

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

JULY, 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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CONTRIBUTOR(S):

Gary McHugh
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CONTACT INFORMATION

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CALENDAR

**HARDING GREEN ASSOCIATION
MEMBERSHIP MEETING**

*Next Board Meeting will be held in
August. TBD*

RECYCLING

Tuesdays, 8/10, 8/24
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 we are planning to expand the pool opening policy to now allow 2 guests per family starting Tuesday, August 3rd. Any guests over 2 is possible if requested the day before to hgatrustees@yahoo.com. Approval must be brought to the pool monitor for 3 or more guests. We ask that all residents stay with their guests and each adult adhere to the policy of signing in individually and signing the waiver individually. Anyone under 16 years that are not residents count as guests. We have had reports of selected residents not adhering to the rules, bringing guests without permission and disregarding the instructions of the pool monitor. Any issues that come up with result in possible loss of privileges of the resident and repeated issues amongst goers may result in pool closure.

Verizon pedestals continue to be removed. We ask that all residents cooperate with its removal as they are required to remove all pedestals as part of this process. They have done a good job in minimizing the damage to our grounds and we hope that they will be completed with this project mid August.

Please be reminded that garbage should be put out in containers and cans to prevent animals from getting into it. We ask that those residents currently putting out bags of garbage to please use garbage cans going forward.

We are looking for volunteers to join the replanting committee. If interested, please reach out to Gary.

Community Maintenance Activities

Harmony Landscaping has started the pruning of all shrubs at Harding Green. If you signed up for the no prune list you will need to prune your shrubs yourself. They will continue the weekly lawn cutting, trimming and blowing. You should be watering your lawn when we have hot weather and no rain for a few days.

Lumber Jack Tree has completed the tree removals for phase two of the Ash tree removal. They will be grinding these stumps within the next two weeks. We will continue the Ash tree removals this fall with another 10-12 trees being removed.

The pool has been open for the past three weeks and we have been working with the new company on policies and procedures. It still remains that the pool is closed on Monday's. Starting August, 2 guests are permitted at the pool per family. The board reviews these policies weekly and will send an update if anything should change.

Due to the heat, humidity and wet weather the pond has grown algae despite being treated and running the aerator. Unfortunately, we are guided by the state in the type of chemicals and the frequency we can treat the pond.

Verizon has started to remove the old pedestals and has a work order to eventually remove all of these eyesores but they are doing these when they have available extra time. We hope they can have these all removed this year.

Just a reminder that the Special assessment to cover the snow removal shortfall and the drainage emergency work of \$260 per unit is due prior to September 30th. The board and management are currently working on the new budget for October 1, 2021.

Thank you to all owners who cooperated in the seal coating project which went very well on the streets that were designated to be completed this year. Also, thank you to all who were patient in the driveway seal coating that was delayed a day due to the rain on Wednesday.

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.

Harding Green Association
Draft Open Board Meeting Minutes, June 29, 2021

Present:

President: Michael Chou

Vice President: Richard Bruno

Secretary: Liz Martinez

Trustee: Robin Ward

Gary McHugh

12 Residents

Open meeting at 7:03

Minutes – Liz

- No changes to minutes
- Michael motion to accept minutes
- Robin 2nd
- Accepted

Treasurers report – John out – Michael reporting

- Operating budget: \$43,180.28
- Capital reserve: \$460,613.45

Manager's report – Gary

- Pond pump: Pond pump was running ... issue with the timer – not working now; was treated recently; now real hot weather is an issue. Continue to monitor and need to see why it's off as of this morning
- Sidewalks: Uneven sidewalks – quality first (vendor) proposal to review later in July when Gary returns from vacation
- Road sealing:
 - ProSealer did the pavement work will be sealing the uniformity of the cul-de-sacs
 - Allowing driveways that owners can get done ...\$75 for single driveway and up
- Roofing: Roofing work completed and done well by Hillberg.
- Landscaping: Landscaping continues and will prune the shrubs. 9 ash trees removed on Spruce. Removing 13 more in phase 2, 2nd week in July.
- Pool: Opening Sat., final inspection with the health dept tomorrow. Communication pending for residents only and waiver signed. Will require sign in and id to enter the pool.

Pool contract – Michael

- 27K contract – includes flexibility
- NJ Pool Mgmt and Staffing LLC – max 27K could be closer to 22K-24K
- Approve contract
 - Michael motion to approve
 - Robin 2nd
 - All yes – approved
- New vendor 444 LLC Cleaning company – approval
 - Michael – motion
 - Robin – 2nd
 - Yes approved

Taylor Management – Gary

- Gary 7/1-7/10 vacation
- Lynn is filling in

Meeting Format Change – Michael

- This open board meeting is an opportunity for the board to conduct business and needs to be civil.
- Meeting in May was disruptive.
- We will open the meeting at the end for Q&A
- This meeting needs to have order to conduct business. It is not a debate forum.

Assessment – Michael

- Snow overage 24K.
- Additional water expenditures of 16K that were not budgeted. We will look to extract 5k for assessment for a total of 29k.

- Assessment is 260 per resident – ability to pay over time.
- Michael - Motion to pass
- Robin – 2nd
- Passed yes

Verizon pedestals – Robin

- Getting them removed – 1 removed already.
- Remainder should be removed by September, as Verizon is available.
- Verizon will be around doing this off and on.
- If needed, we may need to see impact on the landscaping. Residents

Tree removal – Dick

- Phase 2 scheduled by LumberJack – 13 trees – happening in July
- Need a map and schedule published. Action: for Dick
- Phase 3 coming in fall.

Q&A:

Community contact - Gary

- Individuals who are not getting contacted need to contact Gary.

Format – Gary

- Purpose of the open board mtg is for the board to conduct business and for residents to listen. Usually there is a Q&A at the end. Next month we may be able to meet in person in the library.

Driveway – Michael

- Can prioritize any issues – please send them in.
- Re-sealing is a diff issue.

Water Remediation / Drainage Issue – Michael

- Addresses: 2-4 Walnut, 1 Cedar, 9 Birch, 9 Tulip

Adjourning

- Motion for adjournment – Michael
- Robin - 2nd
- Yes at 7:39pm

CASH DISBURSEMENTS

Starting Check Date: 6/01/21 Cash Account #: "All"

Ending Check Date: 6/30/21

Check Date	Check #	Vend #	Name	Check Amount	Reference
Cash account #: 100-000 AAB-Operating					
6/01/21	71264	VOID		.00	Void
6/03/21	71299	HG-CAP	RBC FBO HARDING GREEN CAP. RES	9,057.75	ACCT 7R3-00658
6/03/21	71300	TMC	TAYLOR MANAGEMENT COMPANY	3,891.33	MANAGEMENT FEE
6/07/21	71293	VOID		.00	Void
6/08/21	71123	VOID		.00	Void
6/09/21	71301	F&WHC	F&W HEATING & COOLING, INC.	844.02	POOL MAINT
6/09/21	71302	FEC	FERRARA ELECTRICAL CONTRACOR	476.00	ELEC REPAIRS
6/09/21	71303	GMH	GARY MCHUGH	506.00	REIMB-POOL LICENSE PERMIT
6/09/21	71304	HC	HILBERG CONTRACTING LLC	93.73	DOOR CLOSER REPAIR
6/09/21	71305	JCP&L	JERSEY CENTRAL POWER & LIGHT	247.03	100006521494-041521-05122
6/15/21	71306	NJPM	NEW JERSEY POOL MANAGEMENT	6,000.00	POOL SVC - MAY 1
6/17/21	71307	AHN	AT HOME NET	52.95	C005511
6/17/21	71308	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,244.00	POL#: CAU503035-3 COMM PK
6/17/21	71309	FEC	FERRARA ELECTRICAL CONTRACOR	2,493.86	ROADWAY LIGHTING
6/17/21	71310	HLPM	HARMONY LANDSCAPING &	6,471.07	06/21-MLY LANDS MAINT
6/17/21	71311	HW	HILL WALLACK LLP	468.00	GENERAL
6/17/21	71312	IWSNJ	INTERSTATE WASTE SERVICES OF	4,336.24	06/21-MLY TRASH SVC
6/17/21	71313	PSASC	PRO SEALER ASPHALT SEAL COATIN	15,000.00	SEALCOATING DEP PER PROPO
6/17/21	71314	TDT	THE DAVEY TREE EXPERT CO.	455.29	LEAF DISEASE-3RD APP
6/28/21	71315	CBTM	MARK ROONEY	225.00	INST FOUNTAIN FOR SEASON
6/28/21	71316	F&WHC	F&W HEATING & COOLING, INC.	671.11	CLOSED ALL VALVES IN POOL
6/28/21	71317	HC	HILBERG CONTRACTING LLC	15,448.42	UPPER GUTTER CLOG
6/28/21	71318	HLPM	HARMONY LANDSCAPING &	2,559.00	LANDSCAPING SVCS
6/28/21	71319	NJPM	NEW JERSEY POOL MANAGEMENT	6,000.00	06/21-POOL SVC - JUNE 1
6/28/21	71320	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	52.56	042221-052021
6/28/21	71321	UHLIG	UHLIG LLC	62.48	50TM00086
6/28/21	71322	VER	VERIZON	244.55	653121781000132-052721-06
Totals:				80,900.39	

Cash account #: 104-000 Cash in Capital FISN					
6/07/21	3027	(M)HGOPER	HARDING GREEN OPERATING	30,000.00	REIMB - SEALCOATING
Totals:				30,000.00	

-- End of report --