSTEES:

President: Michael Chou
Vice President: Richard Bruno
Secretary: Liz Martinez
Treasurer: John Huston
Trustee: Robin Ward

ALTERNATIVE DISPUTE

RESOLUTION COMMITTEE:

Dina Khandalavala
Michael Renzo-Posen
Stan Pietruska
Dan Feuerstein
Joan Vrba
Natalie Zwibel

NEWSLETTER & WEBSITE:

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HGA REPRESENTATIVE

USI INSURANCE SERVICES

(732) 349-2100 x85573

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CALENDAR

HARDING GREEN ASSOCIATION

MEMBERSHIP MEETING

*Next Board Meeting will be scheduled on
February 24, 2021 7:00PM virtually.*

RECYCLING

Tuesdays, 2/23, 3/9, 3/23

Commingled aluminum and steel
cans, plastic (#s 1 and 2), and glass
commingled newspapers, magazines,
junk mail and other recyclable paper

HARDING TOWNSHIP

RECYCLING CENTER

HOURS: 7-12 every Wednesday,
and 9-12 on Saturdays.

Announcements

Please note that the time for our monthly meeting has been moved up to

Wednesday, February 24th at **7:00 PM**

Meeting ID: 817 6263 7273

Passcode: 614775

One tap mobile

+19294362866,,81762637273#,,,,*614775# US (New York)

<https://us02web.zoom.us/j/81762637273?pwd=NzhCcUo0bDdyb25uK0Z4Z1Q1LzNHUT09>

Community Maintenance Activities

Snow: Snow, snow, and more snow. This winter we have experienced a few more snowfalls and ice storms than usual. Harmony had a difficult time with the 30" storm as did many contractors. The board and I had many planning meetings with Harmony and feel that the service has improved since the first major storm. They have learned the property and I believe our improved communication with them and the community has helped this process.

Trees: We are still getting bids for tree removal, but as you can imagine it has been difficult scheduling companies to review the property with the weather. We still expect to get Ash trees scheduled to be removed by the end of the winter or early spring.

Flag: A new flag was recently purchased and installed at the front of the community.

Pool: Even as the snow keeps coming, we are pursuing bids for the upcoming pool season and trying to develop a plan to open the pool this year. We will again be looking into legal, insurance and regulation aspects to see if the pool can be opened safely.

Siding: We continue to have ongoing siding repairs. To save money and to avoid supply delays, we recently purchased siding and had it primed. It is ready for use as needed.

Roofs: We have had some issues with roofing and chimney leaks with the large amounts of snow on the roofs and have been addressing these quickly.

The February open board meeting will be held on **Wednesday, February 24th at 7PM**. Please take note of the earlier time and the link below.

<https://us02web.zoom.us/j/81762637273?pwd=NzhCcUo0bDdyb25uK0Z4Z1Q1LzNHUT09>

Reminders

Residents are reminded that all work order and service requests **MUST** be directed to Gary McHugh, our property manager. Please when emailing Gary, always cc:

hgatrustees@yahoo.com so we can monitor incoming requests. All external work to the community must be approved by the HGA Board before starting work, and personal property modification forms must be approved before work begins. Please visit the HGA website at www.hardinggreen.org or contact Gary for the proper documentation.

**Draft Minutes, HGA Annual Membership Meeting
January 26, 2021**

Present:

President: Michael Chou

Vice President: Richard Bruno

Secretary: Liz Martinez

Treasurer: John Huston

Trustee: Robin Ward

6 Residents

Gary McHugh - Property Manager

1. The meeting was called to order at 7:49 pm
 - Last minutes Sept 2020
 - Approved with no changes. 5/0
2. Treasurer Report Dec 2020
 - Operating: \$87,465.89
 - Capital US gov't securities: \$437,745.32
 - Total: \$525,211.21
 - Due to interest rates being so low, we will look to get additional yield without risk to principle.
3. Maintenance Report
 - **Overview/Process:** We used to do this at the library; for now, all are muted. We will have a Q&A at the end and can use chat as well.
 - **Snowstorm:** The snowstorm this week was small. The first one was bigger, but the contractor did a decent job. It was their first-time doing snow removal for us, so we both learned and will make some improvements going forward. This last storm only needed salting and they did well. So far so good.
 - **Trees:** We have identified trees that need to be removed (especially Ash trees) and we are getting bids. Expect to issue contracts in the next week or two.
 - **Garbage:** Our vendor, Rubinetti, was purchased by Interstate Waste. Need to approve new agreement to allow work with Interstate for similar price point. (see below.)
 - **Roofing Issues:** Recently had some roofing issues (Tulip recently and others). We are evaluating roof issues to determine if repairs or replacement is required.
 - **Pool:** Early, but we are starting to review if / how we can open the pool. Investigating the options and costs. Stay tuned.
 - **Speed Bump:** Need to address safety issue of going around the speed bump; board is reviewing proposals / ideas. ***To emphasize:*** It is clearly a safety hazard to go around the speed bump on the wrong side of the road. Please be sure to stay on the right side of the road and go slowly as we have many pedestrians that use this walk area. It is a safety issue.
 - **Painting:** Looking to get an earlier start this year on painting. More communication to follow.
 - **Landscaping Plan:** Finished phase 1 (near entranceway and around pool house). Will be going into next phase based on the budget. We used some left-over money from snow removal last year towards landscaping. Stay tuned for more information on that.
 - **Census:** We will be following up with an email to obtain accurate census information
 - This is needed for emergency situations as well as general information sharing.
 - Please note change to HGA email, so please make sure we get current information for you and your renter.
 - It is important to get the renters information on the distribution list; owners, please make sure that happens.
4. Items for Approval:
 - Interstate Waste: Approved as a vendor for HG. 5/0 Approved

- Arbor Ace: We had town arborist in to review the trees needing to be removed. We are reviewing proposals and would like to possibly use Arbor Ace. Arbor Ace approved as possible vendor for HG. 5/0

5. Open Q&A

- JCP&L tree trimming on 202. Is that incomplete?
 - They top trees that are in the danger of hitting wires. They are in the conservancy and are not to be taken completely down. They focus on the trees / branches that are at risk of hitting wires. We would need a permit to do more.
- 2-3 trees identified to come down –15 Sycamore
 - If they are Ash trees, they will go on the list for our Ash tree removal.
 - Will confirm whether or not these trees are in the list for Ash tree removal.
- Not getting newsletter – 8 Tulip Lane; commentary about missing information in directory; is it included in the welcome packet?
 - Welcome packet is distributed on move in or move out and directory is included.
 - Aug/Sept census went out. Up until recently, board maintains directory. Recently turned this over to Taylor Management to use. Data is old. We are asking for people to update their information. Only sent in November. Goal is to get it cleaned up and send it out electronically every month. Only 75% participation to date and of that only 90% accuracy. Can access information on website. <https://hardinggreen.org/index.htm>
 - We will send out the information after this meeting so all can see how to find information on our website.
 - We receive a feed every 3rd week from Taylor mgmt. Form does include whether or not permission is given to include emails in the directory.
- No emails in the directory – lots of issues with Hemlock list. Propose Ambassadors by each lane. Need to add renters.
 - We are making improvements on the directory and adding renters – email went out today.
- Pool: need to really understand how we can open the pool. Pros and cons.
 - All agreed that it was awful last year. Last year, we reviewed the guidance for the pool and financial liability for the board – insurance would not cover us.
 - Additionally, waivers would not be available for children.
 - This year we are getting guidance from the state as well as Taylor mgmt.
 - We are in early stages; we will do all we can to get it open and will let you know what's going on.
- Can we get a phone or email for Interstate Waste in the newsletter/ HG website?
 - John: They are family run and not so easy to get a hold of them (e.g., glass issue); same with public service.
- Andy (Chihuahua) has been caught –He's back with the adoption folks for some training.

6. Addendum:

List of recent accomplishments:

- Paving, Street signs, Tennis Courts
- Planting / entrance, new flag (Thank you Robin for decorating!)
- Gutter Cleaning, Snow removal
- Some emergency repairs (water damage)
- Fence repair from snow damage
- Completed painting schedule
- Improved Wi-Fi for common area
- Fullerton Landscaping completed phase 1

7. In process work:

- Entrance / speed bump issue – Hazard of folks going around speed bump. Evaluating options to address

- Green Book Committee – Committee meeting to review and update Green Book held 1st meeting. Will periodically bring progress / updates to the owners for discussion and/or approval
 - Tree Removal – trees identified for removal due to hazard / disease; quotes being evaluated
 - Renters to be added to Directory – please encourage your renters to participate
 - Process for requesting work from HGA: Reviewing and documenting process for improvements and transparency
8. **Expected** planned work:
- Roofs analysis and plan
 - Siding analysis and plan
 - Painting schedule – expecting to pick up Birch in the spring
 - Mulch plan – March/April, stay tuned for announcements, includes fertilizer
9. Meeting adjourned 5/0

CASH DISBURSEMENTS

Starting Check Date: 1/01/21 Cash Account #: "All"

Ending Check Date: 1/31/21

Check Date	Check #	Vend #	Name	Check Amount	Reference		
Cash account #:		100-000	AAB-Operating				
1/04/21	71194	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,244.00	POL#: CAU503035-3		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6228	3794-121120	12/11/20	142-000	12/11/20	5,244.00	POL#: CAU503035-3
1/04/21	71195	CBTM	MARK ROONEY	225.00	RMV FOUNTAIN, CLEAN & STO		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6224	537	11/14/20	711-000	12/01/20	225.00	RMV FOUNTAIN, CLEAN & STO
1/04/21	71196	CHIMCO	CHIMCO LLC	1,225.00	CHASE COVER & CAP REPLACE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6225	HG-200428	12/15/20	333-000	12/15/20	1,225.00	CHASE COVER & CAP REPLACE
1/04/21	71197	HC	HILBERG CONTRACTING LLC	743.58			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6226	10144	12/17/20	710-000	12/17/20	366.29	5 SYCAMORE-SIDING REP
	6227	10169	12/23/20	710-000	12/23/20	377.29	15 SYCAMORE-SIDING REPAIR
				Totals:		743.58	
1/04/21	71198	HG-CAP	RBC FBO HARDING GREEN CAP. RES	9,057.75	ACCT 7R3-00658		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6223	010121	1/01/21	910-000	1/01/21	9,057.75	ACCT 7R3-00658
1/04/21	71199	TMC	TAYLOR MANAGEMENT COMPANY	3,891.33	MANAGEMENT FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6222	010121	1/01/21	810-000	1/01/21	3,891.33	MANAGEMENT FEE
1/14/21	71200	HTC	HARMONY TREE CARE LLC	3,430.69	TREE SERVICE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6229	11599	9/01/20	727-000	12/01/20	3,430.69	TREE SERVICE
1/14/21	71201	JCP&L	JERSEY CENTRAL POWER & LIGHT	281.57			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6230	95496446221	12/15/20	610-000	1/01/21	48.59	100006486086-111220-12112
	6231	95496446211	12/15/20	610-000	1/01/21	71.72	100006481400-111220-12112
	6232	95496446218	12/15/20	610-000	1/01/21	158.11	100006484693-111220-12112
	6233	95496446234	12/15/20	610-000	1/01/21	3.15	100006521494-111220-12112

CASH DISBURSEMENTS

Starting Check Date: 1/01/21 Cash Account #: "All"

Ending Check Date: 1/31/21

Check Date	Check #	Vend #	Name	Check Amount		Reference		
				Totals:		281.57		
1/14/21	71202	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	120.78	6594159100-111820-121820			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6234	605704580716	12/23/20	611-000	1/01/21	120.78	6594159100-111820-121820
1/14/21	71203	UHLIG	UHLIG LLC	61.10	50TM00086			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6235	H026314-IN	12/31/20	830-000	1/01/21	61.10	50TM00086
1/18/21	71204	AHN	AT HOME NET	52.95	C005511 - 01/21			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6246	INV50461	1/01/21	830-000	1/01/21	52.95	C005511 - 01/21
1/18/21	71205	CHIMCO	CHIMCO LLC	1,500.00	CHASE COVER DOUBLE CAP RP			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6245	HG-201205	1/07/21	333-000	1/07/21	1,500.00	CHASE COVER DOUBLE CAP RP
1/18/21	71206	HC	HILBERG CONTRACTING LLC	14,897.44				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6237	10115	12/11/20	710-000	1/01/21	687.00	11 BIRCH LN-GUTTER REPLAC
		6238	10129	12/15/20	747-000	1/01/21	13,450.00	1-9 TULIP & 1-6 HEMLOCK-B
		6239	10076	12/08/20	710-000	1/01/21	760.44	9 TULIP LANE - GUTTER REP
				Totals:		14,897.44		
1/18/21	71207	HLPM	HARMONY LANDSCAPING &	10,954.69				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6241	11830	1/01/21	730-000	1/01/21	10,153.13	12/16 & 12/17/20-SNOW SVC
		6242	11832	1/01/21	730-000	1/01/21	801.56	SNOW PLOWING SVC
				Totals:		10,954.69		
1/18/21	71208	L&W	L&W ENTERPRISES, LLC	2,525.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6240	3053	12/21/20	710-000	1/01/21	1,575.00	9 SPRUCE LN-RMV ROTTED SH
		6244	3056	1/07/21	710-000	1/07/21	950.00	12 BIRCH LN-RMV SIDING
				Totals:		2,525.00		

CASH DISBURSEMENTS

Starting Check Date: 1/01/21 Cash Account #: "All"

Ending Check Date: 1/31/21

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 100-000 AAB-Operating

1/18/21	71209	VER	VERIZON	163.19	653121781000132-122720-01			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6243	00132-122620	12/26/20	625-000	1/01/21	163.19	653121781000132-122720-01
1/28/21	71210	FGM	FULLERTON GROUNDS MAINTENANCE	26,544.29	LANDSCAPE ENHANCEMENTS ,			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6247	76427	11/27/20	726-000	1/01/21	26,544.29	LANDSCAPE ENHANCEMENTS ,
Totals:				80,918.36				

-- End of report --