

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## MARCH, 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:

Editor: Michael Chou

### CONTRIBUTOR(S):

Gary McHugh  
Liz Martinez

### CONTACT INFORMATION

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**PAM ROSANIO**  
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**USI INSURANCE SERVICES**  
(732) 349-2100 x85573  
(732) 908-5573 (direct)

### CALENDAR

**HARDING GREEN ASSOCIATION  
MEMBERSHIP MEETING**  
*Next Board Meeting will be scheduled on  
March 31, 2021 7:00PM virtually.*

### RECYCLING

*Tuesdays, 4/13, 4/27*  
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

Wednesday, March 31 at **7:00 PM**

Meeting ID: 822 3819 5124 Passcode: 915195

One tap mobile +19294362866,,82238195124#,,, \*915195# US (New York)

<https://us02web.zoom.us/j/82238195124?pwd=clkvdjZMdTFuQnRhcU54R3NIVE5YZz09>

### Emerald Ash Bore Treatment

It is time to treat ash trees for the Emerald Ash Bore blight. Harmony Tree is offering a 20% discount this year. The Cost this year is \$8 per inch measured at the diameter of the tree. The treatment is good for 2 years. You will be billed directly by Harmony Tree for the service. The trees that were treated 2 years ago are marked with a silver metal. If interested, please contact Richard Bruno [rjbruno2001@yahoo.com](mailto:rjbruno2001@yahoo.com)

### Community Maintenance Activities

February was a long month in regards to snow events. We are very pleased at how well the contractor performed after a slow start in January. We are hopeful that we are done with snow events for the year and Harmony will start removing the snow stakes and repairing any damage from this winters snow removal. The parking lot which was occupied with the snow removal equipment will be cleaned up by early April.

See enclosed with this newsletter a copy of the proposed schedule for the 2021 spring landscape season.

We continue to work with vendors on planning the removal of dead Ash trees. As soon as we have a schedule we will send this out to the community.

The new pond fountain will be re-installed on or about April 1<sup>st</sup>. We are hoping that getting the fountain in early this year we can avoid some of the algae issues we experienced last year. This will be in combination with an aggressive water treatment plan.

The tennis courts along with the basketball hoop are now open for use. Please take advantage of the new surface. We did experience some "dead" areas on the court after the new installation and the company who installed the court will be checking and repairing these areas ASAP.

Two more roofs have been recently been replace in the community, one on Birch and one on Sycamore. We continue to monitor any roofing issues and where needed replace roofs.

We are actively working on preparations to try and open the pool for the summer months. We plan on checking, repairing, cleaning and getting the pool up and running in the next month. We are still reviewing the state and local guidelines as well as the association's insurance policies to see if the association can safely open the pool for the summer. We are going to move forward as if we will open but have not yet made any decision to do so.

### 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](mailto: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](http://www.hardinggreen.org) or contact Gary for the proper documentation.

**Draft Minutes, HGA Annual Membership Meeting  
February 24, 2021**

Present:

President: Michael Chou

Vice President: Richard Bruno

Secretary: Liz Martinez

Treasurer: John Huston

Trustee: Robin Ward

4 Residents

Gary McHugh - Property Manager

1. The meeting was called to order at 7:00 pm
  - Last minutes Jan 2021
  - Approved with no changes. 5/0
2. Treasurer Report Jan 2021
  - Operating: \$57,537.57
  - Capital US gov't securities: \$446,806.59
  - Total: \$504,344.12
  - Looking into investment accounts for additional yield with flexibility and no risk to principle.
3. Maintenance Report
  - Snow: Biggest storm in many years. All four properties that Taylor Management manages had issues. While it took time to dig out from the regular snow storms, we had regular communication and feedback exchange with Harmony (our vendor). Harmony is learning our property, and we have improved regular communications to the community.
  - Feedback from the community: timely and frequent communications have been a big plus.
  - With additional snow, ice damming and in gutters is increased.
  - Some roof leaks also as a result and have been addressing them timely.
  - Spring Tree Removal: We can begin to address Ash tree removal again as spring comes. One more contractor will be coming to provide competing estimates.
  - Flag: Flag was replaced recently.
  - Siding and painting: Siding and painting repairs continue.
  - Pool: We are looking into how, if, when the pool can open. Only one of Gary's properties was able to open the pool and it was expensive. Biggest factor is the insurance.
4. Open Q&A
  - Flag: Can we consider taking it down? Can use the donated flag for the community from the Strongs.
  - Pool: Looking forward to open dialogue and conversation. Major issue is the insurance coverage, and we expect to find more information as we get closer to summer. Hopefully, we can make something work, especially since we have vaccinations now.
5. Meeting adjourned 5/0



Date: March 9, 2021

## Harding Green – 2021 Landscape Schedule

While the specific dates are driven by the weather and growing conditions, below please find a landscape plan for 2021.

Phase of Landscaping	Start Date
Spring Clean Up	By March 29 <sup>th</sup> - We would like to start March 15 <sup>th</sup> , but with piles of snow still present and soft ground to follow the melting snow, we will likely need to wait. We would like to start as soon as possible
Lawn fertilization & pre-emergent weed treatment	By April 15
Mulch	By May 15
Lawn post-emergent weed treatment  The first post-emergent weed treatment is primarily to treat weeds that set up in the fall, like Dandelion	By May 15
2 <sup>nd</sup> - Lawn fertilization & pre-emergent weed treatment	By June 1st
Summer weed treatment	By July 1 <sup>st</sup>

Summer pruning	By July 1 <sup>st</sup>
Fall Pruning	By September 15...to allow the pruning cuts time to “harden off” for winter
Fall Fertilizer	By October 15 <sup>th</sup>  To help strengthen lawn roots for winter

**Additional Measures to Consider**

- Liquid Aeration and the addition of humates in Spring. This helps to:
  - Stimulate biological activity in the soil
  - Improve needed air exchange in our otherwise compacted clay soils.
  - Organic components help to reduce leaching and to help roots access nutrients in the soil.
  - Improves the soils water holding capacity for greater drought tolerance
  - Root stimulators to enhance root growth

These factors contribute to more healthy roots which leads to a more healthy lawn.

We used this product last year (at our expense). Improvements in the soil health contributed to good results in the Fall. We recommend continuing with this program.

- Corrective PH treatment (subject to results of soil test). We expect that the soil test will indicate the need for this as it takes time to correct a significant PH in-balance. Also, the dense population of trees at Harding Green leads to a more acidic soil given the ongoing impact of tree root activity to increase soil acidity.

- Late August / Early September – Aeration and overseeding with fescue seed. Fescue lawns are more hearty, drought, disease and insect resistant. This type of seed requires more time to germinate, so we need to start late summer/ very early fall and hope to get lucky with rain given no irrigation. Probability of rain and more favorable (cool) growing conditions are better in the Fall than in the Spring.
- Lawn overhaul behind Spruce. The lawn in this area is poor and removal of the trees and stump grinding will make it worse. Consider scheduling lawn overhaul in this area for late August/very early September to be able to use fescue seed and for a greater chance for more favorable growing conditions as rain and mild temperatures are needed for success.

## CASH DISBURSEMENTS

Starting Check Date: 2/01/21 Cash Account #: "All"

Ending Check Date: 2/28/21

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		100-000	AAB-Operating					
2/03/21	71211	CAU	COMMUNITY ASSOC. UNDERWRITERS	176.00	POL#: 208780132-12			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6251	3794-010421	1/04/21	142-000	1/04/21	176.00	POL#: 208780132-12
2/03/21	71212	HG-CAP	RBC FBO HARDING GREEN CAP. RES	9,057.75	ACCT 7R3-00658			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6256	020121	2/01/21	910-000	2/01/21	9,057.75	ACCT 7R3-00658
2/03/21	71213	L&W	L&W ENTERPRISES, LLC	950.00	6 TULIP LANE-RMV SIDING &			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6250	3058	1/12/21	710-000	1/12/21	950.00	6 TULIP LANE-RMV SIDING &
2/03/21	71214	SMCMUA	SMCMUA	291.82	762510047000-100120-12312			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6252	47000-123120	12/31/20	615-000	1/01/21	291.82	762510047000-100120-12312
2/03/21	71215	SMCMUA	SMCMUA	188.62	790132070000-092220-12212			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6253	70000-122920	12/29/20	615-000	1/01/21	188.62	790132070000-092220-12212
2/03/21	71216	TMC	TAYLOR MANAGEMENT COMPANY	103.70	12/20-POSTAGE & COPIES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6254	991302207	1/01/21	830-000	1/01/21	103.70	12/20-POSTAGE & COPIES
2/03/21	71217	TMC	TAYLOR MANAGEMENT COMPANY	3,891.33	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6255	020121	2/01/21	810-000	2/01/21	3,891.33	MANAGEMENT FEE
2/08/21	71218	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,244.00	POL#: CAU503035-3			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6278	3794-012021	1/20/21	142-000	1/20/21	5,244.00	POL#: CAU503035-3
2/08/21	71219	HC	HILBERG CONTRACTING LLC	4,397.24				

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Starting Check Date: 2/01/21 Cash Account #: "All"

Ending Check Date: 2/28/21

Check Date	Check #	Vend #	Name	Check Amount		Reference	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6257	10274	1/11/21	710-000	1/11/21	121.59	21 SYCAMORE-PRIVACY FENCE
	6258	10508	1/27/21	710-000	1/27/21	148.01	ENTRANCE-FLAG INSTALL
	6262	9895	11/18/20	710-000	1/01/21	524.84	10 BEECH-SIDING REPLACEME
	6263	10475	1/25/21	710-000	1/25/21	844.20	9 POPLAR LN-WALKWAY REP
	6264	10273	1/11/21	710-000	1/11/21	323.17	3 CEDAR-ROTTED WOOD RPLC
	6265	10510	1/27/21	710-000	1/27/21	374.19	7 HEMLOCK-WOOD REPLACEMEN
	6266	10211	12/31/20	710-000	1/01/21	223.95	7 HEMLOCK-GUTTER SEAL
	6267	10257	1/05/21	710-000	1/05/21	204.10	CAP INSTALL
	6268	10388	1/18/21	710-000	1/18/21	333.69	8&9 BIRCH-DOWNSPOUT EXTEN
	6269	10509	1/27/21	710-000	1/27/21	391.61	2 POPLAR-DRAIN PIPE REP
	6270	10515	1/27/21	710-000	1/27/21	335.87	2 BIRCH LN-DECK BOARD RPL
	6274	10516	1/27/21	710-000	1/27/21	572.02	SPRUCE LN-PAINT SIDING
						-----	
						Totals:	4,397.24
2/08/21	71220	HTC	HARMONY TREE CARE LLC			3,120.75	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6260	11895	1/30/21	730-000	1/30/21	138.94	SNOW RMVL, SALT APPLICATI
	6279	11894	1/30/21	730-000	1/30/21	2,981.81	SALT APPLICATION
						-----	
						Totals:	3,120.75
2/08/21	71221	JCP&L	JERSEY CENTRAL POWER & LIGHT			392.33	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6280	95815810251	1/15/21	610-000	1/15/21	3.15	100006521494-121220-01132
	6281	95815810239	1/15/21	610-000	1/15/21	126.93	100006486086-121220-01132
	6282	95815810229	1/15/21	610-000	1/15/21	79.83	100006481400-121220-01132
	6283	95815810236	1/15/21	610-000	1/15/21	182.42	100006484693-121220-01132
						-----	
						Totals:	392.33
2/08/21	71222	L&W	L&W ENTERPRISES, LLC			3,772.50	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6271	3065	1/27/21	710-000	1/27/21	950.00	3 WALNUT LN-RPLC ROTTED S
	6272	3063	1/27/21	710-000	1/27/21	1,060.00	1 ASH LN-INST NEW WINDOW
	6273	3066	1/27/21	710-000	1/27/21	262.50	11 BEECH LN-SEEL THE TOP
	6277	3061	1/19/21	710-000	1/19/21	1,500.00	1000 FEET OF SIDING
						-----	
						Totals:	3,772.50
2/08/21	71223	MFP	MOUNT FREEDOM PRINTING			139.64	FOLLOW UP CENSUS QUESTION

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Starting Check Date: 2/01/21 Cash Account #: "All"

Ending Check Date: 2/28/21

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6259	24954	1/26/21	830-000	1/26/21	139.64	FOLLOW UP CENSUS QUESTION
2/08/21	71224	TH	TOWNSHIP OF HARDING SEWER DEP				840.00	1ST, 2ND, 3RD & 4TH QTR S
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6275	012721	1/27/21	616-000	1/27/21	840.00	1ST, 2ND, 3RD & 4TH QTR S
2/08/21	71225	UHLIG	UHLIG LLC				61.10	50TM00086
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6261	H026578-IN	1/29/21	830-000	1/29/21	61.10	50TM00086
2/08/21	71226	VER	VERIZON				262.84	653121781000132-012721-02
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6276	00132-012621	1/26/21	625-000	1/26/21	262.84	653121781000132-012721-02
2/17/21	71227	HW	HILL WALLACK LLP				255.00	6 POPLAR LANE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6284	579551	1/31/21	820-000	2/01/21	255.00	6 POPLAR LANE
2/22/21	71228	AHN	AT HOME NET				52.95	C005511 -02/21
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6287	INV56739	2/01/21	830-000	2/01/21	52.95	C005511 -02/21
2/22/21	71229	IWSNJ	INTERSTATE WASTE SERVICES OF				2,168.12	02/21-MLY TRASH SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6288	0007265825	1/26/21	733-000	2/01/21	2,168.12	02/21-MLY TRASH SVC
2/22/21	71230	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				179.01	6594159100-121920-012121
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6286	605704618220	1/25/21	611-000	2/01/21	179.01	6594159100-121920-012121
2/25/21	71231	H2012A	HUFF 2012 ASSET PARTNERS, LLC				450.00	9 POPLAR LANE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6294	021521 - 1	2/15/21	160-000	2/15/21	450.00	9 POPLAR LANE
2/25/21	71232	HLPM	HARMONY LANDSCAPING &				13,589.09	



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Ending Check Date: 2/28/21

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6289	11897	2/12/21	730-000	2/12/21	694.69	SNOW SVC
		6291	11898	2/12/21	730-000	2/12/21	10,153.13	2/7/21-SNOW SVC
		6293	11899	2/13/21	730-000	2/13/21	470.63	SNOW SVC
		6296	11901	2/18/21	730-000	2/18/21	961.88	2/15-SALT APPLICATION
		6297	11902	2/18/21	730-000	2/18/21	346.88	2/17/21-SALT APPLICATION
		6298	11903	2/18/21	730-000	2/18/21	961.88	2/5/21-SALT APPLICATION
							-----	
							Totals:	13,589.09
2/25/21	71233	HTC	HARMONY TREE CARE LLC				3,556.27	SALT APPLICATION, SNOW PL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6290	11896	2/12/21	730-000	2/12/21	3,556.27	SALT APPLICATION, SNOW PL
2/25/21	71234	L&W	L&W ENTERPRISES, LLC				1,190.00	3 WALNUT - INST NEW STEP
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6292	3064	1/27/21	710-000	2/01/21	1,190.00	3 WALNUT - INST NEW STEP
2/25/21	71235	TMC	TAYLOR MANAGEMENT COMPANY				7.51	01-21-POSTAGE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6295	991302770	2/01/21	830-000	2/01/21	7.51	01-21-POSTAGE
							Totals:	54,337.57

-- End of report --